BOSENCE FARM COMMUNITY LIMITED

England & Wales · Charity number 1088236

Details

Other names	BOSENCE AND BOSWYNS TREATMENT SERVICES, BOSENCE FARM
Status	Registered
Legal form	Charitable company
Company number	04263352
Registered	2001-08-28
Register	View on the Charity Commission register

Contact

Address	69 Bosence Road Townshend Hayle TR27 6AN
Phone	01736850006
Email	info@bosencefarm.com
Website	www.bosencefarm.com

Activities

Objects: TO RELIEVE POVERTY, SICKNESS, DISTRESS AND THE PROVISION OF TEMPORARY ACCOMMODATION FOR THOSE IN NECESSITOUS CIRCUMSTANCES WITH PARTICULAR REGARD TO THOSE WHO ARE AFFECTED BY ADDICTION TO DRUGS AND ALCOHOL MISUSE.

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Classification

- **How:** Provides Human Resources, Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Sponsors Or Undertakes Research
- **What:** The Advancement Of Health Or Saving Of Lives, Accommodation/housing
- **Who:** Other Defined Groups

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Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,538,373	£2,142,740	£4,140,999	51
2024-03-31	£2,168,533	£1,988,187	£3,745,366	49
2023-03-31	£1,899,387	£1,841,324	£3,565,020	47
2022-03-31	£1,883,776	£1,772,258	£3,506,957	48
2021-03-31	£1,816,219	£1,699,630	£3,395,439	49

Trustees

Name	Role	Appointed
Ian Paul Colton	Chair	2023-04-24
Amanda Back		2024-07-23
Catherine Elizabeth Smith		2025-07-25
Dr Malcolm Rosser Jones		2013-11-07
Edward Chapman		2023-04-24
Karon Clark		2020-01-16
Paul Geoffrey Massey		2025-04-25
Susan Jane Turk		2023-04-24

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BOSENCE FARM COMMUNITY LIMITED

England & Wales - Charity number 1088236

Accounts

Charity registration number 1088236

Company registration number 04263352 (England and Wales)

BOSENCE FARM COMMUNITY LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

BOSENCE FARM COMMUNITY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ian Colton Malcolm Jones Karon Clark Edward Chapman Paul Massey Amanda Back Sue Turk
Secretary	Kate Prosser
Charity number	1088236
Company number	04263352
Registered office	Bosence Farm 69 Bosence Road Townshend Hayle Cornwall TR27 6AN
Auditor	Sumer Audit Amelia House Crescent Road Worthing West Sussex BN11 1RL
Bankers	Lloyds Bank Birmingham OSC Ariel House 2138 Coventry Road Sheldon B26 3JW
Solicitors	Stephens Scown LLP Osprey House Malpas Road Truro Cornwall TR1 1UT

BOSENCE FARM COMMUNITY LIMITED

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BOSENCE FARM COMMUNITY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are directors for the purposes of company law, are pleased to present their report and financial statements for the year ended 31 March 2025. This report is a combined annual report containing a directors' report as required by company law.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The broad object of the charity is "To relieve poverty, sickness, distress, and the provision of temporary accommodation for those in necessitous circumstances with particular regard to those who are affected by addiction to drugs and alcohol misuse". In the furtherance of these objects the charity provides suitable accommodation, counselling, education, support and information to drug and alcohol misusers, together with their friends and relatives. The charity also promotes training and research into the dangers arising from the habitual or other uses of drugs and alcohol. In addition, the charity promotes and provides the development of new facilities pertaining to the treatment and rehabilitation of drug and alcohol misusers and prevention of drug and alcohol misuse.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. In particular the trustees consider how planned activities will contribute to its aims and objectives.

The charity's activities deliver public benefit as follows:

Bosence Farm is a residential substance misuse treatment service, registered with the Care Quality Commission. The charity currently offers two discrete services: Bosence Rehab and Bosence Detox. These services are supported by our horticultural and volunteer programmes. The former Young Person's service ran for just over 3 years, and was closed at the start of Covid in order to use the building to quarantine new admissions for the adult detox/stabilisation service. The charity has now changed the layout of the interior of the building to ensure it offers greatest flexibility. It has 5 single rooms with en-suite bathrooms, its own kitchen, and clinical suite, so can be operated as a wing of the main detox/stabilisation unit, as additional accommodation for either service, or completely discretely, allowing us to use it flexibly to address the greatest need at that time.

<u>Bosence Rehab</u>

Bosence Rehab supports those who have successfully detoxed from any substance and are in recovery from alcohol and/or drug dependency. The average stay at Bosence Rehab is usually 12 weeks, although a number of people are granted additional funding as part of the review process which is normally at the half way point of rehab treatment.

The service provides residential treatment for up to 21 individuals. This capacity is based on the flexible use of our East Wing annex, which can be used for either rehabilitation or detoxification. The Rehabilitation unit itself has 16 bedrooms, including one en-suite, more accessible room, designed for an individual with reduced mobility.

The community offers those choosing to work a 12 Step programme a safe and tranquil environment to both begin and enhance personal recovery. Additionally, Bosence Rehab integrates a trauma-informed approach, guided by the Compassion Inquiry training developed by Dr. Gabor Maté. This approach focuses on understanding and addressing the underlying trauma that often contributes to addiction, empowering individuals to achieve personal goals and live independently without resorting to alcohol or drugs. Bosence Rehab offers a wide range of skill development, including life-skills, resettlement and aftercare support. All elements are aimed at empowering individuals to achieve personal goals and live independently, without the need to resort to alcohol or drugs, by the time they leave. There is also an opportunity for those who have been through treatment to come back and volunteer where appropriate.

During the 2024/25 financial year, we provided 100 episodes of treatment (92 in 2023/24). Of the 96 people who left the service in the period, 52 completed treatment. This represents a successful completion rate of 54.16% compared to 64.10% in the previous year. Outcomes of service users completing their course of treatment have reduced this year as we have seen an increase in people being referred with complexities including greater mental health issues – however we are continuing to analyse this and understand the reasons to help us improve and attain better completion rates for service users in the coming years.

Average occupancy for the full year remained constant at 16.16 compared with 16.18 (the average number of service users in Rehab per day) in the previous year. Demand and referral levels have remained high, although historically their predictability is dependent on many factors, including the availability of funds. Our Business Development Manager has been tendering for business around the UK and this has led to an increase in out of county and private referrals. New Stakeholders in the last year include: Halton Integrated Recovery Service, CGL Nuneaton, Cambridgeshire CGL, Wear Recovery Sunderland and Reading CGL

Bosence Detox

Bosence Detox is a 16-bed inpatient unit, expandable to 21 beds using the east wing annex flexibly, providing detoxification, stabilisation, and assessment for drug and alcohol addiction since May 2010. The average stay is around three weeks depending on the substances, though some service users may stay up to six weeks before moving on to residential rehab or returning to the community. In 2024/25, 345 episodes of treatment were delivered (291 in 2023/24; 271 in 2022/23), with 309 discharges and 280 successful completions — a completion rate of 90.61% (up from 85.97% the previous year). The complexity of service users' needs on admission continues to increase.

The young person's service, closed in March 2020, now provides en--suite rooms flexibly used to increase occupancy across Detox and Rehab. A review of admissions processes and a restructure of the referral management team have made our admissions more proactive. This, combined with two nurses qualifying as Independent Nurse Prescribers, has significantly increased flexibility and access. Although still evolving, these improvements have already had a positive impact on capacity and financial stability. The Board of Trustees continues to keep the potential re-opening of the young person's service under review, subject to funding and need.

We commissioned a review of the psychosocial programme to better address the needs of individuals in detox and to ensure a research and evidence-based approach. The bespoke programme, introduced in May 2019, has been well received and effective in building resilience post-treatment. In 2025, a Counselling Psychologist joined the team to work with staff and service users to review and further develop the programme, ensuring it remains trauma-informed, person-centred, and responsive to increasing complexity.

Bosence Farm Community is an established and integrated part of the wider Cornwall treatment system and is now becoming increasingly well known outside the county. Bosence Detox continues to progress towards its goal of becoming a centre of excellence and has invested in developing staff through training in Compassionate Inquiry, a trauma-informed approach widely regarded as being at the forefront of innovative drug and alcohol treatment. A member of staff who completed the full training is now coaching others on the team, supporting the integration of Compassionate Inquiry methods into day-to-day practice. We continue to build on this foundation, with further training and reflective practice to embed trauma-informed care across the service.

Bosence Horticultural Programme

The orchard garden is flourishing and year on year the yield of apples is increasing. The 2024 season saw our first batch of Bosence apple juice produced with the help of The Kehelland Trust, who kindly pressed and bottled our apples. This is a partnership we are keen to continue and possibly expand into jam making and possibly chutneys too. The orchard garden provides opportunities to teach residents about fruit pruning, thinning and harvesting, pond life and wildflower and butterfly identification.

The 2024 growing season was a successful one with the vegetable garden producing bountiful crops of root vegetables, including potatoes, carrots and beetroot and plentiful harvests of greens, brassicas and alliums for much of the autumn and winter months. The polytunnels, which really are invaluable when it comes to producing both summer and winter crops, yielded good crops of tomatoes, melons, sweetcorn, cucumbers and peppers in the summer, and a steady supply of lettuce, salad leaves and culinary herbs throughout the winter.

The benefits of applying copious amounts of organic manure, green waste compost and compost produced on-site to the vegetable beds over the past five years has started to show with greater worm abundance, deeper and better topsoil and improved crop health all apparent. The increased organic matter content of the soil also helps retain water during dry weather which over time should help reduce water usage.

Habitat management

Woodland management work was carried out over the winter, including lots of strimming, undertaken to reduce blackthorn and bramble to encourage bluebells and other woodland spring flowers as well as to limit the spread of impenetrable thicket. The result is a more biodiverse habitat which feels brighter, healthier and more inviting, especially in the springtime when areas are carpeted with native bluebells and other native wildflowers. Owing to the management of bramble and blackthorn and the reduction of low-light levels through ivy removal, no less than ten wildflower species have increased in abundance considerably.

There are three wildlife cameras installed across the site. The footage is periodically shared with residents and forms part of a wildlife identification and survey session. Roe deer are seen on a regular basis in the woods and meadow, where early purple orchids are appearing in growing numbers each year.

The orchard garden and its pond support a rich flora and fauna which are used as an educational resource on a regular basis, with sessions of pond dipping, botany, butterfly and bee identification all part of the RIN programme. The beehives add another dimension to the gardens and allows for residents to learn some of the basics about beekeeping and the 2024 season saw the first harvest of Bosence honey which was gifted to staff in their Christmas hampers.

Recovery in Nature Programme

Our Recovery in Nature programme (RIN) is consistently well received by participants. The original core of the programme run by our land manager Noah Puddifoot Hall consists of ten different sessions. These are pond dipping, herbal tea-making, nature observation and creative writing, botany, nature-inspired drawing, nature hunt, forest bathing and mindfulness, fire, microscopy and wildlife identification and survey. Additional sessions are run by two coworkers, who deliver sessions twice a week. There is also a weekly gardening session. All sessions are open to residents from both the detox and rehab. The programme provides residents with the opportunity to get outside and learn, be active and engage with the natural environment several times a week. Feedback tells us that the programme both enriches the experience of participants time spent at Bosence and helps keep them in treatment.

Bosence Volunteer Programme

Our team of volunteers compliment the work of staff in various ways. Thirteen volunteers have either helped run or led sessions themselves in activities including drawing, card-making, music, pottery, creative writing, storytelling, wreath-making, mindfulness, gardening and RIN. Volunteer hours for the year 1st April 2024 to the end of March 2025 totalled 243.

Several ex-residents have given their time as peer mentors at both the detox and rehab units over the past year. We have also recently welcomed a new volunteer gardener as part of our wider volunteer programme. Our ongoing partnership with the Cornish clothing brand Seasalt continues to thrive, with staff joining us for volunteer days throughout the year, including during the festive season. This partnership adds a valued dimension to our volunteer offering, and feedback from Seasalt staff about their experience has been overwhelmingly positive.

Care Quality Commission (CQC) Rating

Our services received their first rated inspection by the Care Quality Commission (CQC) in December 2018 and were rated "Good" following a positive inspection. Although we have not been re-inspected since, we continue to use the CQC's structured assessment framework to guide our ongoing quality improvement work. While national delays to inspections have been reported due to changes within the CQC, we remain committed to strengthening our service and aspire to achieve an "Outstanding" rating in the future.

As part of our strategic development, we are reviewing our residential rehab facilities with the aim of maximising available space, reducing waiting times, and ensuring that accommodation is accessible, comfortable and fit for purpose. Proposed changes to the Sanctuary building form part of this wider review, which will be developed with input from staff.

Financial review

The financial activities and results for the year are shown in the statement of financial activities.

Going Concern

The trustees have discussed their ability to confirm that the charity is a going concern for the next 12 months. We report that, in our opinion:

- there continues to be strong and consistent demand for the services we provide;
- the free and operating reserves are sufficient to provide resilience against unforeseen financial and operational challenges; and
- we are not aware of any current circumstances or risks that would threaten the organisation's ability to continue operating.

Therefore, subject to no material unforeseen events occurring, the trustees have good reason to believe that the charity will remain a going concern for the 12 months following the approval of this report.

Reserves policy

The charity's reserves policy was initially set in January 2005 and included the creation of designated reserves, namely, the Bosence Farm Reserve (for residents' accommodation and wholly represented by fixed assets). On an annual basis the trustees consider and review the needs of the charity and designate funds for specific future purchases, services or projects. The priority is to maximise the rehab redevelopment designated reserve in line with the current strategic plan. In addition, they have also chosen to designate six months of operating costs to ensure the continuity of the charity. The trustees review the designated funds regularly throughout the year.

The total funds of the charity at 31 March 2025 were £4,140,999 (2024: £3,745,366). The amount of these funds that were restricted and not available for the general purposes of the charity at 31 March 2025 were £1,742,942 (2024: £1,769,787). Of the remaining reserves held, a total of £2,052,336 (2024: £1,568,244) have been designated for various projects, as detailed in note 18. Funds that can only be realised by disposing of tangible fixed assets at 31 March 2025 amount to £1,731,052 of restricted funds and £565,013 of unrestricted funds.

At 31 March 2025, the amount of reserves the charity held that were not restricted, designated or represented by fixed assets were £162,677 (2024: £208,450). The aim of the charity is to maintain a free reserve figure of around £200,000 to mitigate the risk against unforeseen circumstances with any reserves in excess of this figure being transferred to the rehab redevelopment designated reserve.

Principal funding sources

The funding sources of the charity, in addition to non-recurring grant funding, are Cornwall Council through the Complex Needs Support and Drug and Alcohol Action Team, income from private and out-of-county residents. Fundraising continued through 2024-2025 and applications to external funding bodies, charitable trusts and foundations continued for funds to support existing core work and capital developments.

The fundraising strategy will be maintained and developed through the coming year with a clear focus on our existing sources of support and a strong emphasis on building long-term relationships with funders and developing effective methods of communication with supporters and individual donors.

- The Worshipful Company of Girdlers for their ongoing support and £10,000 received in August 2024 towards the salary costs of the Clinical lead in the Detox Unit.
- Penryn Town Council for £3,823 in unrestricted donations received in May 2024.
- The National Lottery. £30,400 of the grant received in previous years was deferred and recognised as grant income in these financial statements.
- The Worshipful Company of Girdlers: £7,000 received in October 2023 for an all-terrain electric buggy was deferred and recognised as grant income in these financial statements.
- Cornwall Community Foundation: £3,480 of the grant received in 2023 was deferred and £1,849 was recognised as grant income in these financial statements.

The charity has received several generous bequests from the families of former service users, for which the charity is sincerely indebted.

We have also been grateful over the past 12 months for donations from individuals of a new sofa for the farmhouse, a new TV and printer and new furniture from Cornwall Voluntary Sector Forum for the Board Room.

Investment policy

The trustees have considered the most appropriate policy for investing funds and believe that the current arrangements, of investing in low risk deposit-based accounts, are satisfactory. The charity has deposit accounts with Santander, Saffron Building Society and a new 95-day notice deposit account with Lloyds Bank which earn monthly interest. In addition, the charity holds the following savings accounts:

- A one-year fixed rate business saving account is held with Aldermore.
- A 95 Day Notice Business Savings Account with Cambridge & Counties.
- A 100 Day Notice Charity & Trust Account with Shawbrook Bank

Risk assessment

The major risks to which the charity is exposed are regularly reviewed by the Trustees, and systems and procedures are in place to manage those risks. Bosence maintains a comprehensive and active Business Risk Register, which is regularly updated. New or evolving risks are added with appropriate mitigation plans, and significant updates are routinely reported at Board meetings to ensure strong oversight.

Two years ago, we strengthened our governance by establishing five Board sub-committees, each comprising Trustees and members of the Senior Management Team. These sub-committees focus on key operational and strategic areas, enabling more detailed oversight of risk and improved delivery of our Strategic Plan. Each subcommittee is linked to specific strategic initiatives, with progress tracked through a coordinated Operational Plan to ensure alignment across the organisation. Looking ahead, we plan to expand staff participation in sub-committees to ensure a wider range of voices inform how the charity develops.

A principal ongoing risk is the potential for reductions in funding from Cornwall and Plymouth local authorities, which have historically been our main commissioners. This is managed through regular engagement between senior management, Trustees, and commissioners to maintain open dialogue and plan ahead. At the same time, we continue to diversify our funding base: the proportion of bed days filled by individuals from outside Cornwall has risen from 1,704 of 8,702 (19.58%) in 2019/20 to 6,325 of 10,922 (58.66%), with referrals from 65 local authorities over the last five years.

To support this growth, our Business Development Manager works to broaden both statutory and private referral pathways. His work has resulted in new contracts and continued diversification of our income. In line with the current 10-year national drug strategy, now in its third year, we are also positioning Bosence to contribute to the national aim of increasing residential treatment placements from less than 2% to 5% of the treatment population over the next five years.

Finally, to support long-term sustainability, we have a part-time Fundraiser to generate unrestricted income and attract capital funding for development. We take a cautious approach to budgeting: only secured funding is included in the annual plan, and grant income is never assumed.

Trustees and the various sub-committees closely monitor the charity's legal responsibilities to ensure they are met while protecting its charitable assets and safeguarding vulnerable beneficiaries. The Board meets regularly in person to support the preparation and implementation of dynamic plans addressing future risks and opportunities. The operational team has proven highly adaptable and creative, operating safely and effectively while anticipating and responding to the changing landscape. Trustees scrutinise regular management accounts with revised forecasts and closely monitor changing risks to meet the charity's challenges and support staff wellbeing.

Health & Safety

Health and safety continues to be a standing agenda item at all Board meetings and is a key area of ongoing attention. The organisation remains certified under ISO 45001, having successfully migrated from the original OHSAS 18001:2007 standard in 2019. We maintain this accreditation through regular internal audits and annual external reviews; our most recent external review took place in August 2024, with no non-conformances identified.

Sue Turk remains the Board's Health & Safety Champion. Operational responsibility continues to be led by Registered Manager Samantha Collins, who is the designated Health & Safety Officer. Overall accountability rests with CEO Kate Prosser. While Kate no longer holds a current Level 3 Health & Safety in the Workplace qualification, both Samantha Collins and Central Services Manager Jackie Rushbrooke do. We are also planning for Sarah Glennie, a member of the Central Services Health & Safety Committee who leads on implementing most committee actions, to complete the same qualification within the next quarter.

The Health & Safety Committee—chaired and run by staff—was restructured in 2020 and continues to play a vital role in maintaining high safety standards across the organisation. Samantha Collins currently chairs the committee. We continue to engage the services of Peninsula, who provide quarterly site assessments, a dedicated advice helpline, and access to Business Safe Online, which supports our internal systems with up-to-date guidance and resources.

Our ongoing commitment to health and safety is integral to our wider strategic aims. As outlined in our Strategic Plan, the safety, wellbeing, and individual needs of our residents are at the centre of our work. Ensuring that our services are safe, compliant, and responsive is a key part of delivering on our mission to provide high quality, trauma-informed care.

Marketing and Strategic Plan

We continue to implement our comprehensive marketing and business development strategy, aligned with the objectives of our six-year Strategic Plan. This strategy includes detailed market analysis, clearly defined target audiences, measurable KPIs, and an actionable plan for generating income from a range of sources, including local authority commissioning, corporate referrals, insurance providers, and private clients. The private market, in particular, presents a growing opportunity for sustainable income diversification.

Work is underway to refresh all marketing materials, including updated brochures and timetables that reflect our evolving trauma-informed practice, Recovery in Nature programme, and wellness offer. These materials are being designed to better communicate the breadth and depth of our therapeutic and clinical services, both to professional referrers and directly to potential service users and their families.

Our marketing approach is intentionally segmented, with targeted messaging developed for different audiences including Integrated Care Boards (ICBs), public sector commissioners, Employee Assistance Programmes (EAPs), private individuals, and referring professionals in healthcare and social care.

Some marketing initiatives were temporarily paused during and immediately after the pandemic due to limited capacity and sustained waiting lists. However, as occupancy levels have stabilised, we have resumed strategic roll-out, including strengthening digital marketing, expanding our online presence, and engaging new stakeholders through outreach and sector events.

Our Business Development Manager is working closely with the CEO and Trustees to ensure that this strategy remains responsive to market shifts, commissioning trends, and the national policy landscape, including the government's 10-year drug strategy "From Harm to Hope". Our strategic aims directly support this national agenda, with a focus on delivering world-class treatment, rebuilding the professional workforce, and improving the integration of services.

The charity's strategy is fundamentally centred on its residents, recognising each as an individual with unique experiences, aspirations, and needs. Our mission is to understand these needs and provide safe, high-quality, and accessible services that empower residents to achieve their full potential.

Our Strategic Plan focuses on six broad aims:

1. **Be a well-managed organisation**: We prioritise staff care and first-class training, ensuring we are attractive to commissioners through strong operational and financial performance. Our focus includes good governance, excellent financial management, maintaining ISO and Health and Safety accreditations, and meeting Care Quality Commission (CQC) standards.

2. **Protect and future-proof our activities:** By strengthening our management structure, attracting new board members with specific skills, and conducting a skills analysis, we aim to ensure sustainable growth and adaptability in the post-Covid landscape.
3. **Achieve an 'Outstanding' CQC rating**: Building upon our 'Good' classification, we aim to consolidate and improve, targeting an 'Outstanding' rating in our next inspection.
4. **Enhance resident experience and outcomes:** Through continuous improvement and feedback loops, we proactively seek to understand and meet resident needs, ensuring programme effectiveness and resident wellbeing.
5. **Develop existing services:** We focus on supporting residents with complex needs, such as dual diagnoses of substance abuse and mental health issues, and continuously refine our detox service and psycho-social programmes based on outcomes and user feedback.
6. **Engage in proactive business development and diversification:** We employ a Business Development Manager and part-time fundraiser to grow our funding sources, ensuring financial stability and growth.

An opening statement in our Strategic Plan asserts:
"This can only happen if we provide world-class treatment options, delivered by the best staff in a great setting, continuously improve and evolve our offering, and continue to extend delivery to service users UK-wide whilst meeting all our compliance obligations."

The government has released a 10-year drug strategy titled "From Harm to Hope", which outlines priorities relevant to residential treatment and recovery, including:

- Delivering world-class treatment and recovery services
- Rebuilding the professional workforce
- Ensuring better integration of services to address individuals' physical and mental health needs, thereby reducing harm and supporting recovery

Our strategic aims align with this national strategy, demonstrating our commitment to contributing to its objectives.

We are dedicated to providing world-class treatment options delivered by exceptional staff in an optimal setting. Through continuous improvement and evolution of our services, we aim to extend our reach to service users across the UK while fulfilling all compliance obligations.

Structure, governance and management

Bosence Farm Community was incorporated as a company limited by guarantee on 2 August 2001 (Company No. 04263352) and was entered onto the Central Register of Charities by the Charity Commission on 28 August 2001 (Charity No. 1088236).

The charity is governed by its Articles of Association. Following a recent review of its governing documents, the Articles and Memorandum of Association were revised and consolidated into a single, updated governing document. This revised document has been approved by the Charity Commission and will be presented to the full Board for formal adoption at the Annual General Meeting in July 2025.

The Board of Trustees is responsible for the overall governance and strategic direction of the charity. It meets quarterly, with additional meetings held when necessary. Day-to-day operations are delegated to the Chief Executive Officer, Kate Prosser, who was appointed by the Board and operates within an agreed scheme of delegation. The CEO is supported by the Registered Manager, Samantha Collins, and a wider senior leadership team.

To strengthen oversight and ensure alignment with the charity's Strategic Plan, the Board has established five sub-committees. These reflect the key thematic aims of the six-year plan and cover:

- Finance
- People
- Environment
- Clinical and IT Governance
- Business Development & Partnerships

Each sub-committee meets at least quarterly (or more often if required) and comprises trustees and relevant staff members. All sub-committees are chaired by trustees, who report directly to the full Board. While they do not have delegated authority to make decisions, they play a vital role in providing scrutiny, oversight, and specialist advice. Proposals and recommendations developed by the sub-committees are submitted to the full Board for formal decision-making.

At the Annual General Meeting, the Board delegates limited authority to the Chair and Vice-Chair—acting in consultation with the Company Secretary and Treasurer—to manage urgent matters between Board meetings. For urgent financial matters, the Chair of the Finance Sub-Committee is also consulted. The entering into of contracts remains strictly reserved to the full Board.

Management accounts and operational reports are prepared monthly by the senior leadership team. These reports inform the work of the sub-committees and support strategic oversight by the Board. Trustees continue to monitor implementation of the Strategic Plan closely, reviewing progress against the charity's six strategic aims and working in partnership with the leadership team to identify challenges, drive improvement, and extend Bosence's reach and impact.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Name	Role (if applicable)	Date Appointed	Date Resigned (if applicable)
Ian Colton	Chair	24 April 2023	
Malcolm Jones	Vice Chair	29 May 2013	
Karon Clark	Vice Chair	16 January 2020	
Edward Chapman	Treasurer	24 April 2023	
Susan Turk	H&S Champion	24 April 2023	
Amanda Back		23 July 2024	
Paul Massey		25 April 2025	
Mary Vyvyan		6 August 2013	23 July 2024
Francesca Haydon		24 April 2023	23 July 2024

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Appointment of trustees

Trustees are appointed in line with our policy 'HR 38 Trustee Recruitment Policy and Procedure'. When potential trustees are identified they are invited to the Farm to meet with the Director and learn more about the services provided. If they are interested they complete a Personal Information Form and the contents of that form are discussed at an ordinary meeting of trustees. If the Board agrees then the Company Secretary invites that person to become a trustee. The Company Secretary supplies a copy of the Job Description for Trustees, the Board's Prospectus, the Board's Mission and Values statement, the Charity Commission booklet entitled 'The Essential Trustees' and Companies House booklet entitled 'Directors and Secretaries Guide'. At that same meeting the Board agrees the year for retirement should that person accept office because trustees retire by thirds. If the interested person decides to take office then he/she is invited to attend the next Board meeting.

Induction and training of trustees

A new trustee will be offered a full induction into the work of the charity and of the board. When the new trustee has attended two board meetings they will be invited to review their training and development needs. A plan will be agreed as necessary to ensure the appropriate training and development takes place. A growing, online resource library, including access to previous minutes and various explanatory documents, is available to trustees, and a full review of the induction programme for new trustees is currently underway; this will mirror that for new employees.

Arrangement for setting key management personnel remuneration

The trustees have regard for pay comparability for all staff and this comes very much into focus when recruiting new staff members, with information taken from recruitment website and other channels.

Payment of creditors

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year-end were equivalent to 21 days' purchases, based on the average daily amount invoiced by suppliers during the year.

Auditor

In accordance with the company's articles, a resolution proposing that Sumer Audit be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report was approved by the Board of Trustees.

Ian Colton

Trustee

Edward Chapman

Trustee

25th July 2025

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are also the directors of Bosence Farm Community Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

BOSENCE FARM COMMUNITY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

Opinion

We have audited the financial statements of Bosence Farm Community Limited (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 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; 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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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 charity'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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the company and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: health & safety, employment law, compliance with the UK Companies Act and Charities Act.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Reading correspondence with regulators;
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 auditor's 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.

5 August 2025.

Kristina Perry FCCA (Senior Statutory Auditor)
for and on behalf of Sumer Audit
Chartered Accountants
Statutory Auditor
Worthing

Sumer Audit is a trading name of Sumer Auditco Limited

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	3	7,825	50,021	57,846	6,544	70,032	76,576
Charitable activities	4	2,453,197	-	2,453,197	2,084,062	-	2,084,062
Investments	5	27,330	-	27,330	7,895	-	7,895
Total income		2,488,352	50,021	2,538,373	2,098,051	70,032	2,168,533
Expenditure on:							
Charitable activities	6	2,065,874	76,866	2,142,740	1,885,550	102,637	1,988,187
Total expenditure		2,065,874	76,866	2,142,740	1,885,550	102,637	1,988,187
Net incoming resources		422,478	(26,845)	395,633	212,951	(32,605)	180,346
Net movement in funds		422,478	(26,845)	395,633	212,951	(32,605)	180,346
Fund balances at 1 April 2024		1,975,579	1,769,787	3,745,366	1,762,628	1,802,392	3,565,020
Fund balances at 31 March 2025		2,398,057	1,742,942	4,140,999	1,975,579	1,769,787	3,745,366

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOSENCE FARM COMMUNITY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	**12**		2,296,065		2,345,345
Current assets					
Debtors	**13**	288,137		213,561	
Cash at bank and in hand		1,690,812		1,396,617	
		1,978,948		1,610,178	
Creditors: amounts falling due within one year	**14**	(134,015)		(210,157)	
Net current assets			1,844,934		1,400,021
Total assets less current liabilities			4,140,999		3,745,366
Income funds					
Restricted funds	**17**		1,742,942		1,769,787
Unrestricted funds					
Designated funds	**18**	2,052,336		1,568,244	
General unrestricted funds		345,721		407,335	
			2,398,057		1,975,579
			4,140,999		3,745,366

The financial statements were approved by the Trustees on 25th July 2025

Ian Colton
Trustee

Edward Chapman
Trustee

Company registration number 04263352

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Cash flows from operating activities					
Cash generated from operations	**24**		286,784		409,990
Investing activities					
Purchase of tangible fixed assets		(19,919)		(115,539)	
Investment income received		27,330		7,895	
Net cash used in investing activities			7,411		(107,644)
Net cash used in financing activities			-		-
Net increase/(decrease) in cash and cash equivalents			294,195		302,347
Cash and cash equivalents at beginning of year			1,396,617		1,094,270
Cash and cash equivalents at end of year			1,690,812		1,396,617

1 Accounting policies

Charity information

Bosence Farm Community Limited (Limited by Guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Bosence Farm, 69 Bosence Road, Townshend, HAYLE, Cornwall, TR27 6AN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The trustees have considered relevant information, including the charity's principal risks and uncertainties, the annual budget, two year financial forecast and the impact of subsequent events in making their assessment.

Based on these assessments and having regard to the resources available to the entity, the trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income is recognised on a receivable basis.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

In accordance with the Charities SORP (FRS 102), the time provided by general volunteers is not recognised. More information about volunteers' contributions is included in the trustees' report.

Grants, including government grants, are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

1 Accounting policies **(Continued)**

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor imposed conditions which must be met before the charity has unconditional entitlement.

1.5 Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

Costs of generating funds are the costs associated with attracting voluntary income.

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

Governance costs include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee's meetings and reimbursed expenses.

1.6 Tangible fixed assets

Tangible fixed assets costing £1,000 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% per annum on cost
Fixtures and fittings	20% per annum on cost
Computers	33.33% per annum on cost
Motor vehicles	20% per annum on cost

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The company is a registered charity and is therefore generally exempt from income tax and capital gains tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	7,825	-	7,825	6,544	-	6,544
Legacies receivable	-	-	-	-	-	-
Government and other grants	-	50,021	50,021	-	70,032	70,032
	7,825	50,021	57,846	6,544	70,032	76,576
Grants receivable for core activities						
Government grants	-	-	-	-	-	-
Grants from other agencies	-	50,021	50,021	-	70,032	70,032
	-	50,021	50,021	-	70,032	70,032

4 Charitable activities

	2025 £	2024 £
Miscellaneous income	4,924	5,418
Detox Centre fees	1,611,046	1,311,037
Rehab Centre Service fees (including client contributions)	837,227	767,607
	2,453,197	2,084,062

5 Investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	27,330	7,895

6 Charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Staff costs	1,165,860	40,040	1,205,900	1,079,064	40,917	1,119,981
Depreciation and impairment	35,658	33,541	69,199	35,289	32,191	67,480
Consumables	97,426	-	97,426	99,017	11,778	110,795
Other direct costs	55,028	3,285	58,313	48,424	17,151	65,575
Establishment costs	124,715	-	124,715	129,824	600	130,424
Repairs and maintenance	82,351	-	82,351	58,372	-	58,372
Office expenses	38,220	-	38,220	26,305	-	26,305
Motor, travel & subsistence expenses	28,815	-	28,815	25,499	-	25,499
Printing, posting and stationery	10,481	-	10,481	11,127	-	11,127
Advertising and promotion	1,425	-	1,425	1,328	-	1,328
Legal and professional	1,250	-	1,250	840	-	840
	1,641,229	76,866	1,718,095	1,515,089	102,637	1,617,726
Share of support costs (see note 8)	398,824	-	398,824	343,708	-	343,708
Share of governance costs (see note 8)	25,821	-	25,821	26,753	-	26,753
	2,065,874	76,866	2,142,740	1,885,550	102,637	1,988,187

7 Support costs

	Support costs	Governance costs	2025	Support costs	Governance costs	2024	Basis of allocation
	£	£	£	£	£	£	
Staff costs	306,152	15,380	321,532	290,119	14,752	304,871	Direct
Office expenses	418	-	418	325	-	325	Direct
Sundry and other costs	12,624	-	12,624	13,021	-	13,021	Direct
Motor, travel and subsistence expenses	2,243	-	2,243	3,512	-	3,512	Direct
Advertising and promotion	2,238	-	2,238	5,501	-	5,501	Direct
Legal and professional costs	74,203	-	74,203	30,458	-	30,458	Direct
Bank charges	946	-	946	772	-	772	Direct
Audit fees	-	9,240	9,240	-	10,000	10,000	Governance
Accountancy	-	1,201	1,201	-	2,001	2,001	Governance
	398,824	25,821	424,645	343,708	26,753	370,461	
Analysed between							
Charitable activities	398,824	25,821	424,645	343,708	26,753	370,461	

8 Auditor's remuneration

Fees payable to the charity's auditor:	2025 £	2024 £
Audit of the charity's annual accounts	9,240	10,000

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. There were no reimbursements of expenses in the current or comparative period.

10 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Charitable activities	42	40
Central services	8	8
Governance	1	1
Total	51	49

Employment costs	2025 £	2024 £
Wages and salaries	1,361,629	1,275,622
Social security costs	117,326	111,050
Other pension costs	27,905	27,229
	1,506,860	1,413,901

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024 Number	2023 Number
60,000 - 70,000	1	1

11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

12 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2024	2,824,603	295,360	36,516	61,663	3,218,142
Additions	-	19,919		-	19,919
Disposals	-	-	-	-	-
At 31 March 2025	2,824,603	315,279	36,516	61,663	3,238,061
Depreciation and impairment					
At 1 April 2024	567,505	238,023	36,516	30,753	872,797
Depreciation charged in the year	41,497	17,577	-	10,125	69,199
Eliminated in respect of disposals	-	-	-	-	-
At 31 March 2025	609,002	255,600	36,516	40,878	941,996
Carrying amount					
At 31 March 2025	2,215,601	59,679	-	20,785	2,296,065
At 31 March 2024	2,257,098	57,337	-	30,910	2,345,345

The gross book value of freehold land and buildings includes £2,074,603 (2024: £2,074,603) of depreciable assets. In the opinion of the trustees the market value of the land is in excess of its carrying value.

13 Debtors

	2025	2024
Amounts falling due within one year:	£	£
Trade debtors	-	8
Prepayments and accrued income	288,137	213,553
	288,137	213,561

14 Creditors: amounts falling due within one year

	2025	2024
	£	£
Other taxation and social security	36,908	31,999
Trade creditors	12,662	28,898
Deferred income	2,352	55,616
Other creditors	53,502	60,025
Accruals	28,591	33,619
	134,015	210,157

15 Deferred income

	2025	2024
	£	£
Arising from fees/grants received in advance	2,352	55,616

During the year, £55,616 (2024: £65,665) was released to income from previous periods and £2,352 (2024: £55,616) of incoming resources was deferred.

16 Retirement benefit schemes

Defined contribution schemes
The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £27,905 (2024: £27,229). Pension liabilities are allocated to unrestricted and restricted funds on the same basis as other employee-related costs unless the terms of a restriction prohibit the allocation of such costs to a restricted fund.

17 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds			Movement in funds		
	Balance at 1 April 2023	Incoming resources	Resources expended	Balance at 1 April 2024	Incoming resources	Resources expended	Balance at 31 March 2025
	£	£	£	£	£	£	£
Quiet Room (Sanctuary) Fund	19,643	-	(368)	19,275	-	(368)	18,907
PCT Detox Centre Development Project Fund	1,242,001	-	(22,979)	1,219,022	-	(22,979)	1,196,043
PDC Detox Development Project Fund	11,685	-	(407)	11,278	-	(407)	10,871
Residents' Benevolent Fund	1,853	-	-	1,853	-	-	1,853
Girdlers Artist Materials Fund	718	-	(414)	304	-	(304)	-
Duchy Health Charity Limited	55,863	-	(1,170)	54,693	-	(1,170)	53,523
Public Health England Grant	261,714	-	(3,248)	258,466	-	(3,248)	255,218
Anonymous Training Grant	-	9,100	(9,100)	-	632	(632)	-
The Trusthouse Charitable Foundation	38,851	-	(618)	38,233	-	(618)	37,615
The Tanner Trust	-	1,400	(1,400)	-	-	-	-
National lottery	-	47,700	(47,700)	-	30,040	(30,040)	-
Lottery – Woodland Gym	-	-	-	-	-	-	-
Awards for All	9,627	-	(200)	9,067	-	(200)	8,867
Girdlers	-	10,313	(10,313)	-	10,000	(10,000)	-
Cornwall Council	-	-	-	-	-	-	-
Cornwall Council Admissions Unit Refurbishment	133,530	-	(2,725)	130,805	-	(2,725)	128,080
Bernard Sunley	14,333	-	(300)	14,033	-	(300)	13,733
Garfield Weston	9,505	-	(106)	9,399	-	(106)	9,293
St Aubyns Foundation	-	-	-	-	-	-	-
Cornwall Community Fund	-	1,519	(1,519)	-	7,000	(1,400)	5,600
Funds less than £2,000	3,429	-	(70)	3,359	2,349	(2,369)	3,339
	1,802,392	70,032	(102,637)	1,769,787	50,021	(76,866)	1,742,942

17 Restricted funds **(Continued)**

Purposes of restricted funds are as follows:

- Quiet Room (Sanctuary) Fund - provided for the maintenance of the quiet room for meditation and contemplation.
- PCT Detox Centre Development Project Fund - provided for the capital development costs for a detox centre.
- PCT Detox Development Project Fund - provided for the capital development costs for a detox centre.
- Residents Benevolent Fund - provided for the purchase of essential clothing for residents.
- Girdlers Artist Materials Fund - provided for the purchase of artistic materials for use of residents.
- Duchy Health Charity Limited fund - provided for capital improvements to upgrade the admin unit.
- Public Health England Grant - provided to help fund the building of a new family unit.
- Anonymous Grant – provided to fund the costs of major staff training
- Trusthouse Charitable Foundations - provided to help fund the building of the new family unit/annex
- The Tanner Trust - provided to fund costs of the horticulture project.
- National Lottery fund - provided to fund costs of the horticulture project.
- Lottery Woodland Gym fund - provided to fund the costs of installing a woodland gym.
- Awards for All fund - provided for the capital costs associated with the new laundry shed at the rehab unit.
- Girdlers Fund - provided to help fund the cost of the detox team leader salary.
- Cornwall Council fund - provided for capital improvements to upgrade the admin unit.
- Cornwall Council Admissions Unit refurbishment fund - provided for capital improvements to upgrade the admin unit.
- Bernard Sunley fund - provided for capital improvements to upgrade the admin unit and for the replacement of the window and doors at the rehab unit.
- Garfield Weston fund - provided for the replacement of the window and doors at the rehab unit.
- The St Aubyns Foundation fund - provided to fund costs of the horticulture project.
- The Cornwall Community Fund - provided to help towards the energy costs of leavers.

18 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2023	Resources expended	Transfers	Balance at 1 April 2024	Resources expended	Transfers	Balance at 31 March 2025
	£	£	£	£	£	£	£
	-	-	-	-	-	-	-
Vehicle reserve	20,000	-	10,000	30,000	-	-	30,000
Bosence Farm reserve	396,435	(7,233)	-	389,202	(7,233)	-	381,969
Rehab Professional fees	-	-	-	-	-	20,000	20,000
Fixed operating cost reserve	635,000	-	-	635,000	-	65,000	700,000
Rehab development fund reserve	95,000	-	335,000	430,000	-	320,000	750,000
Maintenance reserve	17,430	(12,976)	-	4,454	(4,454)	75,000	75,000
Refurbishment reserve	13,836	(8,354)	-	5,482	(5,482)	-	-
Replacement heating system detox	125,000	(9,950)	(65,000)	50,050	(9,950)	-	40,100
Air conditioning unit detox	5,000	(944)	-	4,056	(944)	-	3,112
Training and staff support reserve	10,227	(10,227)	20,000	20,000	(12,845)	-	7,155
Trustees recruitment	5,000	-	(5,000)	-	-	-	-
IT Project reserve	-	-	-	-	-	33,000	33,000
Marketing reserve	-	-	-	-	-	12,000	12,000
	1,322,928	(49,684)	295,000	1,568,244	(40,908)	525,000	2,052,336

18 Designated funds **(Continued)**

The purpose of the designated reserves, as set by the board of directors, is as follows:

- Vehicle reserve - for the replacement of the vehicles used by the charity.
- Bosence Farm reserve - to provide accommodation, and is wholly represented by fixed assets.
- Fixed operating costs reserve - created to designate funds that represent six months of fixed operating costs.
- Rehab development fund reserve - created to accrue funds towards the substantial costs of extending the rehab unit to increase capacity.
- Maintenance reserve - created to accrue funds for large projects delayed by the Covid-19 pandemic.
- Refurbishment reserve - created for the redecorating and maintenance of the Bosence Farm and detox buildings.
- The replacement heating system reserve - created to cover the costs of replacing the old biomass heating system in the detox unit with a new heat pump heating system.
- The air conditioning unit reserve - created to designate funds for the costs of air conditioning systems in both the detox and rehab units.
- The training and staff support reserve - created to designate funds for implementing a formal, structured training programme to improve skills, programme delivery and effectiveness, and staff wellbeing
- The trustee recruitment reserve - created to designate funds towards the costs of recruiting new trustees

19 Analysis of net assets between funds

	Unrestricted funds 2025	Restricted funds 2025	Total 2025	Unrestricted funds 2024	Restricted funds 2024	Total 2024
	£	£	£	£	£	£
Fund balances at 31 March 2025 are represented by:						
Tangible assets	565,013	1,731,052	2,296,065	588,087	1,757,258	2,345,345
Current assets/(liabilities)	1,833,044	11,890	1,844,934	1,387,492	12,529	1,400,021
	2,398,057	1,742,942	4,140,999	1,975,579	1,769,787	3,745,366

20 Free reserves reconciliation

The free reserves (unrestricted funds that are not designated or represented by fixed assets) belonging to the charity as at 31 March 2025 are calculated as follows:

	£
Unrestricted funds	2,398,057
Less: Tangible assets (as per note 19)	(565,013)
Less: Designated funds not represented by fixed assets	(1,670,367)
Free reserves	162,677

21 Financial commitments, guarantees and contingent liabilities

The property at Bosence has a fixed charge relating to monies advanced by the Secretary of State for Health for its purchase. Should the charity cease to exist for the purpose for which it was set up then an amount equal to that portion of the open market value of the property as at the date of valuation as is attributable to the expenditure of the original grant, or £100,000 whichever is the greater sum, will be repayable.

NHS England have a legal charge over the property at Bosence for the repayment sum and an option to purchase land at Bosence. The option is exercisable within a period of 21 years from 31 March 2009 less one day. If any terms of the agreement between the charity and NHS England relating to the detoxification facility at Bosence Farm are breached NHS England can exercise the option agreement and require payment of the repayment sum. Should the charity sell Bosence then written agreement from NHS England is required and NHS England would require to be paid the repayment sum. The repayment sum being that part of the open market value of the land as at the date of valuation as is attributable to the expenditure of the original capital grant after deduction of any part of the capital grant repaid or the value of the capital grant £1,694,000, whichever is the greater sum.

22 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025	2024
	£	£
Within one year	11,073	11,073
Between two and five years	21,292	32,071
	32,365	43,144

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2025	2024
	£	£
Aggregate compensation	141,652	134,018

There was one transaction during the year between the charity and an entity in which a trustee has a significant interest. The transaction was for services provided to the charity in relation to the values work undertaken during the year and this amounted to £1,525. There were no disclosable related party transactions during the previous year.

24 Cash generated from operations

	2025	2024
	£	£
Surplus for the year	395,633	180,346
Adjustments for:		
Investment income recognised in statement of financial activities	(27,330)	(7,895)
Loss on disposal of tangible fixed assets	-	-
Depreciation and impairment of tangible fixed assets	69,199	67,480
Movements in working capital:		
(Increase) in debtors	(74,576)	108,250
Increase/(decrease) in creditors	32,717	16,264
(Decrease)/increase in deferred income	(108,859)	45,546
Cash generated from operations	286,784	409,991

25 Analysis of changes in net (debt)/funds

The charity had no debt during the year.

19 Analysis of net assets between funds

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	£	£	£	£	£	£
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BOSENCE FARM COMMUNITY LIMITED

England & Wales - Charity number 1088236

Accounts

Charity registration number 1088236

Company registration number 04263352 (England and Wales)

BOSENCE FARM COMMUNITY LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

BOSENCE FARM COMMUNITY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Ian Colton Malcolm Jones Karon Clark Edward Chapman Mary Vyvyan Francesca Haydon Sue Turk
Secretary	Kate Prosser
Charity number	1088236
Company number	04263352
Registered office	Bosence Farm 69 Bosence Road Townshend Hayle Cornwall TR27 6AN
Auditor	Sumer Audit Amelia House Crescent Road Worthing West Sussex BN11 1RL
Bankers	Lloyds Bank Birmingham OSC Ariel House 2138 Coventry Road Sheldon B26 3JW
Solicitors	Stephens Scown LLP Osprey House Malpas Road Truro Cornwall TR1 1UT

BOSENCE FARM COMMUNITY LIMITED

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BOSENCE FARM COMMUNITY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2024

The trustees, who are directors for the purposes of company law, are pleased to present their report and financial statements for the year ended 31 March 2024. This report is a combined annual report containing a directors' report as required by company law.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The broad object of the charity is "To relieve poverty, sickness, distress, and the provision of temporary accommodation for those in necessitous circumstances with particular regard to those who are affected by addiction to drugs and alcohol misuse". In the furtherance of these objects the charity provides suitable accommodation, counselling, education, support and information to drug and alcohol misusers, together with their friends and relatives. The charity also promotes training and research into the dangers arising from the habitual or other uses of drugs and alcohol. In addition the charity promotes and provides the development of new facilities pertaining to the treatment and rehabilitation of drug and alcohol misusers and prevention of drug and alcohol misuse.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. In particular the trustees consider how planned activities will contribute to its aims and objectives.

The charity's activities deliver public benefit as follows:

Bosence Farm is a residential substance misuse treatment service, registered with the Care Quality Commission. The charity currently offers two discrete services: Bosence Rehab and Bosence Detox. These services are supported by our horticultural and volunteer programmes. The former Young Person's service ran for just over 3 years, and was closed at the start of Covid in order to use the building to quarantine new admissions for the adult detox/stabilisation service. The charity has now changed the layout of the interior of the building to ensure it offers greatest flexibility. It has 5 single rooms with en-suite bathrooms, its own kitchen, and clinical suite, so can be operated as a wing of the main detox/stabilisation unit, as additional accommodation for either service, or completely discretely, allowing us to use it flexibly to address the greatest need at that time.

<u>Bosence Rehab</u>

Bosence Rehab supports those who have successfully detoxed from any substance and are in recovery from alcohol and/or drug dependency. The average stay at Bosence Rehab is usually 12 weeks, although a number of people are granted additional funding as part of the review process which is normally at the half way point of rehab treatment.

The service provides residential treatment for up to 21 individuals, based on our east wing annex being used flexibility for either Rehabilitation or Detoxification treatment, however the Rehabilitation unit has 16 fixed beds with one of the bedrooms is an en-suite, accessible room for an individual with reduced mobility.

The community offers those choosing to work a 12 Step programme a safe and tranquil environment to both begin and enhance personal recovery. Additionally, Bosence Rehab integrates a trauma-informed approach, guided by the Compassion Inquiry training developed by Dr. Gabor Maté. This approach focuses on understanding and addressing the underlying trauma that often contributes to addiction, empowering individuals to achieve personal goals and live independently without resorting to alcohol or drugs. Bosence Rehab offers a wide range of skill development, including life-skills, resettlement and aftercare support. All elements are aimed at empowering individuals to achieve personal goals and live independently, without the need to resort to alcohol or drugs, by the time they leave. There is also an opportunity for those who have been through treatment to come back and volunteer where appropriate.

During the 2023/24 financial year, we provided 92 episodes of treatment (66 in 2022/23). Of the 78 people who left the service in the period, 50 completed treatment. This represents a successful completion rate of 64.10% compared to 57.9% in the previous year. Outcomes of service users completing their course of treatment have reduced this year as we have seen an increase in people being referred with complexities including greater mental health issues – however we are continuing to analyse this and understand the reasons to help us improve and attain better completion rates for service users in the coming years.

Average occupancy for the full year increased to 16.18 compared with 11.02 (the average number of service users in Rehab per day) in the previous year. Demand and referral levels remain unpredictable and dependent on many factors, including the availability of funds. Our Business Development Manager has been tendering for business around the UK and this has led to an increase in out of county and private referrals.

Bosence Detox

Bosence Detox is a 16 bed unit that can be increased to 21 where based on need by using the east wing annex in a flexible way "inpatient service" providing detoxification, stabilisation and assessment for drug and alcohol addiction opened in May 2010. The average length of stay is around 3 weeks dependent on the substances however in some cases service users may stay up to six weeks and either move on to residential rehabilitation or return to the community. 291 episodes of treatment were delivered in 2023/24 (271 in 2022/23 and 237 in 2021/22) with 278 discharges and 239 of this total completing their course of treatment. This represents a successful completion rate of 85.97% (74.50% in the previous year). The complexity of the problems service users are experiencing when coming into treatment continues to increase.

The young person's service was closed in March 2020 and the en suite rooms are now being used flexibly to increase occupancy in Detox and Rehab based on need. We are able to admit 8 people a week and use this space to ensure we can meet demand more effectively as well the increased occupancy having a direct impact on the financial stability of the organization. The Board of Trustees agreed to keep the question of re-opening the service to young people under review if the position on funding and need changes significantly.

We commissioned a review of the psychosocial programme to better meet the unique needs of individuals undergoing detoxification and stabilisation and to ensure a research and evidence focused treatment approach. The bespoke programme was implemented in the May 2019 and indications from review to date has shown that this has been popular and well received by the service users and successful in building ongoing resilience for service users post treatment. We are also working on creating a single gender cohort as this has been highlighted as a need by commissioners.

Bosence Farm Community is an established and integrated part of the wider Cornwall treatment system as well as now becoming well known out of county. Bosence Detox continues to develop towards its goal of becoming a centre of excellence and has invested in staff enrolling on the Compassionate Inquiry Trauma Informed training which is widely perceived to be at the forefront of innovative drug and alcohol treatment

Bosence Horticultural Programme

During the last year the weather has been challenging, from dealing with very dry conditions, especially in the spring and early summer, to coping with prolonged very wet weather through much of the winter. Despite this, the apple trees in the orchard garden produced much more fruit than previous years, to the point that we couldn't get through them all in time. This led to a plan to make apple juice this coming season should there be a similarly large harvest. The fruit laden trees also provided an opportunity to teach residents about fruit thinning, including the how, why and when to do it.

The 2023 growing season was a successful one with the vegetable garden producing bountiful crops of root vegetables, including potatoes, carrots and beetroot and plentiful harvests of greens, brassicas and alliums for much of the autumn and winter months. The polytunnels, which really are invaluable when it comes to producing both summer and winter crops, yielded good crops of tomatoes, melons, sweetcorn, cucumbers and peppers in the summer, and a steady supply of lettuce, salad leaves and culinary herbs throughout the winter.

The benefits of applying copious amounts of organic manure, green waste compost and compost produced on-site to the vegetable beds over the past four years has started to show with greater worm abundance, deeper and better topsoil and improved crop health all apparent.

Through the winter months the timber of two of the raised beds was replaced. The reconfigured beds are now the same dimensions as most of the other raised beds and are deeper than the old ones, having been filled with a mixture of good quality compost and manure. Several benches were also made to provide greater provision of seating spots around the grounds. It is now possible to essentially bench-hop around the site. The aim is to encourage residents to get outside as much as possible and to get them moving more and enjoying the nature-rich site that Bosence is.

Habitat management

Further woodland management work was carried out in the winter, with the last of the original steps replaced. It means all the steps which total over 120 are now sound solid steps which should last several years. Certain parts of the trail were improved, and more strimming was undertaken to reduce blackthorn and bramble to encourage bluebells and other woodland spring flowers as well as to limit the spread of impenetrable thicket. The result is an enhanced habitat which feels brighter, healthier and more inviting, especially in the springtime when areas are carpeted with native bluebells. Owing to the management of bramble and blackthorn and the reduction of low-light levels through ivy removal, no less than ten wildflower species have increased in abundance considerably.

There are now three wildlife cameras installed across the site. The footage is shared with residents and forms part of a wildlife identification and survey session. Roe deer are now being seen on a more regular basis in the meadow, where early purple orchids are appearing in growing numbers each year.

The orchard garden and its pond support a rich flora and fauna which are now used as educational resources on a regular basis, with sessions of pond dipping, botany, butterfly and bee identification all part of the revamped nature programme. The addition of beehives to the site last spring has added another dimension to the gardens and allows for residents to learn some of the basics about beekeeping.

Recovery in Nature Programme

The programme's title has been changed to 'Recovery in Nature' from 'Ecotherapy'. It was felt that the name Ecotherapy was somewhat off-putting, usually owing to misconceptions about what the term meant or what sort of activities it would involve taking part in. The programme itself has been revised and now consists of ten different sessions. These are pond dipping, herbal tea-making, nature observation and creative writing, botany, nature-inspired drawing, nature hunt, forest bathing and mindfulness, fire, microscopy and wildlife identification and survey.

A further improvement to the Recovery in Nature programme is two co-workers have started delivering extra Recovery in Nature sessions three times a week. There is also a scheduled weekly green gym session as well as a weekly gardening session. All sessions are open to residents from both the detox and rehab. All this means that the opportunities for residents to get outside and learn, be active and engage with the natural environment have greatly increased over the last year and should hopefully help enrich their time spent at Bosence.

The recent development of the Recovery in Nature programme coupled with the expansion of the wellbeing programme are very pleasing to witness. Great progress has been made in the last year and provides me with excitement about further potential growth and improvement for the future.

Bosence Volunteer Programme

Our team of volunteers compliment the work of staff in various ways. Thirteen volunteers have either helped run or led sessions themselves in activities including drawing, card-making, music, pottery, creative writing, storytelling, wreath-making, mindfulness, gardening and ecotherapy. Volunteer hours for the year 1st April 2023 to the end of March 2024 totalled 318.

Three new volunteer gardeners have started over the last year and several ex-residents have given their time as peer mentors at both the detox and rehab units. Additionally, a junior doctor and an ex-resident have applied to volunteer with us and the Cornish clothing brand Seasalt have started sending staff to us for volunteer days throughout the year.

Care Quality Commission (CQC) Rating

Our services received their first rated inspection by the CQC in December 2018 and, as a result of a positive inspection, were rated "Good". We have not been assessed since but continue to work closely with our CQC engagement officer, with the aim of improving our rating to "Outstanding" at the next opportunity

The Sanctuary continues to be a very valuable asset in many aspects of the work undertaken at Bosence Farm, being used for private meditation and prayer, relaxation groups and other meetings. However, the building is without plumbing or satisfactory heating, so is not adequate for the charity's current needs. We worked with a local architect to design a replacement on the same footprint and gained planning permission in 2018 in order to make the building more accessible and usable, but these plans were put on hold during the Covid pandemic and the permission has now lapsed. They are now being reviewed as part of the wider strategic plan for growth; the plan for the Sanctuary included office space, a training/conference/groupwork facility as well as an accessible lavatory, and kitchen facilities, and the enhanced plans will develop on this but will now also include increased accommodation to meet the ever-growing demand for our rehab service. We anticipate that a costed proposal will be ready to present to the Board at the Board meeting in July 2024, along with a fully evidenced justification for such an expansion.

Financial review

The financial activities and results for the year are shown in the statement of financial activities on page 14.

Going Concern

The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. We report that, in our opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- we have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees have good reason to believe that the charity will be a going concern for the next 12 months from the date of approval of this report.

Reserves policy

The charity's reserves policy was initially set in January 2005 and included the creation of designated reserves, namely, the Bosence Farm Reserve (for residents' accommodation and wholly represented by fixed assets). On an annual basis the trustees consider and review the needs of the charity and designate funds for specific future purchases, services or projects. The priority is to maximise the rehab redevelopment designated reserve in line with the current strategic plan. In addition, they have also chosen to designate six months of operating costs to ensure the continuity of the charity. The trustees review the designated funds regularly throughout the year.

The total funds of the charity at 31 March 2024 were £3,745,366 (2023: £3,565,020). The amount of these funds that were restricted and not available for the general purposes of the charity at 31 March 2024 were £1,769,787 (2023: £1,802,392). Of the remaining reserves held, a total of £1,568,244 (2023: £1,322,928) have been designated for various projects, as detailed in note 19. Funds that can only be realised by disposing of tangible fixed assets at 31 March 2024 amount to £1,757,258 of restricted funds and £588,087 of unrestricted funds.

At 31 March 2024, the amount of reserves the charity held that were not restricted, designated or represented by fixed assets were £208,450 (2023: £328,634). The aim of the charity is to maintain a free reserve figure of around £200,000 to mitigate the risk against unforeseen circumstances with any reserves in excess of this figure being transferred to the rehab redevelopment designated reserve.

Principal funding sources

The funding sources of the charity, in addition to non-recurring grant funding, are Cornwall Council through the Complex Needs Support and Drug and Alcohol Action Team, income from private and out-of-county residents. Fundraising continued through 2023-2024 and applications to external funding bodies, charitable trusts and foundations continued for funds to support existing core work and capital developments.

The fundraising strategy will be maintained and developed through the coming year with a clear focus on our existing sources of support and a strong emphasis on building long-term relationships with funders and developing effective methods of communication with supporters and individual donors.

- Cornwall Community Foundation £5,000 awarded in June 2023 for activities for residents.
- Penryn Town Council £353 in June 2023 and £3,823 in May 2024 unrestricted donations.
- The National Lottery grant of £160,500 over 3 years to support the We Can Grow Project (£28,000 received August 2023 and £28,000 received February 2024).
- The Worshipful Company of Girdlers for their ongoing support and £10,000 in June 2023 towards the salary costs of the Team Leader in the Detox Unit.
- The Worshipful Company of Girdlers for £7,000 in October 2023 for an all-terrain electric buggy.
- Duchy Health Charity £20,000 in October 2023 towards a new conservatory

There have been several considerate bequests from the families of former service users, to which the charity is indebted.

We have also been grateful over the past 12 months for donations from individuals of a new sofa for the farmhouse, a new TV and printer and new furniture from Cornwall Voluntary Sector Forum for the Board Room.

Investment policy

The trustees have considered the most appropriate policy for investing funds and believe that the current arrangements, of investing in low risk deposit-based accounts, are satisfactory. The charity has deposit accounts with Santander, Saffron Building Society and a new 95-day notice deposit account with Lloyds Bank which earn monthly interest. In addition, the charity holds the following savings accounts:

- A one year fixed rate business saving account is held with Aldemore.
- A 95 Day Notice Business Savings Account with Cambridge & Counties.
- A 100 Day Notice Charity & Trust Account with Shawbrook Bank.

Risk assessment

The major risks to which the charity is exposed, as identified by the Trustees, are regularly reviewed, and systems or procedures have been established to manage those risks. The charity maintains an active Business Risk Register to keep potential risks in review, and any new or significant updates are raised at each Board meeting. Newly identified risks or updates to existing risks are managed accordingly or added to the Business Risk Register with appropriate actions.

Since last year, the charity has enhanced its governance and oversight by creating five board sub-committees, comprising members of the board and the Senior Management Team. These sub-committees delve deeper into specific areas, allowing for more detailed risk assessment and management. Additionally, we have developed a new Strategic Plan with strategic initiatives delegated to the various sub-committees. Each sub-committee reports back to the full board, ensuring comprehensive oversight and integration of strategic objectives.

An operational plan has also been created, linking directly to the strategic initiatives. This plan breaks down strategic objectives into detailed operational initiatives, which are cross-referenced to the Strategic Plan, ensuring coherence and alignment in our efforts.

A principal risk that is kept under constant reviews is that of significant changes in funding from Cornwall or Plymouth local authorities, which have been a principle source of funding. The management team and Board representative meet regularly with the service commissioners to discuss budgets and commissioning intentions so we are able to forward plan. The proportion of bed days for residents outside of Cornwall continues to increase, from 1,704 of 8,702 bed days (19.58%) for 2019/20 to 6496 of 10,922 bed days (59.47%). In the last 5 years we have provided treatment to individuals 65 different local authorities.

The charity employs a Business Development Manager to grow sources of referral (both state funded and private). With new contracts (other local authorities and organisations etc) joining throughout the year as a result of his work, we anticipate continued growth and diversification of funding sources. We are as of June 2024, two and a half years into the current 10-year drug strategy. Much work is being carried out at present to increase residential treatment placements from community services nationally, with a 5-year target to reach 5% of the treatment population from the current figure of less than 2%.

Strategies to address the risk of decreasing state funding include the employment of a part time fundraiser to provide additional unrestricted income towards running costs and to fund capital projects to enable growth, expansion and development of new and existing services. Grant funding and donations are not taken for granted and non-agreed funding is not built into the annual budget.

We are in the process of developing a comprehensive marketing and business development strategy. The strategy will encompass a detailed market analysis, clearly define target audiences, KPI's and an actionable plan for generating business from a variety of sources including the private market which represents an opportunity for further growth. In line with this strategy, updated brochures/timetables will be produced that reflect current work taking place to deliver a trauma informed practice approach.

A marketing strategy targets commissioning groups and audiences with individualised approaches. Many of the tasks in the strategy were put on hold during the pandemic whilst the charity had restricted capacity to admit and a significant waiting list but are being rolled out as occupancy allows. The plan links directly to the aims of the 6-year strategic plan, and the Board will measure its success against those objectives.

Trustees and the various sub-committees closely monitor the charity's legal responsibilities to ensure they are met while protecting its charitable assets and safeguarding vulnerable beneficiaries. The Board meets regularly in person to support the preparation and implementation of dynamic plans addressing future risks and opportunities. The operational team has proven highly adaptable and creative, operating safely and effectively while anticipating and responding to the changing landscape. Trustees scrutinise regular management accounts with revised forecasts and closely monitor changing risks to meet the charity's challenges and support staff wellbeing.

Health & Safety

Health and safety is a standard item on the agenda for all Board meetings and it is, therefore, very much ongoing. The organisation was certified under OHSAS 18001: 2007 (Health & Safety) in August 2014. In 2019 we migrated across to the revised standard and were successfully accredited against the new standard of ISO 45001.

Sue Turk is the Health and Safety 'Champion' on the Board. Operationally, the Registered Manager, Samantha Collins acts as the designated Health and Safety Officer, with the CEO, Kate Prosser having overall responsibility, with both holding current qualifications in Level 3 Health & Safety in the Workplace. An internal audit of our systems was undertaken November 2023 as well as a full external review of the Health and Safety procedures in February 2024, and we remain compliant with ISO 45001, with no non-conformances identified.

We have a Health & Safety Committee, chaired and run from within the workforce, which was revamped and restructured in 2020, with annual external reviews of our processes as part of an ongoing programme. Samantha Collins chairs the Safety Committee

The organisation employs the services of Peninsula, who provide quarterly site assessments, a helpline for any specific queries, and access to the services of Business Safe Online, which is set up for health and safety systems, support and advice.

The charity's strategy has, at its heart, its residents. Every one of them is an individual, with individual experiences, aspirations and needs. It is our job to understand these needs and, in line with our mission statement, to provide safe, high quality and accessible services which help our residents achieve their full potential.

The charity's new Strategic Plan focuses on six broad aims:

1. **Be a really well-managed organization**: We prioritize staff care and first-class training, ensuring we are attractive to commissioners through strong operational and financial performance. We focus on good governance, excellent financial management, maintaining ISO and Health and Safety accreditations, and meeting CQC standards.
2. **Protect and future-proof our activities**: By strengthening our management structure, attracting new board members with specific skills, and conducting a skills analysis, we aim to ensure sustainable growth and adaptability post-Covid.
3. **Achieve an 'Outstanding' CQC rating**: Following our 'Good' classification, we aim to consolidate and improve, targeting an 'Outstanding' rating in our next inspection.
4. **Enhance resident experience and outcomes**: Through continuous improvement and feedback loops, we aim to understand and meet resident needs proactively, ensuring programme effectiveness and resident wellbeing.

5. **Develop existing services:** We focus on supporting residents with complex needs, such as dual diagnoses of substance abuse and mental health issues, and continuously refine our detox service and psycho-social programmes based on outcomes and user feedback.
6. **Engage in proactive business development and diversification:** We employ a Business Development Manager and part-time fundraiser to grow our funding sources and ensure financial stability and growth.

One of the opening statements in the new strategic plan states: "This can only happen if we provide **world-class treatment options**, delivered by the **best staff** in a **great setting**, **continuously improve and evolve our offering** and continue to **extend delivery to service users UK wide** whilst **meeting all our compliance obligations**."

The government has recently released a 10-year drug strategy called "From harm to hope". We need to align with this national strategy to deliver our vision to be recognised nationally as a centre of excellence for residential addiction treatment.

"From Harm to Hope" has three major elements that are relevant to residential treatment and recovery: -

- delivering world-class treatment and recovery services
- rebuilding the professional workforce
- ensuring better integration of services – making sure that people's physical and mental health needs are addressed to reduce harm and support recovery

We believe that the opening statement, and everything we have proposed that hangs from it, shows that we are aiming to play our part in the government's national strategy.

Structure, governance and management

The charity was incorporated as a company limited by guarantee on 2 August 2001, its registration number being 04263352. It is governed by a Memorandum of Association and Articles of Association.

The company was registered by the Charity Commission as a charity and entered in the Central Register of Charities on 28 August 2001. The registered number is 1088236.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Karon Clark	
Clive Harrold	(Resigned 10 October 2023)
Gail Hunt	(Resigned 10 October 2023)
Malcolm Jones	
Mary Vyvyan	
Edward Chapman	
Ian Colton	
Francesca Haydon	
Sue Turk	
Ruth Mountstephen	(Resigned 12 September 2023)
Lucy Maggs	(Resigned 7 June 2023)

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Appointment of trustees

Trustees are appointed in line with our policy 'HR 38 Trustee Recruitment Policy and Procedure'. When potential trustees are identified they are invited to the Farm to meet with the Director and learn more about the services provided. If they are interested they complete a Personal Information Form and the contents of that form are discussed at an ordinary meeting of trustees. If the Board agrees then the Company Secretary invites that person to become a trustee. The Company Secretary supplies a copy of the Job Description for Trustees, the Board's Prospectus, the Board's Mission and Values statement, the Charity Commission booklet entitled 'The Essential Trustees' and Companies House booklet entitled 'Directors and Secretaries Guide'. At that same meeting the Board agrees the year for retirement should that person accept office because trustees retire by thirds. If the interested person decides to take office then he/she is invited to attend the next Board meeting.

Induction and training of trustees

A new trustee will be offered a full induction into the work of the charity and of the board. When the new trustee has attended two board meetings they will be invited to review their training and development needs. A plan will be agreed as necessary to ensure the appropriate training and development takes place. A growing, online resource library, including access to previous minutes and various explanatory documents, is available to trustees, and a full review of the induction programme for new trustees is currently underway; this will mirror that for new employees.

Organisation

The board of trustees administer the charity. The board meets every three months and there is a Sub-Committee for Finance and General Purposes. A CEO is appointed by the Board to manage the day to day operations of the Charity. The CEO has delegated authority, within terms of delegation approved by the board, for operational matters. At the Annual General Meeting each year the board authorises the Chairman and the Vice-Chairman, in consultation with the Company Secretary and Company Treasurer, to act on matters of urgency between board meetings, with the Chairman of Finance and General Purposes Sub-Committee being included in the consultation when financial matters are involved, except that the entering into of contracts is reserved to the board. Management reports are prepared for the board on a monthly basis. These reports are monitored by the Finance and General Purposes Sub-Committee and then by the board.

The senior management team comprise of the CEO (Kate Prosser) and Registered Manager (Samantha Collins).

Arrangement for setting key management personnel remuneration

The trustees have regard for pay comparability for all staff and this comes very much into focus when recruiting new staff members, with information taken from recruitment website and other channels.

Payment of creditors

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year end were equivalent to 21 days' purchases, based on the average daily amount invoiced by suppliers during the year.

Auditor

In accordance with the company's articles, a resolution proposing that Sumer Audit be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report was approved by the Board of Trustees.

Ian Colton
Trustee

23rd July 2024

Edward Chapman
Trustee

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2024

The trustees, who are also the directors of Bosence Farm Community Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

BOSENCE FARM COMMUNITY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

Opinion

We have audited the financial statements of Bosence Farm Community Limited (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 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; 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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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 charity'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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the company and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: health & safety, employment law, compliance with the UK Companies Act and Charities Act.

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Reading correspondence with regulators;
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 auditor's 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.

Kristina Perry

Kristina Perry FCCA (Senior Statutory Auditor)
for and on behalf of Sumer Audit
Chartered Accountants
Statutory Auditor
Worthing

24th July 2024

Sumer Audit is a trading name of Sumer Auditco Limited

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Income from:							
Donations and legacies	3	6,544	70,032	76,576	9,272	107,082	116,354
Charitable activities	4	2,084,062	-	2,084,062	1,780,517	-	1,780,517
Investments	5	7,895	-	7,895	2,516	-	2,516
Total income		2,098,051	70,032	2,168,533	1,792,305	107,082	1,899,387
Expenditure on:							
Charitable activities	7	1,885,550	102,637	1,988,187	1,670,814	133,561	1,804,375
Other	6	-	-	-	-	36,949	36,949
Total expenditure		1,885,550	102,637	1,988,187	1,670,814	170,510	1,841,324
Net incoming resources		212,951	(32,605)	180,346	121,491	(63,428)	58,063
Net movement in funds		212,951	(32,605)	180,346	121,491	(63,428)	58,063
Fund balances at 1 April 2023		1,762,628	1,802,392	3,565,020	1,641,137	1,865,820	3,506,957
Fund balances at 31 March 2024		1,975,579	1,769,787	3,745,366	1,762,628	1,802,392	3,565,020

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOSENCE FARM COMMUNITY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Fixed assets					
Tangible assets	**13**		2,345,345		2,297,286
Current assets					
Debtors	**14**	213,561		321,811	
Cash at bank and in hand		1,396,617		1,094,270	
		1,610,178		1,416,081	
Creditors: amounts falling due within one year	**15**	(210,157)		(148,347)	
Net current assets			1,400,021		1,267,734
Total assets less current liabilities			3,745,366		3,565,020
Income funds					
Restricted funds	**18**		1,769,787		1,802,392
Unrestricted funds					
Designated funds	**19**	1,568,244		1,322,928	
General unrestricted funds		407,335		439,700	
			1,762,628		1,762,628
			3,745,366		3,565,020

The financial statements were approved by the Trustees on 23rd July 2024

Ian Colton
Trustee

Edward Chapman
Trustee

Company registration number 04263352

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash generated from operations	25		409,990		135,061
Investing activities					
Purchase of tangible fixed assets		(115,539)		(52,396)	
Investment income received		7,895		2,516	
Net cash used in investing activities			(107,644)		(49,880)
Net cash used in financing activities			-		-
Net increase/(decrease) in cash and cash equivalents			302,347		85,181
Cash and cash equivalents at beginning of year			1,094,270		1,009,089
Cash and cash equivalents at end of year			1,396,617		1,094,270

1 Accounting policies

Charity information

Bosence Farm Community Limited (Limited by Guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Bosence Farm, 69 Bosence Road, Townshend, HAYLE, Cornwall, TR27 6AN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The trustees have considered relevant information, including the charity's principal risks and uncertainties, the annual budget, two year financial forecast and the impact of subsequent events in making their assessment.

Based on these assessments and having regard to the resources available to the entity, the trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income is recognised on a receivable basis.

1 Accounting policies **(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

In accordance with the Charities SORP (FRS 102), the time provided by general volunteers is not recognised. More information about volunteers' contributions is included in the trustees' report.

Grants, including government grants, are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor imposed conditions which must be met before the charity has unconditional entitlement.

1.5 Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

Costs of generating funds are the costs associated with attracting voluntary income.

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

Governance costs include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee's meetings and reimbursed expenses.

1.6 Tangible fixed assets

Tangible fixed assets costing £1,000 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% per annum on cost
Fixtures and fittings	20% per annum on cost
Computers	33.33% per annum on cost
Motor vehicles	20% per annum on cost

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1 Accounting policies **(Continued)**

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The company is a registered charity and is therefore generally exempt from income tax and capital gains tax on its charitable activities.

1 Accounting policies **(Continued)**

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations and gifts	6,544	-	6,544	2,921	-	2,921
Legacies receivable	-	-	-	2,500	-	2,500
Government and other grants	-	70,032	70,032	3,851	107,082	110,932
	6,544	70,032	76,576	9,272	107,082	116,354
Grants receivable for core activities						
Government grants	-	-	-	3,851	12,837	16,688
Grants from other agencies	-	70,032	70,032	-	94,244	94,244
	-	70,032	70,032	3,851	107,081	110,932

3 Donations and legacies (Continued)

The total amount of government grants recognised in the financial statements was £nil (2023: £16,688). Cornwall Council grants have been received for £nil (2023: £3,851). This emergency funding was issued to help essential services during the national lockdown and COVID-19 outbreak.£nil (2023: £12,837) was been received as a workforce retention grant.

4 Charitable activities

	2024	2023
	£	£
Miscellaneous income	5,418	6,875
Detox Centre fees	1,311,037	1,216,867
Rehab Centre Service fees (including client contributions)	767,607	556,775
	2,084,062	1,780,517

5 Investments

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Interest receivable	7,895	2,516

6 Other expenditure

	Restricted funds	Total	Restricted funds	Total
	2024	2024	2023	2023
	£	£	£	£
Net loss on disposal of tangible fixed assets	-	-	36,949	36,949

7 Charitable activities

	Unrestricted funds 2024	Restricted funds 2024	Total 2024	Unrestricted funds 2023	Restricted funds 2023	Total 2023
	£	£	£	£	£	£
Staff costs	1,079,064	40,917	1,119,981	975,814	68,241	1,044,055
Depreciation and impairment	35,289	32,191	67,480	14,531	32,870	47,401
Consumables	99,017	11,778	110,795	80,739	15,484	96,223
Other direct costs	48,424	17,151	65,575	35,313	12,278	47,591
Establishment costs	129,824	600	130,424	113,713	1,200	114,913
Repairs and maintenance	58,372	-	58,372	57,538	3,488	61,026
Office expenses	26,305	-	26,305	16,539	-	16,539
Motor, travel & subsistence expenses	25,499	-	25,499	14,800	-	14,800
Printing, posting and stationery	11,127	-	11,127	7,889	-	7,889
Advertising and promotion	1,328	-	1,328	1,156	-	1,156
Legal and professional	840	-	840	1,200	-	1,200
	1,515,089	102,637	1,617,726	1,319,232	133,561	1,452,793
Share of support costs (see note 8)	343,708	-	343,708	322,772	-	322,772
Share of governance costs (see note 8)	26,753	-	26,753	28,810	-	28,810
	1,885,550	102,637	1,988,187	1,670,814	133,561	1,804,375
Unrestricted funds			1,885,550			1,670,814
Restricted funds			102,637			133,561
			1,988,187			1,804,375

8 **Support costs**

	Support costs	Governance costs	2024	Support costs	Governance costs	2023	Basis of allocation
	£	£	£	£	£	£	
Staff costs	290,119	14,752	304,871	274,659	14,199	288,858	Direct
Office expenses	325	-	325	110	-	110	Direct
Sundry and other costs	13,021	-	13,021	25,849	-	25,849	Direct
Motor, travel and subsistence expenses	3,512	-	3,512	1,302	-	1,302	Direct
Advertising and promotion	5,501	-	5,501	2,097	-	2,097	Direct
Legal and professional costs	30,458	-	30,458	17,833	-	17,833	Direct
Bank charges	772	-	772	922	-	922	Direct
Audit fees	-	10,000	10,000	-	10,000	10,000	Governance
Accountancy	-	2,001	2,001	-	4,611	4,611	Governance
	343,708	26,753	370,461	322,772	28,810	351,582	
Analysed between							
Charitable activities	343,708	26,753	370,461	322,772	28,810	351,582	

9 Auditor's remuneration

Fees payable to the charity's auditor:	2024	2023
	£	£
Audit of the charity's annual accounts		8,340

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. There were no reimbursements of expenses in the current or comparative period.

11 Employees

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
Charitable activities	40	38
Central services	8	8
Governance	1	1
Total	49	47

Employment costs	2024	2023
	£	£
Wages and salaries	1,275,622	1,211,888
Social security costs	111,050	97,271
Other pension costs	27,229	23,743
	1,413,901	1,332,902

In addition to the above costs, there were termination costs totalling £nil during the year (2023: £15.000)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024	2023
	Number	Number
60,000 - 70,000	1	1

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

13 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2023	2,816,615	222,452	36,516	27,020	3,102,603
Additions	7,988	72,908		34,643	115,539
Disposals	-	-	-	-	-
At 31 March 2024	2,824,603	295,360	36,516	61,663	3,218,142
Depreciation and impairment					
At 1 April 2023	526,008	222,165	36,516	20,628	805,317
Depreciation charged in the year	41,497	15,858	-	10,125	67,480
Eliminated in respect of disposals	-	-	-	-	-
At 31 March 2024	567,505	238,023	36,516	30,753	872,797
Carrying amount					
At 31 March 2024	2,257,098	57,337	-	30,910	2,345,345
At 31 March 2023	2,290,607	287	-	6,392	2,297,286

The gross book value of freehold land and buildings includes £2,074,603 (2023: £2,066,615) of depreciable assets. In the opinion of the trustees the market value of the land is in excess of its carrying value.

14 Debtors

Amounts falling due within one year:	**2024** £	**2023** £
Trade debtors	8	564
Prepayments and accrued income	213,553	321,24
	213,561	321,811

15 Creditors: amounts falling due within one year

	2024 £	**2023** £
Other taxation and social security	31,999	29,396
Trade creditors	28,898	9,133
Deferred income	111,211	65,665
Other creditors	4,430	6,015
Accruals	33,619	38,138
	210,157	148,347

16 Deferred income

	2024	2023
	£	£
Arising from fees/grants received in advance	111,211	65,665

During the year, £65,665 (2023: £67,785) was released to income from previous periods and £111,211 (2023: £65,665) of incoming resources was deferred.

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £27,229 (2023: £23,743). Pension liabilities are allocated to unrestricted and restricted funds on the same basis as other employee-related costs unless the terms of a restriction prohibit the allocation of such costs to a restricted fund.

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2022	Incoming resources	Resources expended	Balance at 1 April 2023	Incoming resources	Resources expended	Balance at 31 March 2024
	£	£	£	£	£	£	£
Quiet Room (Sanctuary) Fund	20,011	-	(368)	19,643	-	(368)	19,275
PCT Detox Centre Development Project Fund	1,264,980	-	(22,979)	1,242,001	-	(22,979)	1,219,022
PDC Detox Development Project Fund	12,092	-	(407)	11,685	-	(407)	11,278
Residents' Benevolent Fund	2,024	-	(171)	1,853	-	-	1,853
Girdlers Artist Materials Fund	1,656	-	(938)	718	-	(414)	304
Duchy Health Charity Limited	57,033	-	(1,170)	55,863	-	(1,170)	54,693
Public Health England Grant	301,911	-	(40,197)	261,714	-	(3,248)	258,466
Anonymous Training Grant	-	-	-	-	9,100	(9,100)	-
The Trusthouse Charitable Foundation	39,469	-	(618)	38,851	-	(618)	38,233
The Tanner Trust	-	-	-	-	1,400	(1,400)	-
National lottery	-	57,260	(57,260)	-	47,700	(47,700)	-
Lottery – Woodland Gym	-	9,985	(9,985)	-	-	-	-
Awards for All	9,601	-	(334)	9,267	-	(200)	9,067
Girdlers	-	15,000	(15,000)	-	10,313	(10,313)	-
Cornwall Council	-	12,837	(12,837)	-	-	-	-
Cornwall Council Admissions Unit Refurbishment	136,255	-	(2,725)	133,530	-	(2,725)	130,805
Bernard Sunley	4,633	10,000	(300)	14,333	-	(300)	14,033
Garfield Weston	9,611	-	(106)	9,505	-	(106)	9,399
St Aubyns Foundation	-	-	-	-	-	-	-
Cornwall Community Fund	-	2,000	(2,000)	-	1,519	(1,519)	-
Funds less than £2,000	6,544	-	(3,115)	3,429	-	(70)	3,359
	1,865,820	107,082	(170,510)	1,802,392	70,032	(102,637)	1,769,787

18 Restricted funds **(Continued)**

Purposes of restricted funds are as follows:

- Quiet Room (Sanctuary) Fund - provided for the maintenance of the quiet room for meditation and contemplation.
- PCT Detox Centre Development Project Fund - provided for the capital development costs for a detox centre.
- PCT Detox Development Project Fund - provided for the capital development costs for a detox centre.
- Residents Benevolent Fund - provided for the purchase of essential clothing for residents.
- Girdlers Artist Materials Fund - provided for the purchase of artistic materials for use of residents.
- Duchy Health Charity Limited fund - provided for capital improvements to upgrade the admin unit.
- Public Health England Grant - provided to help fund the building of a new family unit.
- Anonymous Grant – provided to fund the costs of major staff training
- Trusthouse Charitable Foundations - provided to help fund the building of the new family unit/annex
- The Tanner Trust - provided to fund costs of the horticulture project.
- National Lottery fund - provided to fund costs of the horticulture project.
- Lottery Woodland Gym fund - provided to fund the costs of installing a woodland gym.
- Awards for All fund - provided for the capital costs associated with the new laundry shed at the rehab unit.
- Girdlers Fund - provided to help fund the cost of the detox team leader salary.
- Cornwall Council fund - provided for capital improvements to upgrade the admin unit.
- Cornwall Council Admissions Unit refurbishment fund - provided for capital improvements to upgrade the admin unit.
- Bernard Sunley fund - provided for capital improvements to upgrade the admin unit and for the replacement of the window and doors at the rehab unit.
- Garfield Weston fund - provided for the replacement of the window and doors at the rehab unit.
- The St Aubyns Foundation fund - provided to fund costs of the horticulture project.
- The Cornwall Community Fund - provided to help towards the energy costs of leavers.

19 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2022	Resources expended	Transfers	Balance at 1 April 2023	Resources expended	Transfers	Balance at 31 March 2024
	£	£	£	£	£	£	£
	-	-	-	-	-	-	-
Vehicle reserve	20,000	-	-	20,000	-	10,000	30,000
Bosence Farm reserve	403,668	(7,233)	-	396,435	(7,233)	-	389,202
	-	-	-	-	-	-	-
Fixed operating cost reserve	635,000	-	-	635,000	-	-	635,000
Rehab development fund reserve	90,000	-	5,000	95,000	-	335,000	430,000
Maintenance reserve	22,430	(5,000)	-	17,430	(12,976)	-	4,454
Refurbishment reserve	17,136	(3,300)	-	13,836	(8,354)	-	5,482
Replacement heating system detox	-	-	125,000	125,000	(9,950)	(65,000)	50,050
Air conditioning unit detox	-	-	5,000	5,000	(944)	-	4,056
Training and staff support reserve	7,383	(7,156)	10,000	10,227	(10,227)	20,000	20,000
Trustees recruitment	10,000	-	(5,000)	5,000	-	(5,000)	-
	1,205,617	(22,689)	140,000	1,322,928	(49,684)	295,000	1,568,244

19 Designated funds **(Continued)**

The purpose of the designated reserves, as set by the board of directors, is as follows:

- Vehicle reserve - for the replacement of the vehicles used by the charity.
- Bosence Farm reserve - to provide accommodation, and is wholly represented by fixed assets.
- Fixed operating costs reserve - created to designate funds that represent six months of fixed operating costs.
- Rehab development fund reserve - created to accrue funds towards the substantial costs of extending the rehab unit to increase capacity.
- Maintenance reserve - created to accrue funds for large projects delayed by the Covid-19 pandemic.
- Refurbishment reserve - created for the redecorating and maintenance of the Bosence Farm and detox buildings.
- The replacement heating system reserve - created to cover the costs of replacing the old biomass heating system in the detox unit with a new heat pump heating system.
- The air conditioning unit reserve - created to designate funds for the costs of air conditioning systems in both the detox and rehab units.
- The training and staff support reserve - created to designate funds for implementing a formal, structured training programme to improve skills, programme delivery and effectiveness, and staff wellbeing
- The trustee recruitment reserve - created to designate funds towards the costs of recruiting new trustees

20 Analysis of net assets between funds

	Unrestricted funds 2024	Restricted funds 2024	Total 2024	Unrestricted funds 2023	Restricted funds 2023	Total 2023
	£	£	£	£	£	£
Fund balances at 31 March 2024 are represented by:						
Tangible assets	588,087	1,757,258	2,345,345	507,501	1,789,785	2,297,286
Current assets/(liabilities)	1,387,492	12,529	1,400,021	1,255,127	12,607	1,267,734
	1,975,579	1,769,787	3,745,366	1,762,628	1,802,392	3,565,020

21 Free reserves reconciliation

The free reserves (unrestricted funds that are not designated or represented by fixed assets) belonging to the charity as at 31 March 2024 are calculated as follows:

	£
Unrestricted funds	1,975,579
Less: Tangible assets (as per note 20)	(588,087)
Less: Designated funds not represented by fixed assets	(1,179,042)
Free reserves	208,450

22 Financial commitments, guarantees and contingent liabilities

The property at Bosence has a fixed charge relating to monies advanced by the Secretary of State for Health for its purchase. Should the charity cease to exist for the purpose for which it was set up then an amount equal to that portion of the open market value of the property as at the date of valuation as is attributable to the expenditure of the original grant, or £100,000 whichever is the greater sum, will be repayable.

NHS England have a legal charge over the property at Bosence for the repayment sum and an option to purchase land at Bosence. The option is exercisable within a period of 21 years from 31 March 2009 less one day. If any terms of the agreement between the charity and NHS England relating to the detoxification facility at Bosence Farm are breached NHS England can exercise the option agreement and require payment of the repayment sum. Should the charity sell Bosence then written agreement from NHS England is required and NHS England would require to be paid the repayment sum. The repayment sum being that part of the open market value of the land as at the date of valuation as is attributable to the expenditure of the original capital grant after deduction of any part of the capital grant repaid or the value of the capital grant £1,694,000, whichever is the greater sum.

23 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024	2023
	£	£
Within one year	11,073	9,232
Between two and five years	32,071	33,975
In over five years	-	313
	43,144	43,520

24 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2024	2023
	£	£
Aggregate compensation	134,018	135,454

There were no disclosable related party transactions during the current or previous year.

25 Cash generated from operations

	2024	2023
	£	£
(Deficit)/surplus for the year	180,346	58,063
Adjustments for:		
Investment income recognised in statement of financial activities	(7,895)	(2,516)
Loss on disposal of tangible fixed assets	-	36,949
Depreciation and impairment of tangible fixed assets	67,480	47,401
Movements in working capital:		
(Increase) in debtors	108,250	(32,016)
Increase/(decrease) in creditors	16,264	29,299
(Decrease)/increase in deferred income	45,546	(2,119)
Cash generated from operations	409,991	135,061

26 Analysis of changes in net (debt)/funds

The charity had no debt during the year.

BOSENCE FARM COMMUNITY LIMITED

England & Wales - Charity number 1088236

Accounts

Charity registration number 1088236

Company registration number 04263352 (England and Wales)

BOSENCE FARM COMMUNITY LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

BOSENCE FARM COMMUNITY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Karon Clark	
	Clive Harrold	
	Gail Hunt	
	Malcolm Jones	
	Mary Vyvyan	
	Edward Chapman	(Appointed 24 April 2023)
	Ian Colton	(Appointed 24 April 2023)
	Francesca Haydon	(Appointed 24 April 2023)
	Sue Turk	(Appointed 24 April 2023)
Secretary	Kate Prosser	
Charity number	1088236	
Company number	04263352	
Registered office	Bosence Farm 69 Bosence Road Townshend Hayle Cornwall TR27 6AN	
Auditor	Carpenter Box Amelia House Crescent Road Worthing West Sussex BN11 1RL	
Bankers	Lloyds Bank Birmingham OSC Ariel House 2138 Coventry Road Sheldon B26 3JW	
Solicitors	Stephens Scown LLP Osprey House Malpas Road Truro Cornwall TR1 1UT	

BOSENCE FARM COMMUNITY LIMITED

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BOSENCE FARM COMMUNITY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2023

The trustees, who are directors for the purposes of company law, are pleased to present their report and financial statements for the year ended 31 March 2023. This report is a combined annual report containing a directors' report as required by company law.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The broad object of the charity is "To relieve poverty, sickness, distress, and the provision of temporary accommodation for those in necessitous circumstances with particular regard to those who are affected by addiction to drugs and alcohol misuse". In the furtherance of these objects the charity provides suitable accommodation, counselling, education, support and information to drug and alcohol misusers, together with their friends and relatives. The charity also promotes training and research into the dangers arising from the habitual or other uses of drugs and alcohol. In addition the charity promotes and provides the development of new facilities pertaining to the treatment and rehabilitation of drug and alcohol misusers and prevention of drug and alcohol misuse.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. In particular the trustees consider how planned activities will contribute to its aims and objectives.

The charity's activities deliver public benefit as follows:

Bosence Farm is a residential substance misuse treatment service, registered with the Care Quality Commission. The charity currently offers two discrete services: Bosence Rehab and Bosence Detox. These services are supported by our horticultural and volunteer programmes. The former Young Person's service ran for just over 3 years, and was closed at the start of Covid in order to use the building to quarantine new admissions for the adult detox/stabilisation service. The charity has now changed the layout of the interior of the building to ensure it offers greatest flexibility. It has 5 single rooms with en-suite bathrooms, its own kitchen, and clinical suite, so can be operated as a wing of the main detox/stabilisation unit as additional accommodation for either service, or completely discretely, allowing us to use it flexibly to address the greatest need at that time.

<u>Bosence Rehab</u>

Bosence Rehab supports those who have successfully detoxed from any substance and are in recovery from alcohol and/or drug dependency. The average stay at Bosence Rehab is usually 12 weeks, although a number of people are granted additional funding as part of the review process which is normally at the 10 week point of rehab treatment.

The service provides residential treatment for up to 16 individuals, one of the bedrooms is an en-suite, accessible room for an individual with reduced mobility.

The community offers those choosing to work a 12 Step programme a safe and tranquil environment to both begin and enhance personal recovery. Bosence Rehab offers a wide range of skill development, including life-skills, resettlement and aftercare support. All elements are aimed at empowering individuals to achieve personal goals and live independently, without the need to resort to alcohol or other drugs, by the time they leave. There is also an opportunity for those who have been through treatment to come back and volunteer where appropriate.

During the 2022/23 financial year, we provided 66 episodes of treatment (72 in 2021/22). Of the 57 people who left the service in the period, 33 completed treatment. This represents a successful completion rate of 57.9% compared to 65.8% in the previous year. Outcomes of service users completing their course of treatment have reduced this year as we have seen an increase in people being referred with complexities including greater mental health issues – however we are continuing to analyse this and understand the reasons to help us improve and attain better completion rates for service users in the coming years.

Average occupancy for the full year increased to 11.02 compared with 10.70 (the average number of service users in Rehab per day) in the previous year. Demand and referral levels remain unpredictable and dependent on many factors, including the availability of funds. Our Business Development Manager has been tendering for business around the UK and this has led to an increase in out of county and private referrals. Since March 2023 we have seen a reduction in Cornwall referrals but are working with the local referrers to improve referral pathways and are part of the Cornwall Tier 4 panel.

Bosence Detox

Bosence Detox is a 16 bed "inpatient service" providing detoxification, stabilisation and assessment for drug and alcohol addiction opened in May 2010. The average length of stay is around 3 weeks dependent on the substances however in some cases service users may stay up to six weeks and either move on to residential rehabilitation or return to the community. 271 episodes of treatment were delivered in 2022/23 (237 in 2021/22 and 210 in 2020/21) with 255 discharges and 190 of this total completing their course of treatment. This represents a successful completion rate of 74.50% (78.31% in the previous year). The complexity of the problems service users are experiencing when coming into treatment continues to increase.

The young persons service was closed in March 2020 and the ensuite rooms are now being used flexibily to increase occupancy in Detox and Rehab based on need. We are able to admit 8 people a week and use this space to ensure we can meet demand more effectively as well the increased occupancy having a direct impact on the financial stability of the organization. The Board of Trustees agreed to keep the question of re-opening the service to young people under review if the position on funding and need changes significantly.

We commissioned a review of the psychosocial programme to better meet the unique needs of individuals undergoing detoxification and stabilisation and to ensure a research and evidence focused treatment approach. The bespoke programme was implemented in the May 2019 and indications from review to date has shown that this has been popular and well received by the service users and successful in building ongoing resilience for service users post treatment. We are also working on creating a single gender cohort as this has been highlighted as a need by commissioners.

Bosence Farm Community is an established and integrated part of the wider Cornwall treatment system as well as now becoming well know out of county. Bosence Detox continues to develop towards its goal of becoming a centre of excellence and has invested in staff enrolling on the Compassionate Inquiry Trauma Informed training which is widely perceived to be at the forefront of innovative drug and alcohol treatment.

Bosence Horticultural Programme

Over the last year the main garden has been further developed with the addition of more fruit and nut bearing trees and shrubs. There have also been several flowering shrubs planted to add extra aesthetic appeal and interest. The diversity of wildflowers in the main garden has increased from the previous season and this is reflected in the abundance and richness of butterflies recorded in this area.

The pond and its edges support numerous species of both flora and fauna. In addition to the various species of dragonflies, damselflies, water beetles and other aquatic bugs, this spring we had frog spawn for the first time without it being introduced. This is very pleasing and will hopefully increase the frog population and help reduce the slug population.

Through the winter further work on the woodland trail was carried out, with many of the original steps replaced and improved upon. Stretches of the trail were levelled and widened, while several large limbs of overhanging trees were removed. This has resulted in the trail being easier to walk, while the ivy removed the previous winter from some of the large oaks in the canopy layer is allowing more light to reach the forest floor, making it feel a more inviting space. The wildlife camera installed in the woods has recorded lots of foxes, badgers, rabbits, pheasants and deer. While all these species have already been recorded, this footage provides an indication of the amount of activity on site.

The extreme dryness of the 2022 growing season was testing in terms of producing healthy abundant crops. This was only possible by frequent watering. The vegetable garden thankfully produced a wide range of fresh organic produce. More root vegetables were grown than previous years and residents at the rehab were able to cook with lots of potatoes, carrots, parsnips and onions grown on site.

Bosence Volunteer Programme

The volunteer programme is now back to the level of engagement that existed before the Covid-19 pandemic. Volunteer hours for the year to the end of March 2023 totalled 280. Two new volunteer gardeners have started since the start of 2023 as have two ecotherapy volunteers. Two ex-residents have started peer mentoring at the rehab and another two people have expressed an interest in volunteering with us as mentors and as volunteer drivers. Altogether, twelve volunteers have been involved helping us with activities including drawing, music, pottery, creative writing, mindfulness and gardening.

Ecotherapy Programme

Early this year a green gym was installed in the raised bed garden. The equipment is used as part of the ecotherapy programme as well as being there to use outside of sessions following instruction. Various equipment has been purchased using National Lottery funding to augment what the ecotherapy programme offers. This includes equipment that allows for activities such as pond dipping, rock pooling, surveys and observation of butterflies, bees and birds, microscopy and introduction to beekeeping.

The range of sessions offered as part of the detox ecotherapy programme has been increased. This is thanks to two new ecotherapy volunteers, who between them have an amazing array of skills, knowledge and capabilities. This will increase the artistic and creative elements of the ecotherapy programme. At the rehab, where an exit questionnaire ecotherapy for the ecotherapy programme is in place, overall enjoyment is at an average of 9.8 out of 10.

Over the last year several workshops have been run funded by the National Lottery grant. Specialists in the fields of therapeutic art activities and cooking have come in and led sessions in natural dye, cyanotype, natural ink-making, marbling, cooking field to fork, felt pouch-making, wreath-making, mindful drawing and papermaking. These workshops have been attended by an average of 12 residents each time and feedback has been overwhelmingly positive.

The plans already formed for the horticulture and ecotherapy programmes and others still forming for the year ahead will ensure that what has already been developed will only grow and make both even better.

Care Quality Commission (CQC) Rating

Our services received their first rated inspection by the CQC in December 2018 and, as a result of a positive inspection, were rated "Good". We have not been assessed since but continue to work closely with our CQC engagement officer, with the aim of improving our rating to "Outstanding" at the next opportunity

The Sanctuary continues to be a very valuable asset in many aspects of the work undertaken at Bosence Farm, being used for private meditation and prayer, relaxation groups and other meetings. However, the building is without plumbing or satisfactory heating, so is not adequate for the charity's current needs. We worked with a local architect to design a replacement on the same footprint and gained planning permission in 2018 in order to make the building more accessible and usable, but these plans were put on hold during the Covid pandemic and the permission has now lapsed. They are now being reviewed as part of the wider strategic plan for growth; the plan for the Sanctuary included office space, a training/conference facility as well as an accessible lavatory, and kitchen facilities, and the enhanced plans will develop on this but will now also include increased accommodation to meet the ever growing demand for our rehab service. We anticipate that these will be ready to present to the Board early in 2024.

Financial review

The financial activities and results for the year are shown in the statement of financial activities on page 14.

Going Concern

The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. We report that, in our opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- we have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees have good reason to believe that the charity will be a going concern for the next 12 months from the date of approval of this report.

Reserves policy

The charity's reserves policy was initially set in January 2005 and included the creation of designated reserves, namely, the Bosence Farm Reserve (for residents' accommodation and wholly represented by fixed assets). On an annual basis the trustees consider and review the needs of the charity and designate funds for specific future purchases, services or projects. In addition, they have also chosen to designate six months of operating costs to ensure the continuity of the charity. The trustees review the designated funds regularly throughout the year.

The total funds of the charity at 31 March 2023 were £3,565,020 (2022: £3,506,957). The amount of these funds that were restricted and not available for the general purposes of the charity at 31 March 2023 were £1,802,392 (2022: £1,865,820). Of the remaining reserves held, a total of £1,322,928 (2022: £1,205,617) have been designated for various projects, as detailed in note 19. Funds that can only be realised by disposing of tangible fixed assets at 31 March 2023 amount to £1,789,785 of restricted funds and £507,501 of unrestricted funds.

At 31 March 2023, the amount of reserves the charity held that were not restricted, designated or represented by fixed assets were £328,634 (2022: £331,334). The aim of the charity is to have a free reserve figure of £500,000 to mitigate the risk against unforeseen circumstances. This will be achieved through continuing to streamline the admissions processes to maximise bed occupancy in all services.

Principal funding sources

The funding sources of the charity, in addition to non-recurring grant funding, are Cornwall Council through the Complex Needs Support and Drug and Alcohol Action Team, income from private and out-of-county residents and housing benefit from Cornwall Council. Fundraising continued through 2022-2023 and applications to external funding bodies, charitable trusts and foundations continued for funds to support existing core work and capital developments.

The fundraising strategy will be maintained and developed through the coming year with a clear focus on our existing sources of support and a strong emphasis on building long-term relationships with funders and developing effective methods of communication with supporters and individual donors.

A Bequest of £2,500 was received from John York Moore, former Trustee and lifelong supporter of Bosence Farm.

- Tesco's Bags of Help Scheme awarded £500 after an in-store public vote.
- Chapel Street Methodist Church, Penzance for £76 from fundraising activities.
- The Tanner Trust for £1,400 for horticultural equipment.
- The Bernard Sunley Foundation for a grant of £10,000 towards the cost of the admissions unit refurbishment.
- The Duchy Health Charity awarded £37,500 towards the conversion of bathrooms.
- The Contain Outbreak Management Fund at Cornwall Council awarded £47,000 towards conversion of the bathrooms.
- The Worshipful Company of Girdlers for their ongoing support and £15,000 towards the cost of the Team leader in the Detox Unit.

- The National Lottery grant of £160,500 over 3 years to support the We Can Grow Project. (£26,750 received August 2022 and £26,750 received February 2023)
- The National Lottery Awards for All for a grant of £9,985 towards the cost of the Green Gym equipment.
- Cornwall Community Fund for a grant of £2,000 to help with the heating costs for rehab leavers.
- We extend our sincere thanks for a grant of £9,732 towards the training costs of staff from a donor who wishes to remain anonymous.

There have been several considerate bequests from the families of former service users, to which the charity is indebted.

Investment policy

The trustees have considered the most appropriate policy for investing funds and believe that the current arrangements, of investing in low risk deposit-based accounts, are satisfactory. The charity has deposit accounts with Santander and Saffron Building Society which earn monthly interest. In addition, the charity holds the following savings accounts:

- A one year fixed rate business saving account is held with Aldemore.
- A 95 Day Notice Business Savings Account with Cambridge & Counties.
- A 100 Day Notice Charity & Trust Account with Shawbrook Bank.

Risk assessment

The major risks, to which the charity is exposed as identified by the Trustees, are regularly reviewed and systems or procedures have been established to manage those risks. The charity maintains an active Business Risk Register to keep potential risks in review, and anything new or newly active is raised at each Board meeting and finance subcommittee meeting; any new or current risks are addressed there, and either managed or added to the Business Risk Register, with appropriate actions.

The charity continues to develop and revise a 6-year strategic plan to include business development, differentiation, diversification and partnerships - developing and implementing a proactive business development and diversification strategy and tactical plan to achieve the increased occupancy and financial targets detailed in the Strategic Aims. This has been revised to include the impact of the recent pandemic.

A principal risk that is kept under constant reviews is that of significant changes in funding from Cornwall or Plymouth local authorities, which have been a principle source of funding. The management team and Board representative meet regularly with the service commissioners to discuss budgets and commissioning intentions so we are able to forward plan.

The charity employs a Business Development Manager to grow sources of referral (both state funded and private). With new contracts (other local authorities and organisations etc) joining throughout the year as a result of his work, we anticipate continued growth and diversification of funding sources. Despite the cuts in state funding, in many areas there is a commitment for specified funding for the next 3 - 4 years as part of framework agreements, but the area is one that we will monitor closely in order to adapt the 6-year Strategic Plan to adapt to any funding policies changes.

Strategies to address the risk of decreasing state funding include the employment of a part time fundraiser to provide additional unrestricted income towards running costs and to fund capital projects to enable growth, expansion and development of new and existing services. Grant funding and donations are not taken for granted and non-agreed funding is not built into the annual budget.

A marketing strategy targets commissioning groups and audiences with individualised approaches. Many of the tasks in the strategy were put on hold during the pandemic whilst the charity had restricted capacity to admit and a significant waiting list but are being rolled out as occupancy allows. The plan links directly to the aims of the 6-year strategic plan, and the Board will measure its success against those objectives

The Trustees and Management Team schedule Strategy Days, with the last held September 2021, and the next scheduled for later this year. Part of the agenda for these days involves reviewing and assessing any major risks, considering what new opportunities may be available, and agreeing what strategic choices should be considered. The Charity has recently welcomed a number of new members to the Board and are currently working through a programme to develop their working relationship, and the best methods of presenting agreed information to the Board so that strategy can be succinctly defined, mapped against the business risk assessments and all can be more easily reviewed and progress measured. The resulting strategic and related business plans will form the basis of all Board Meeting agendas to ensure each item is regularly reviewed and progress measured.

The trustees and financial sub-committee closely monitor the charity's legal responsibilities to ensure they are met, whilst balancing protecting its charitable assets and safeguarding vulnerable beneficiaries of the service.

The Board meet regularly both in person and via video link, and have supported the preparation and implementation of dynamic plans for future risks and opportunities. The operational team have proven highly adaptable and creative in order to operate safely and effectively whilst anticipating and responding to the changing landscape. Trustees scrutinise regular management accounts with revised forecasts, and closely monitor the changing risks in order to meet the challenges faced by the charity, and to continue to support the staff to ensure that their wellbeing is also at the forefront.

Health & Safety

Health and safety is a standard item on the agenda for all Board meetings and it is, therefore, very much ongoing. The organisation was certified under OHSAS 18001: 2007 (Health & Safety) in August 2014. In 2019 we migrated across to the revised standard and were successfully accredited against the new standard of ISO 45001.

Gail Hunt is the Health and safety 'Champion' on the Board. Operationally, the service manager, Samantha Collins acts as the designated Health and Safety Officer, with the CEO, Kate Prosser having overall responsibility, with both holding current qualifications in Level 3 Health & Safety in the Workplace. A full external review of the Health and Safety procedures was undertaken in April 2021, as well as an internal audit in June, and we remain compliant with ISO 45001, with no non-conformances identified.

We have a Health & Safety Committee, chaired and run from within the workforce, which was revamped and restructured in 2020, with annual external reviews of our processes as part of an ongoing programme. Samantha Collins chairs the Safety Committee

The organisation employs the services of Peninsula, who provide quarterly site assessments, a helpline for any specific queries, and access to the services of Business Safe Online, which is set up for health and safety systems, support and advice.

The charity's strategy has, at its heart, its residents. Every one of them is an individual, with individual experiences, aspirations and needs. It is our job to understand these needs and, in line with our mission statement, to provide safe, high quality and accessible services which help our residents achieve their full potential.

We have an operational plan which sets out our targets. These cover three areas:

- Continuous improvement. We are a learning organisation. For example, we work constantly to maintain the best possible relationships with those who refer to us so that clients are well prepared and their needs fully understood. We want every resident to complete their programme and to stay well after they leave, and we are using several approaches including recovery capital and motivational interviewing to help them succeed. We have built in feedback loops for every resident. We need to understand what more we can do to help them thrive, and to know about emerging issues before a crisis arises. Analysing events afterwards is no substitute. We want our programmes to be rich and fulfilling, and we will work with partners to offer skills such as pottery, woodworking and work-related training, and to search out other opportunities to use our wonderful location to add to the therapeutic experience. We have launched a very successful volunteer programme which has enabled us to recruit peer mentors and more besides. We will build on this success into the future.

- Develop our existing services. With the current constraints on public expenditure, residential substance abuse services are focusing on clients with the most complex needs. We have developed our expertise so that we can now support residents with a dual diagnosis of substance abuse and mental health issues. We plan to develop our skills further. We are particularly concerned with helping people with problems relating to opiate abuse and have a programme and targets in place to support this aim. The psycho-social programme for our detox service was launched in August 2019, and is currently being revised to meet feedback from service users and changing needs. We will continue to grow and develop our services, working with the supporting services available to continue to improve and enhance the programme and its effectiveness.

- Be a really well managed organisation. We care about our staff and have plans to ensure their training is first-class. We want to protect our activities into the future, and we will do this by ensuring we are attractive to commissioners inside and outside Cornwall in terms of our performance (operationally and financially). We are also focused on the basic building blocks of good management including good governance, excellent financial management, maintaining the appropriate ISO and Health and Safety accreditations and always focused on meeting the aspirations and standards set by CQC. This was one of the focusses at the Strategy Planning Day in September 2021, and the Board are looking at strengthening the management of the organisation as it continues to expand. The Board recruited some new members with specific skills when a number of long serving, key trustees gave notice of their intent to retire later this year. This change has allowed a complete review of how the board and senior management team could best work together, post Covid, and will be conducting a further skills analysis in due course.

- The Charity was awarded a classification of 'Good' under the Well Led category (and across the board) in its first inspection by the CQC since the Department of Health granted them the powers to rate independent sector, standalone substance misuse services; we are seeking to consolidate and improve on that before our next inspection, with the aim of achieving an overall rating of "Outstanding".

Structure, governance and management

The charity was incorporated as a company limited by guarantee on 2 August 2001, its registration number being 04263352. It is governed by a Memorandum of Association and Articles of Association.

The company was registered by the Charity Commission as a charity and entered in the Central Register of Charities on 28 August 2001. The registered number is 1088236.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Karon Clark	
Clive Harrold	
Gail Hunt	
Malcolm Jones	
Lucy Maggs	(Resigned 7 June 2023)
Ruth Mountstephen	(Resigned 12 September 2023)
Mary Vyvyan	
Edward Chapman	(Appointed 24 April 2023)
Ian Colton	(Appointed 24 April 2023)
Francesca Haydon	(Appointed 24 April 2023)
Sue Turk	(Appointed 24 April 2023)

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Appointment of trustees

Trustees are appointed in line with our policy 'HR 38 Trustee Recruitment Policy and Procedure'. When potential trustees are identified they are invited to the Farm to meet with the Director and learn more about the services provided. If they are interested they complete a Personal Information Form and the contents of that form are discussed at an ordinary meeting of trustees. If the Board agrees then the Company Secretary invites that person to become a trustee. The Company Secretary supplies a copy of the Job Description for Trustees, the Board's Prospectus, the Board's Mission and Values statement, the Charity Commission booklet entitled 'The Essential Trustees' and Companies House booklet entitled 'Directors and Secretaries Guide'. At that same meeting the Board agrees the year for retirement should that person accept office because trustees retire by thirds. If the interested person decides to take office then he/she is invited to attend the next Board meeting.

Induction and training of trustees

A new trustee will be offered a full induction into the work of the charity and of the board. When the new trustee has attended two board meetings they will be invited to review their training and development needs. A plan will be agreed as necessary to ensure the appropriate training and development takes place. A growing, online resource library, including access to previous minutes and various explanatory documents, is available to trustees, and a full review of the induction programme for new trustees is currently underway; this will mirror that for new employees.

Organisation

The board of trustees administer the charity. The board meets every three months and there is a Sub-Committee for Finance and General Purposes. A CEO is appointed by the Board to manage the day to day operations of the Charity. The CEO has delegated authority, within terms of delegation approved by the board, for operational matters. At the Annual General Meeting each year the board authorises the Chairman and the Vice-Chairman, in consultation with the Company Secretary and Company Treasurer, to act on matters of urgency between board meetings, with the Chairman of Finance and General Purposes Sub-Committee being included in the consultation when financial matters are involved, except that the entering into of contracts is reserved to the board. Management reports are prepared for the board on a monthly basis. These reports are monitored by the Finance and General Purposes Sub-Committee and then by the board.

The senior management team comprise of the CEO (Kate Prosser) and Operations Manager (Samantha Collins).

Arrangement for setting key management personnel remuneration

The trustees have regard for pay comparability for all staff and this comes very much into focus when recruiting new staff members, with information taken from recruitment website and other channels.

Payment of creditors

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year end were equivalent to 2 days' purchases, based on the average daily amount invoiced by suppliers during the year.

Auditor

In accordance with the company's articles, a resolution proposing that Carpenter Box be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report was approved by the Board of Trustees.

C Harrold

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Clive Harrold

Trustee

Date: 10th OCTOBER 2023

~~Gail Hunt~~

~~**Trustee**~~

R G T Hunt.

GAIL HUNT

TRUSTEE

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2023

The trustees, who are also the directors of Bosence Farm Community Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

BOSENCE FARM COMMUNITY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

Opinion

We have audited the financial statements of Bosence Farm Community Limited (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 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; 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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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 charity'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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the company and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: health & safety, employment law, compliance with the UK Companies Act and Charities Act.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

In addition to the above, our procedures to respond to risks identified included the following:

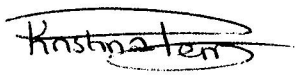
- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Reading correspondence with regulators;
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 auditor's 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.



Kristina Perry FCCA (Senior Statutory Auditor)
for and on behalf of Carpenter Box
Chartered Accountants
Statutory Auditor
Worthing

12/10/23

Carpenter Box is a trading name of Carpenter Box Limited

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Income from:							
Donations and legacies	3	9,272	107,082	116,354	162,293	291,205	453,498
Charitable activities	4	1,780,517	-	1,780,517	1,428,309	-	1,428,309
Investments	5	2,516	-	2,516	1,969	-	1,969
Total income		1,792,305	107,082	1,899,387	1,592,571	291,205	1,883,776
Expenditure on:							
Charitable activities	7	1,670,814	133,561	1,804,375	1,514,365	155,688	1,670,053
Other	6	-	36,949	36,949	-	102,205	102,205
Total expenditure		1,670,814	170,510	1,841,324	1,514,365	257,893	1,772,258
Net incoming resources		121,491	(63,428)	58,063	78,206	33,312	111,518
Net movement in funds		121,491	(63,428)	58,063	78,206	33,312	111,518
Fund balances at 1 April 2022		1,641,137	1,865,820	3,506,957	1,562,931	1,832,508	3,395,439
Fund balances at 31 March 2023		1,762,628	1,802,392	3,565,020	1,641,137	1,865,820	3,506,957

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOSENCE FARM COMMUNITY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed assets					
Tangible assets	13		2,297,286		2,329,240
Current assets					
Debtors	14	321,811		289,796	
Cash at bank and in hand		1,094,270		1,009,089	
		1,416,081		1,298,885	
Creditors: amounts falling due within one year	15	(148,347)		(121,168)	
Net current assets			1,267,734		1,177,717
Total assets less current liabilities			3,565,020		3,506,957
Income funds					
Restricted funds	18		1,802,392		1,865,820
Unrestricted funds					
Designated funds	19	1,322,928		1,205,617	
General unrestricted funds		439,700		435,520	
			1,762,628		1,641,137
			3,565,020		3,506,957

The financial statements were approved by the Trustees on 10.10.2023

Clive Harrold
Trustee

Gail Hunt
Trustee

Company registration number 04263352

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Cash flows from operating activities					
Cash generated from operations	**25**		135,061		98,959
Investing activities					
Purchase of tangible fixed assets		(52,396)		(146,709)	
Investment income received		2,516		1,969	
Net cash used in investing activities			(49,880)		(144,740)
Net cash used in financing activities			-		-
Net increase/(decrease) in cash and cash equivalents			85,181		(45,781)
Cash and cash equivalents at beginning of year			1,009,089		1,054,870
Cash and cash equivalents at end of year			1,094,270		1,009,089

1 Accounting policies

Charity information

Bosence Farm Community Limited (Limited by Guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Bosence Farm, 69 Bosence Road, Townshend, HAYLE, Cornwall, TR27 6AN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. In their opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- they have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees believe that the charity will be a going concern for the next 12 months from the date of approval of the financial statements and that no material uncertainties related to going concern exist. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income is recognised on a receivable basis.

1 Accounting policies **(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

In accordance with the Charities SORP (FRS 102), the time provided by general volunteers is not recognised. More information about volunteers' contributions is included in the trustees' report.

Grants, including government grants, are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor imposed conditions which must be met before the charity has unconditional entitlement.

1.5 Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

Costs of generating funds are the costs associated with attracting voluntary income.

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

Governance costs include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee's meetings and reimbursed expenses.

1.6 Tangible fixed assets

Tangible fixed assets costing £1,000 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% per annum on cost
Fixtures and fittings	20% per annum on cost
Computers	33.33% per annum on cost
Motor vehicles	20% per annum on cost

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1 Accounting policies **(Continued)**

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The company is a registered charity and is therefore generally exempt from income tax and capital gains tax on its charitable activities.

1 Accounting policies **(Continued)**

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds 2023	Restricted funds 2023	Total 2023	Unrestricted funds 2022	Restricted funds 2022	Total 2022
	£	£	£	£	£	£
Donations and gifts	2,921	-	2,921	1,805	-	1,805
Legacies receivable	2,500	-	2,500	-	-	-
Government and other grants	3,851	107,081	110,932	160,488	291,205	451,693
	9,272	107,081	116,353	162,293	291,205	453,498
Grants receivable for core activities						
Government grants	3,851	12,837	16,688	160,488	206,125	366,613
Grants from other agencies	-	94,244	94,244	-	85,080	85,080
	3,851	107,081	110,932	160,488	291,205	451,693

3 Donations and legacies (Continued)

The total amount of government grants recognised in the financial statements was £16,688 (2022: £366,613). Cornwall Council grants have been received for £3,851 (2022: £32,636). This emergency funding has been issued to help essential services during the national lockdown and COVID-19 outbreak. Grants have been received for £nil (2022: £127,852) to help assist with additional infection control costs. £nil (2022: £89,176) has been received towards the costs of alterations to the admissions unit. £nil (2022: £69,870) has been received towards the cost of treatment to rough sleepers. £12,837 (2022: £nil) has been received as a workforce retention grant.

4 Charitable activities

	2023	2022
	£	£
Miscellaneous income	6,875	1,640
Detox Centre fees	1,216,867	950,069
Rehab Centre Service fees (including client contributions)	556,775	476,600
	1,780,517	1,428,309

5 Investments

	Unrestricted funds	Unrestricted funds
	2023	2022
	£	£
Interest receivable	2,516	1,969

6 Other expenditure

	Restricted funds	Total	Restricted funds	Total
	2023	2023	2022	2022
	£	£	£	£
Net loss on disposal of tangible fixed assets	36,949	36,949	102,205	102,205

7 Charitable activities

	Unrestricted funds 2023	Restricted funds 2023	Total 2023	Unrestricted funds 2022	Restricted funds 2022	Total 2022
	£	£	£	£	£	£
Staff costs	975,814	68,241	1,044,055	944,943	105,370	1,050,313
Depreciation and impairment	14,531	32,870	47,401	22,841	35,706	58,547
Consumables	80,739	15,484	96,223	49,596	8,336	57,932
Other direct costs	35,313	12,278	47,591	37,271	2,616	39,887
Establishment costs	113,713	1,200	114,913	80,167	-	80,167
Repairs and maintenance	57,538	3,488	61,026	44,838	3,660	48,498
Office expenses	16,539	-	16,539	18,385	-	18,385
Motor, travel & subsistence expenses	14,800	-	14,800	8,176	-	8,176
Printing, posting and stationery	7,889	-	7,889	9,425	-	9,425
Advertising and promotion	1,156	-	1,156	1,193	-	1,193
Legal and professional	1,200	-	1,200	1,080	-	1,080
	1,319,232	133,561	1,452,793	1,217,915	155,688	1,373,603
Share of support costs (see note 8)	322,772	-	322,772	276,537	-	276,537
Share of governance costs (see note 8)	28,810	-	28,810	19,913	-	19,913
	1,670,814	133,561	1,804,375	1,514,365	155,688	1,670,053
Unrestricted funds			1,670,814			1,514,365
Restricted funds			133,561			155,688
			1,804,375			1,670,053

8 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022	Basis of allocation
	£	£	£	£	£	£	
Staff costs	274,659	14,199	288,858	248,801	13,338	262,139	Direct
Office expenses	110	-	110	409	-	409	Direct
Sundry and other costs	25,849	-	25,849	8,529	-	8,529	Direct
Motor, travel and subsistence expenses	1,302	-	1,302	233	-	233	Direct
Advertising and promotion	2,097	-	2,097	4,435	-	4,435	Direct
Legal and professional costs	17,833	-	17,833	13,166	-	13,166	Direct
Bank charges	922	-	922	961	-	961	Direct
Audit fees	-	10,000	10,000	-	2,500	2,500	Governance
Accountancy	-	4,611	4,611	-	4,075	4,075	Governance
	322,772	28,810	351,582	276,534	19,913	296,447	
Analysed between							
Charitable activities	322,772	28,810	351,582	276,534	19,913	296,447	

9 Auditor's remuneration

Fees payable to the charity's auditor:	2023 £	2022 £
Audit of the charity's annual accounts	8,340	2,500

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. There were no reimbursements of expenses in the current or comparative period.

11 Employees

The average monthly number of employees during the year was:

	2023 Number	2022 Number
Charitable activities	38	39
Central services	8	8
Governance	1	1
Total	47	48

Employment costs	2023 £	2022 £
Wages and salaries	1,211,888	1,208,161
Social security costs	97,271	82,384
Other pension costs	23,743	21,910
	1,332,902	1,312,455

In addition to the above costs, there were termination costs totalling £15,000 during the year (2022: nil)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2023 Number	2022 Number
60,000 - 70,000	1	1

12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

13 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2022	2,805,273	222,452	36,516	27,020	3,091,261
Additions	52,396	-	-		52,396
Disposals	(41,054)	-	-	-	(41,054)
At 31 March 2023	2,816,615	222,452	36,516	27,020	3,102,603
Depreciation and impairment					
At 1 April 2022	488,776	220,665	35,148	17,432	762,021
Depreciation charged in the year	41,337	1,500	1,368	3,196	47,401
Eliminated in respect of disposals	(4,105)	-	-	-	(4,105)
At 31 March 2023	526,008	222,165	36,516	20,628	805,317
Carrying amount					
At 31 March 2023	2,290,607	287	-	6,392	2,297,286
At 31 March 2022	2,316,497	1,787	1,368	9,588	2,329,240

The gross book value of freehold land and buildings includes £2,066,615 (2022: £2,055,273) of depreciable assets. In the opinion of the trustees the market value of the land is in excess of its carrying value.

14 Debtors

Amounts falling due within one year:	2023 £	2022 £
Trade debtors	564	60
Prepayments and accrued income	321,247	289,736
	321,811	289,796

15 Creditors: amounts falling due within one year

	2023 £	2022 £
Other taxation and social security	29,396	25,737
Trade creditors	9,133	5,138
Deferred income	65,665	67,785
Other creditors	6,015	3,213
Accruals	38,138	19,295
	148,347	121,168

16 Deferred income

	2023	2022
	£	£
Arising from fees/grants received in advance	65,665	67,785

During the year, £67,785 (2022: £33,618) was released to income from previous periods and £65,665 (2021: £67,785) of incoming resources was deferred.

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £23,743 (2022: £21,910). Pension liabilities are allocated to unrestricted and restricted funds on the same basis as other employee-related costs unless the terms of a restriction prohibit the allocation of such costs to a restricted fund.

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds			Movement in funds		
	Balance at 1 April 2021	Incoming resources	Resources expended	Balance at 1 April 2022	Incoming resources	Resources expended	Balance at 31 March 2023
	£	£	£	£	£	£	£
Quiet Room (Sanctuary) Fund	20,379	-	(368)	20,011	-	(368)	19,643
PCT Detox Centre Development Project Fund	1,287,960	-	(22,980)	1,264,980	-	(22,979)	1,242,001
PDC Detox Development Project Fund	12,500	-	(408)	12,092	-	(407)	11,685
Residents' Benevolent Fund	2,024	-	-	2,024	-	(171)	1,853
Girdlers Artist Materials Fund	2,352	-	(696)	1,656	-	(938)	718
Duchy Health Charity Limited	18,933	38,500	(400)	57,033	-	(1,170)	55,863
Public Health England Grant	410,454	-	(108,543)	301,911	-	(40,197)	261,714
The Clothworkers Foundation	2,740	-	(2,740)	-	-	-	-
The Trusthouse Charitable Foundation	40,086	-	(617)	39,469	-	(618)	38,851
The Tanner Trust	4,000	3,000	(7,000)	-	-	-	-
National lottery	-	25,500	(25,500)	-	57,260	(57,260)	-
Lottery – Woodland Gym	-	-	-	-	9,985	(9,985)	-
Awards for All	9,734	-	(133)	9,601	-	(334)	9,267
Girdlers	-	11,160	(11,160)	-	15,000	(15,000)	-
Cornwall Council	-	69,870	(69,870)	-	12,837	(12,837)	-
Cornwall Council Admissions Unit Refurbishment	-	136,255	-	136,255	-	(2,725)	133,530
Bernard Sunley	4,733	-	(100)	4,633	10,000	(300)	14,333
Garfield Weston	9,717	-	(106)	9,611	-	(106)	9,505
St Aubyns Foundation	1,336	-	(1,336)	-	-	-	-
Cornwall Community Fund	-	-	-	-	2,000	(2,000)	-
Funds less than £2,000	5,560	6,920	(5,936)	6,544	-	(3,115)	3,429
	1,832,508	291,205	257,893	1,865,820	107,082	170,510	1,802,392

18 Restricted funds **(Continued)**

Purposes of restricted funds are as follows:

- Quiet Room (Sanctuary) Fund - provided for the maintenance of the quiet room for meditation and contemplation.
- PCT Detox Centre Development Project Fund - provided for the capital development costs for a detox centre.
- PCT Detox Development Project Fund - provided for the capital development costs for a detox centre.
- Residents Benevolent Fund - provided for the purchase of essential clothing for residents.
- Girdlers Artist Materials Fund - provided for the purchase of artistic materials for use of residents.
- Duchy Health Charity Limited fund - provided for capital improvements to upgrade the admin unit.
- Public Health England Grant - provided to help fund the building of a new family unit.
- Clothworkers Foundation – provided to fund the costs of upgrades to the CCTV system.
- Trusthouse Charitable Foundations - provided to help fund the building of the new family unit/annex
- The Tanner Trust - provided to fund costs of the horticulture project.
- National Lottery fund - provided to fund costs of the horticulture project.
- Lottery Woodland Gym fund - provided to fund the costs of installing a woodland gym.
- Awards for All fund - provided for the capital costs associated with the new laundry shed at the rehab unit.
- Girdlers Fund - provided to help fund the cost of the detox team leader salary.
- Cornwall Council fund - provided for capital improvements to upgrade the admin unit.
- Cornwall Council Admissions Unit refurbishment fund - provided for capital improvements to upgrade the admin unit.
- Bernard Sunley fund - provided for capital improvements to upgrade the admin unit and for the replacement of the window and doors at the rehab unit.
- Garfield Weston fund - provided for the replacement of the window and doors at the rehab unit.
- The St Aubyns Foundation fund - provided to fund costs of the horticulture project.
- The Cornwall Community Fund - provided to help towards the energy costs of leavers.

19 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2021	Resources expended	Transfers	Balance at 1 April 2022	Resources expended	Transfers	Balance at 31 March 2023
	£	£	£	£	£	£	£
Sanctuary reserve	20,000	-	(20,000)	-	-	-	-
Vehicle reserve	20,000	-	-	20,000	-	-	20,000
Bosence Farm reserve	410,901	(7,233)	-	403,668	(7,233)	-	396,435
Family unit / YPU development	25,000	-	(25,000)	-	-	-	-
Fixed operating cost reserve	635,000	-	-	635,000	-	-	635,000
Rehab development fund reserve	-	-	90,000	90,000	-	5,000	95,000
Maintenance reserve	20,000	(9,570)	12,000	22,430	(5,000)	-	17,430
Refurbishment reserve	20,300	(11,164)	8,000	17,136	(3,300)	-	13,836
Replacement heating system detox	-	-	-	-	-	125,000	125,000
Air conditioning unit detox	-	-	-	-	-	5,000	5,000
Training and staff support reserve	20,000	(12,617)	-	7,383	(7,156)	10,000	10,227
Trustees recruitment	-	-	10,000	10,000	-	(5,000)	5,000
	1,171,201	40,584	75,000	1,205,617	22,689	140,000	1,322,928

19 Designated funds **(Continued)**

The purpose of the designated reserves, as set by the board of directors, is as follows:

- Sanctuary reserve - to cover future work that may be required at the sanctuary.
- Vehicle reserve - for the replacement of the vehicles used by the charity.
- Bosence Farm reserve - to provide accommodation, and is wholly represented by fixed assets.
- Family unit /YPU development fund - created to accrue for funds to be spent on a new family unit and £150,000 was designated to cover 6 months estimated running costs of the family unit.
- Fixed operating costs reserve - created to designate funds that represent six months of fixed operating costs.
- Rehab development fund reserve - created to accrue funds towards the substantial costs of extending the rehab unit to increase capacity.
- Maintenance reserve - created to accrue funds for large projects delayed by the Covid-19 pandemic.
- Refurbishment reserve - created for the redecorating and maintenance of the Bosence Farm and detox buildings.
- The replacement heating system reserve - created to cover the costs of replacing the old biomass heating system in the detox unit with a new heat pump heating system.
- The air conditioning unit reserve - created to designate funds for the costs of air conditioning systems in both the detox and rehab units.
- The training and staff support reserve - created to designate funds for implementing a formal, structured training programme to improve skills, programme delivery and effectiveness, and staff wellbeing
- The trustee recruitment reserve - created to designate funds towards the costs of recruiting new trustees

20 Analysis of net assets between funds

	Unrestricted funds 2023	Restricted funds 2023	Total 2023	Unrestricted funds 2022	Restricted funds 2022	Total 2022
	£	£	£	£	£	£
Fund balances at 31 March 2023 are represented by:						
Tangible assets	507,501	1,789,785	2,297,286	507,854	1,821,386	2,329,240
Current assets/(liabilities)	1,255,127	12,607	1,267,734	1,133,283	44,434	1,177,717
	1,762,628	1,802,392	3,565,020	1,641,137	1,865,820	3,506,957

21 Free reserves reconciliation

The free reserves (unrestricted funds that are not designated or represented by fixed assets) belonging to the charity as at 31 March 2023 are calculated as follows:

	£
Unrestricted funds	1,762,628
Less: Tangible assets (as per note 20)	(507,501)
Less: Designated funds not represented by fixed assets	(926,493)
Free reserves	328,634

22 Financial commitments, guarantees and contingent liabilities

The property at Bosence has a fixed charge relating to monies advanced by the Secretary of State for Health for its purchase. Should the charity cease to exist for the purpose for which it was set up then an amount equal to that portion of the open market value of the property as at the date of valuation as is attributable to the expenditure of the original grant, or £100,000 whichever is the greater sum, will be repayable.

NHS England have a legal charge over the property at Bosence for the repayment sum and an option to purchase land at Bosence. The option is exercisable within a period of 21 years from 31 March 2009 less one day. If any terms of the agreement between the charity and NHS England relating to the detoxification facility at Bosence Farm are breached NHS England can exercise the option agreement and require payment of the repayment sum. Should the charity sell Bosence then written agreement from NHS England is required and NHS England would require to be paid the repayment sum. The repayment sum being that part of the open market value of the land as at the date of valuation as is attributable to the expenditure of the original capital grant after deduction of any part of the capital grant repaid or the value of the capital grant £1,694,000, whichever is the greater sum.

23 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023	2022
	£	£
Within one year	9,232	7,033
Between two and five years	33,975	6,274
In over five years	313	-
	43,520	13,307

24 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2023	2022
	£	£
Aggregate compensation	135,454	122,645

There were no disclosable related party transactions during the current or previous year.

25 Cash generated from operations	2023	2022
	£	£
(Deficit)/surplus for the year	58,063	111,518
Adjustments for:		
Investment income recognised in statement of financial activities	(2,516)	(1,969)
Loss on disposal of tangible fixed assets	36,949	102,205
Depreciation and impairment of tangible fixed assets	47,401	58,547
Movements in working capital:		
(Increase) in debtors	(32,016)	(154,534)
Increase/(decrease) in creditors	29,299	(50,975)
(Decrease)/increase in deferred income	(2,119)	34,167
Cash generated from operations	135,061	98,959

26 Analysis of changes in net (debt)/funds

The charity had no debt during the year.

BOSENCE FARM COMMUNITY LIMITED

England & Wales - Charity number 1088236

Accounts

Charity registration number 1088236

Company registration number 04263352 (England and Wales)

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Clive Harrold Malcolm Jones Mary Vyvyan Gail Hunt Karon Clark Lucy Maggs Ruth Mounstephen
Secretary	Kate Prosser
Charity number	1088236
Company number	04263352
Principal address	Bosence Farm 69 Bosence Road Townshend HAYLE Cornwall TR27 6AN
Registered office	Bosence Farm 69 Bosence Road Townshend HAYLE Cornwall TR27 6AN
Auditor	RRL LLP Peat House Newham Road TRURO Cornwall TR1 2DP
Bankers	Lloyds Bank Birmingham OSC Ariel House 2138 Coventry Road SHELDON B26 3JW
Solicitors	Stephens Scown LLP Osprey House Malpas Road TRURO Cornwall TR1 1UT

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

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BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2022

The trustees, who are directors for the purposes of company law, are pleased to present their report and financial statements for the year ended 31 March 2022. This report is a combined annual report containing a directors' report as required by company law.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities, achievements and performance

The broad object of the charity is "To relieve poverty, sickness, distress, and the provision of temporary accommodation for those in necessitous circumstances with particular regard to those who are affected by addiction to drugs and alcohol misuse". In the furtherance of these objects the charity provides suitable accommodation, counselling, education, support and information to drug and alcohol misusers, together with their friends and relatives. The charity also promotes training and research into the dangers arising from the habitual or other uses of drugs and alcohol. In addition, the charity promotes and provides the development of new facilities pertaining to the treatment and rehabilitation of drug and alcohol misusers and prevention of drug and alcohol misuse.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. In particular the trustees consider how planned activities will contribute to its aims and objectives.

The charity's activities deliver public benefit as follows:

Bosence Farm is a residential substance misuse treatment service, registered with the Care Quality Commission. The charity currently offers two services: Bosence Rehab and Bosence Detox. These services are supported by our horticultural and volunteer programmes. The Young People and Families service was suspended in March 2020 to allow the building to be used as a quarantine area for new admissions due to the COVID-19 Pandemic. This remains the case for the 2022/3 financial year but the future need and viability of the service will be kept under regular review. During 2022 we have refurbished the Young People and Families building to convert all 5 rooms to en-suite bedrooms in order to better support other areas of our core activities.

Bosence Rehab

The length of stay at Bosence Rehab is usually 12 weeks for people funded by the drug and alcohol treatment system, although longer and shorter stays are available where appropriate.

Bosence Rehab provides residential treatment for up to 15 individuals who are actively in recovery from alcohol and/or drug dependency. The community offers those choosing to work a 12 Step programme a safe and tranquil environment to both begin and enhance personal recovery. Bosence Rehab offers a wide range of skill development, including life-skills, resettlement and aftercare support. All elements are aimed at empowering individuals to achieve personal goals and live independently, without the need to resort to alcohol or other drugs, by the time they leave.

During the 2021/22 financial year, we provided 72 episodes of treatment (62 in 2020/21). Of the 61 people who left the service in the period, 40 were planned resettlements. This represents a successful completion rate of 65.6% compared to 51.8% in the previous year. Outcomes of service users completing their course of treatment have improved this year despite the challenges presented by COVID-19 to individuals and the service.

Average occupancy for the full year increased to 10.7 compared with 8.3 in the previous year. Demand and referral levels have increased during the course of the year, with longer waits than are desirable due to high demand. As a result, we are considering options to extend the number of places we have available for rehabilitation in the coming year. By employing a Business Development Manager last year, we increased our efforts to identify new business and revenue streams both within and outside of Cornwall to ensure we build the organisations sustainability in the longer term. Our efforts to diversify our customer base has led to us now having around a 50:50 split between in county and out of county service users in treatment.

Bosence Detox

This "inpatient service" providing detoxification, stabilisation and assessment for drug and alcohol addiction opened in May 2010. The average length of stay is around 4 weeks but service users may stay up to six weeks and either move on to residential rehabilitation or return to the community. We have since the beginning of the Covid-19 pandemic been utilising the former Young people and Family service building to extend the number of places we have available for inpatient provision.

During 2021/22 financial year, Bosence Detox's average occupancy has reduced on previous years to 11 (11.2 in 2020/21). This is due to restrictions in numbers of admissions during the year as a result of COVID-19 – we have only been able to admit a maximum 5 service users per week which has had a significant impact on our overall occupancy; and due to several Covid-19 outbreaks which lead to the service having to close to admissions for a short period each time. 237 episodes of treatment were delivered (219 in 2020/21), 226 (202 in 2020/21) people were discharged with 177 (158) of this total completing their course of treatment. This represents a successful completion rate of 78.3% (78.2% in the previous year). The complexity of the problems some service users experience when coming into treatment continues to increase. We commissioned a review of the psychosocial programme to better meet the unique needs of individuals undergoing detoxification and stabilisation and to ensure a research and evidence focussed treatment approach. The new Bespoke programme was implemented in the May 2019 and indications from review to date has shown that this has been popular and well received by the service users and successful in building ongoing resilience for service users post treatment.

Bosence Detox has now established itself as an integrated part of the wider Cornwall treatment system. We are increasing out of county and private business through the employment of a Business Development Manager. Bosence Detox continues to develop towards its goal of becoming a centre of excellence, at the forefront of innovative drug and alcohol treatment, and continues to be cited by the service Commissioner as having a strong learning culture.

Bosence Young Person & Family

The Young Person & Families Service was suspended at the start of the Covid-19 pandemic in order to use the building as an admissions / isolation unit for adults entering our inpatient detox, stabilisation and assessment unit. Following a Board review in 2021, the charity decided not to reopen the Young Person's service for the foreseeable future, and to use the space for other core objectives. The Young Person's service had opened in 2017, in the building adjacent to Bosence Detox, working with young people who were experiencing substance misuse problems whose complexity requires a more intensive treatment approach that could not be met in their communities. Throughout its 3 years of operation we had struggled with limited appropriate referrals to make the service viable and identifying funding within the short window of opportunity to work with many of them was often challenging. We are currently looking into an academic study of all that was learnt during the time so that this information will not be lost and can be shared with other services.

To reach the decision regarding the future of the Young Person & Family service, a working group was established by the Board at its first Strategy Meeting of 2021. The group was tasked with reviewing the question of re-opening the service to young people in the next financial year. The Working Group explored the current landscape in respect of substance misuse detoxification services for young people using. Based on the evidence available, the Working Group concluded that the service was not currently viable and strongly recommended that the Board defer embarking upon any further delivery of these services until at least January 2023. The Working Group will continue to keep appraised of the local/national need for such a service and will ensure future options for working with young people is kept under review.

With the aid of a number of grants, work on remodelling the interior of the small unit that had housed the Young Person's service and the adult quarantine began in December 2021 to ensure it was capable of working with greater diversity of needs. The unit was reopened in early May 2022, with five en-suite bedrooms, and is currently being used as an annexe to the main adult detoxification, stabilisation and assessment service to assist with reducing the backlog of referrals as swiftly as possible.

Volunteer Programme

The volunteer programme was suspended for the greater part of the COVID-19 pandemic and both staff and residents alike really missed their contribution. Our volunteers have thankfully been able to return and help or lead sessions with residents in gardening, music, drawing and peer mentoring. We hope to grow our volunteer programme and aim to attract new volunteers, principally through the Volunteer Cornwall website.

Land Programme

The land project at Bosence is now into its fourth year. A forest garden has been established in an area previously dominated by dock plants. The forest garden consists of 21 different types of fruit and nut bearing trees and shrubs. Altogether, over 50 trees have been planted in this area. Interspersed within the forest garden are wildflower areas, with at least 20 different plant species present. This adds great colour to the garden as well as being beneficial to wildlife. A wildlife pond, rich in both flora and fauna, adds another dimension to the forest garden. Located in a sunny corner, it attracts several species of both dragonflies and damselflies. Species richness at the pond is 30>, making it an important feature for wildlife. An herb spiral planted with 12 different types of herb provides a further point of interest and is utilised as an educational resource as part of our ecotherapy programme. Our vegetable garden and two polytunnels provide us with a wide range of fresh organic produce which we use in our kitchens. We grow both summer and winter crops, so we have a supply of fresh produce throughout the year.

Our 12 acres of woodland is home to several native mammal species, with much of it being completely undisturbed wet woodland, a habitat of conservation importance. A trail through the drier portion of the woodland provides access and allows us to utilise the space for forest bathing and mindfulness sessions. Work has been carried out to improve the habitat for woodland flora and fauna as well as to enhance its aesthetic appeal. Our 5-acre meadow is home to early purple orchids, yellow bartsia, vetches and hairy tare. The land is linked to both the detoxification and rehabilitation programmes by way of our ecotherapy programme. Biological monitoring of the site has recorded more than 100 animal species and over 70 species of plants, including gold-ringed dragonfly, blackcaps and otter.

CQC Rating
Our services received their first rated inspection by the Care Quality Commission in December 2018 and as a result of a positive inspection, were rated "Good".

The 'Sanctuary' building continues to be a valuable asset in many aspects of the work undertaken at Bosence Farm, being used for private meditation and prayer, relaxation groups, training and other meetings. However, the building is without plumbing or adequate heating, so is not suitable for the growing needs of the services. We gained planning permission and have been working with a local architect to replace it, in order to make the building more accessible and usable, but the plans for this were put on hold at the start of Covid and are being reviewed to ensure they meet the requirements of the rehab expansion plans. New plans will include office space, a training/conference facility as well as an accessible lavatory, and kitchen facilities. Grant funding will be sought this year to enable this, with partial funding already pledged, and we hope to work with a local community interest partnership for the actual build.

Financial review
The financial activities and results for the year are shown in the statement of financial activities on page 15.

Reserves policy
The charity's reserves policy was initially set in January 2005 and included the creation of designated reserves, namely, the Bosence Farm Reserve (for residents' accommodation and wholly represented by fixed assets). On an annual basis the trustees consider and review the needs of the charity and designate funds for specific future purchases, services or projects. In addition they have also chosen to designate six months of operating costs to ensure the continuity of the charity. The trustees review the designated funds regularly throughout the year.

The total funds of the charity at 31 March 2022 were £3,506,957 (2021: £3,395,439). The amount of these funds that were restricted and not available for the general purposes of the charity at 31 March 2022 were £1,865,820 (2021: £1,832,508). Of the remaining reserves held, a total of £1,205,617 (2021: £1,171,201) have been designated for various projects, as detailed. Funds that can only be realised by disposing of tangible fixed assets at 31 March 2022 amount to £1,821,386 of restricted funds and £507,854 of unrestricted funds.

At 31 March 2022, the amount of reserves the charity held that were not restricted, designated or represented by fixed assets were £331,334 (2021: £271,793). The aim is to have a free reserve figure to mitigate risk.

Going Concern
The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. We report that, in our opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- we have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees have good reason to believe that the charity will be a going concern for the next 12 months from the date of approval of this report.

Principal funding sources
The funding sources of the Charity, in addition to non-recurring grant funding, are Cornwall Council through the Complex Needs Support and Drug and Alcohol Action Team, income from private and out-of-county residents and housing benefit from Cornwall Council.

Fundraising continued through 2021-2022 and applications were made to funding bodies, charitable trusts and foundations were made to support existing work and capital developments. Emergency support to cover income reduction as a result of Covid were not as available but funding was available to strengthen service delivery and build sustainability and increased resilience for the future. Cornwall Council continued to make additional grants available to help cover expenses and loss of income resulting from COVID-19 during 2021 and 2022, which included grants to assist with infection control, Covid testing, workforce retention and working with rough sleepers.

The fundraising strategy will be maintained and developed through the coming year with a clear focus on our existing sources of support and a strong emphasis on building long-term relationships with funders and developing effective methods of communication with the local community, supporters, volunteers and individual donors.

The Board extends its sincere thanks to the following for their generous support over the last year:

- Cornwall Council Contain Outbreak Management Fund for a grant of £89,176 towards the cost of installing new en-suite bathrooms and a further grant of £47,000 to assist with a deficit in the building budget.
- The Garfield Weston Foundation for a grant of £15,000 to support Covid-19 costs.
- The Worshipful Company of Girdlers for their ongoing support and for confirming a pledge of £10,000 each year for three years towards the salary of the Detox Unit Team Leader. Also, for a donation of £1,160 from The Jock French Fund towards the cost of new door alarms.
- The Duchy Health Charity for agreeing to divert pledged funding of £18,500 to the bathroom conversion project.
- The National Lottery Reaching Communities grant of £76,500 over 3 years to support the We Can Grow Project. (£25,500 received August 2021)
- The Tanner Trust for a grant of £3,000 to support the "We Can Grow Project"
- The B&Q Foundation for a grant of £5,000 towards the costs of clothing and hygiene.
- Cornwall Community Crisis Fund for a grant of £1,920 to pay for online "Mindfulness" training for staff and volunteers.
- We remain indebted to the Chapel Street Methodist Church in Penzance for their long-standing and valued support and further donation this year of £250.

We are always sincerely grateful and honoured to receive bequests from the families of former service users.

Investment policy
The trustees have considered the most appropriate policy for investing funds and believe that the current arrangements, of investing in low risk deposit-based accounts, are satisfactory.

The charity has deposit accounts with Santander and Saffron Building Society which earn monthly interest. In addition, the charity holds the following savings accounts:

- A one year fixed rate business saving account is held with Aldermore.
- A 95 Day Notice Business Savings Account with Cambridge & Counties.
- A 100 Day Notice Charity & Trust Account with Shawbrook Bank.

Risk assessment

The major risks, to which the Charity is exposed as identified by the Trustees, are regularly reviewed and systems or procedures have been established to manage those risks. The charity maintains an active Business Risk Register to keep potential risks in review, and anything new or newly active is raised at each Board meeting and finance subcommittee meeting; any new or current risks are addressed there, and either managed or added to the Business Risk Register, with appropriate actions

With an EU funded business coaching programme, the charity has continued working on a 6-year strategic plan to include Business development, differentiation, diversification and partnerships - developing and implementing a proactive business development and diversification strategy and tactical plan to achieve the increased occupancy and financial targets detailed in the Strategic Aims. This has been continually revised to include the impact of COVID-19

One risk that is kept under constant reviews is that of significant changes in funding from Cornwall or Plymouth local authorities, which have been principle sources of funding. The management team and Board representative meet regularly with the service commissioners to discuss budgets and commissioning intentions so we are able to forward plan, and we currently hold a contract for detox with a local authority consortium comprised of Cornwall, Plymouth, Torbay and Dorset and meet monthly with them to review process and gain feedback.

In September 2019, the charity employed a Business Development Manager on a fixed term contract to grow sources of referral (both state-funded and private); this has been achieved very effectively, with a significant increase to both referral numbers and sources of referrals. The post has now been made permanent and is an intrinsic part of the agreed strategic direction. With new contracts (other local authorities and organisations etc) joining throughout the year as a result of his work, we have had continued growth and diversification of funding sources. Despite the cuts in state funding, in many areas there is a commitment for specified funding for the next 3 - 4 years as part of framework agreements, but the area is one that we will monitor closely in order to adapt the 6-year Strategic Plan to adapt to any funding policies changes.

The Charity employees a part time fundraiser to provide additional unrestricted income towards running costs and to fund capital projects to enable growth, expansion and development of new and existing services. This also forms part of the strategy to address the risk of decreasing state funding. Grant funding and donations are not taken for granted and non-agreed funding is not built into the annual budget.

A marketing strategy targeting commissioning groups and other audiences had individualised approaches, was agreed in 2019, with the aim of enacting it in the 2020/21 financial year. Many of the active engagement tasks in the strategy were put on hold during the pandemic whilst the charity had restricted capacity to admit and a significant waiting list, however a lot of the foundation work has already been put into place so the plan could be reviewed and rolled forward. The plan links directly to the aims of the 6-year strategic plan, and the Board will measure its success against those objectives.

The Trustees and Management Team schedule regular Strategy Days; these were paused during Covid, but two 'in person' meetings were held in 2021 to discuss and agree a new, post-pandemic Strategic Direction, taking into account all of the learning from the past two years. Part of the agenda for these days involved reviewing and assessing any major risks, considering what new opportunities may be available, and agreeing what strategic choices should be considered. This new direction has been adopted. , The strategic plan to execute the strategy is currently being produced, and the objectives from this will link into a new operational plan.

Coronavirus / Covid 19

The onset of the Coronavirus and subsequent changes to admission policies to limit risk to service users and staff continued to impact on the plans and budget for 2021/22, which was agreed with what was, in hindsight, a somewhat optimistic view of the easing of the need for such restrictions as the year progressed. Having avoided any cases on site in the first 18 months, the 'lesser' but more transmissible variants caused a number of staffing issues and forced us to cancel admissions and isolate a number of times across the year, therefore reducing our average occupancy over the year. We were fortunate to have the strong support and working links with Cornwall Council, and advice and support from the Office for Health Improvement and Disparities (DHSC) and the CQC to help us ensure any cases on site were immediately contained.

The management team continued to revise the budget throughout the year based on anticipated and actual losses sustained from the new working practices, and have been supported by Covid-19 grants administered by Cornwall Council, and designed by the Government to support the safe continuation of essential services, with the increased costs to do so. The fundraiser has been looking forward and has been able to find grants to both assist with core costs during Covid, but also to reset for business post-pandemic. The latter has included funding the reconfiguration of the former Young Person's unit to make sure we could address our long waiting lists as efficiently as possible, and best meet the current and future needs of our service users.

The Trustees and financial sub-committee continued to closely monitor the Charity's legal responsibilities to ensure they were met, whilst balancing protecting its charitable assets and safeguarding vulnerable beneficiaries of the service. Quarantining new admissions not only limited the number of service users we could support but added additional pressure to the charity's resources.

The Board have been able to meet regularly via video link, and have supported the implementation of dynamic plans for future risks and opportunities, where the operational team continued to respond quickly and with imagination to events. Trustees have scrutinised regular management accounts with revised forecasts, and closely monitored the changing risks in order to meet the challenges faced by the charity. They have continued to support the staff that have worked throughout the crisis to ensure that their wellbeing is also at the forefront, including finding better ways of keeping in touch with shift and weekend workers, recognising, rewarding and communicating effectively with all staff.

Health & Safety

Health and safety is a standard item on the agenda for all Board meetings and it is, therefore, very much ongoing. The organisation was certified under OHSAS 18001: 2007 (Health & Safety) in August 2014. In 2019 we migrated across to the revised standard and were successfully accredited against the new standard of ISO 45001.

Gail Hunt is the Health and Safety 'Champion' on the Board. Operationally, the service manager, Jeremy Booker acts as the designated Health and Safety Officer, with the CEO, Kate Prosser having overall responsibility. Both, along with Central Services Team Leader, Jackie Rushbrooke, hold current qualifications in Level 3 Health & Safety in the Workplace, . A full external review of the Health and Safety procedures was undertaken in April 2021, as well as an internal audit in November. The annual ISO assessment was carried out in April 2022, and we remain compliant with ISO 45001, with no non-conformances identified.

We have a Health and Safety Committee, chaired and run from within the workforce, with annual external reviews of our processes as part of an ongoing programme. Jeremy Booker chairs the Health and Safety Committee.

The organisation employs the services of Peninsula, who provide quarterly site assessments, a helpline for any specific queries, and access to the services of Business Safe Online, which is set up for health and safety systems, support and advice. In addition they provide HR support.

Plans for the future

The charity's strategy has, at its heart, its residents. Every one of them is an individual, with individual experiences, aspirations and needs. It is our job to understand these needs and, in line with our mission statement, to provide safe, high quality and accessible services which help our residents achieve their full potential.

In November 2021, the Board agreed our current Strategic Direction with the following key themes:

1. Return to core business and build on these strengths
2. New models of care and caring through the development of Eco Systems*
3. Evidence-based practice and collation of internal knowledge bank for continuous improvement and professionalism
4. Strong cultural thread predicated upon strengths and healthy environments for all
5. Partnership and alliances

**Eco System – Interconnected system working together*

Work is currently taking place to build the new Strategic Plan based on from this, and the next Operational Plan will link directly into the targets set within the Strategic Plan.

Structure, governance and management

The charity was incorporated as a company limited by guarantee on 2 August 2001, its registration number being 04263352. It is governed by a Memorandum of Association and Articles of Association.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Charity registration

The company was registered by the Charity Commission as a charity and entered in the Central Register of Charities on 28 August 2001. The registered number is 1088236.

Operation

The company commenced on 1 March 2002.

Trustees

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Clive Harrold
Malcolm Jones
Mary Vyvyan
Gail Hunt
Karon Clark
Claire Waldie (Resigned 5 April 2021)
Lucy Maggs
Ruth Mounstephen

Appointment of trustees
Trustees are appointed in line with our policy 'HR 38 Trustee Recruitment Policy and Procedure'. When potential trustees are identified they are invited to the Farm to meet with the Director and learn more about the services provided. If they are interested they complete a Personal Information Form and the contents of that form are discussed at an ordinary meeting of trustees. If the Board agrees then the Company Secretary invites that person to become a trustee. The Company Secretary supplies a copy of the Job Description for Trustees, the Board's Prospectus, the Board's Mission and Values statement, the Twelve Steps recovery programme, the Charity Commission booklet entitled 'The Essential Trustees' and Companies House booklet entitled 'Directors and Secretaries Guide'. At that same meeting the Board agrees the year for retirement should that person accept office because trustees retire by thirds. If the interested person decides to take office then he/she is invited to attend the next Board meeting.

Induction and training of trustees
A new trustee will be offered a full induction into the work of the charity and of the board.
When the new trustee has attended two board meetings they will be invited to review their training and development needs. A plan will be agreed as necessary to ensure the appropriate training and development takes place. A growing, online resource library, including access to previous minutes and various explanatory documents, is available to trustees. The induction programme for new trustees will mirror that for new employees.

Organisation
The board of trustees administers the charity. The board meets every two months and there is a Sub-Committee for Finance and General Purposes. A CEO is appointed by the Board to manage the day to day operations of the Charity. The CEO has delegated authority, within terms of delegation approved by the board, for operational matters. At the Annual General Meeting each year the board authorises the Chairman and the Vice-Chairman, in consultation with the Company Secretary and Company Treasurer, to act on matters of urgency between board meetings, with the Chairman of Finance and General Purposes Sub-Committee being included in the consultation when financial matters are involved, except that the entering into of contracts is reserved to the board. Management reports are prepared for the board on a monthly basis. These reports are monitored by the Finance and General Purposes Sub-Committee and then by the board.

The senior management team comprise of the CEO (Kate Prosser) and Operations Manager (Jeremy Booker).

Arrangement for setting key management personnel remuneration
The trustees have regard for pay comparability for all staff and this comes very much into focus when recruiting new staff members, with information taken from recruitment websites and other channels.

Auditor
In accordance with the company's articles, a resolution proposing that RRL LLP be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor
Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report was approved by the Board of Trustees.

Trustee G HUNT
Dated: 20/12/2022

C HARROLD
TRUSTEE

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2022

The trustees, who are also the directors of Bosence Farm Community Limited (Limited by Guarantee) for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of Bosence Farm Community Limited (Limited by Guarantee) (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows 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, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

The impact of macro-economic uncertainties on our audit

Our audit of the financial statements requires us to obtain an understanding of all relevant uncertainties, including those arising as a consequence of the effects of macro-economic uncertainties such as Covid-19 and Brexit. All audits assess and challenge the reasonableness of estimates made by the directors and the related disclosures and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Covid-19 and Brexit are amongst the most significant economic events currently faced by the UK, and at the date of this report their effects are subject to unprecedented levels of uncertainty, with the full range of possible outcomes and their impacts unknown. We applied a standardised firm-wide approach in response to these uncertainties when assessing the company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company associated with these particular events.

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 charity'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.

In our evaluation of the directors' conclusion, we considered the risks associated with the company's business, including effects arising from macro-economic uncertainties such as Covid-19 and Brexit. We analysed how those risks might affect the company's financial resources or ability to continue operations over the period of at least twelve months from the date when the financial statements are authorised for issue. In accordance with the above, we have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared, which includes the directors' report prepared for the purposes of company law, is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report. We have nothing to report in respect of the following matters in relation to which 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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.

As part of our audit work, we obtained an understanding of the legal and regulatory frameworks applicable to the charity and the sector in which they operate. We determined that the laws and regulations surrounding the safeguarding of vulnerable groups were most significant to the charity as well as the laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011, the Companies Act 2006 and compliance with the Charities Statement of Recommended Practice.

The specific procedures for this engagement and the extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below:

- Obtain a understanding of the legal and regulatory frameworks applicable to the charity and the sector in which they operate. We determined that the following laws and regulations were most significant: the Charities Act 2011, the Companies Act 2006 and the safeguarding of vulnerable groups;
- Review of the disclosures in the financial statements and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiries of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reviewing minutes of trustee meetings and correspondence with regulators;
- Performing audit work in connection with the risk of management override of controls, including testing journal entries for reasonableness and evaluating the business rationale of significant transactions outside the normal course of business.

We also communicate relevant identified laws and regulations and potential fraud risk to all engagement team members and remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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: https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx. This description forms part of our auditor's report.

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.

RRL LLP

Mark Williams (Senior Statutory Auditor)
for and on behalf of RRL LLP

2 August 2022

Chartered Accountants
Statutory Auditor

Peat House
Newham Road
TRURO
Cornwall
TR1 2DP

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Income and endowments from:							
Donations and legacies	3	162,293	291,205	453,498	575,714	66,750	642,464
Charitable activities	4	1,428,309	-	1,428,309	1,169,572	-	1,169,572
Investments	5	1,969	-	1,969	3,303	-	3,303
Other income	6	-	-	-	880	-	880
Total income		1,592,571	291,205	1,883,776	1,749,469	66,750	1,816,219
Expenditure on:							
Charitable activities	7	1,514,365	155,688	1,670,053	1,601,082	98,548	1,699,630
Other	12	-	102,205	102,205	-	-	-
Total resources expended		1,514,365	257,893	1,772,258	1,601,082	98,548	1,699,630
Net incoming resources before transfers		78,206	33,312	111,518	148,387	(31,798)	116,589
Net income for the year/ Net movement in funds		78,206	33,312	111,518	148,387	(31,798)	116,589
Fund balances at 1 April 2021		1,562,931	1,832,508	3,395,439	1,414,544	1,864,306	3,278,850
Fund balances at 31 March 2022		1,641,137	1,865,820	3,506,957	1,562,931	1,832,508	3,395,439

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

BALANCE SHEET

AS AT 31 MARCH 2022

	Notes	2022 £	2022 £	2021 £	2021 £
Fixed assets					
Tangible assets	13		2,329,240		2,343,283
Current assets					
Debtors	14	289,796		135,262	
Cash at bank and in hand		1,009,089		1,054,870	
		1,298,885		1,190,132	
Creditors: amounts falling due within one year	15	(121,168)		(137,976)	
Net current assets			1,177,717		1,052,156
Total assets less current liabilities			3,506,957		3,395,439
Income funds					
Restricted funds	18		1,865,820		1,832,508
Unrestricted funds					
Designated funds	19	1,205,617		1,171,201	
General unrestricted funds		435,520		391,730	
			1,641,137		1,562,931
			3,506,957		3,395,439

The financial statements were approved by the Trustees on 27.11.2022

Trustee G HUNT

C HARROLD
TRUSTEE

Company registration number 04263352

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022 £	£	2021 £	£
Cash flows from operating activities					
Cash generated from operations	27		98,959		244,094
Investing activities					
Purchase of tangible fixed assets		(146,709)		(20,084)	
Proceeds on disposal of tangible fixed assets		-		880	
Interest received		1,969		3,303	
Net cash used in investing activities			(144,740)		(15,901)
Net cash used in financing activities			-		-
Net (decrease)/increase in cash and cash equivalents			(45,781)		228,193
Cash and cash equivalents at beginning of year			1,054,870		826,677
Cash and cash equivalents at end of year			1,009,089		1,054,870

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

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1 Accounting policies

Charity information

Bosence Farm Community Limited (Limited by Guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Bosence Farm, 69 Bosence Road, Townshend, HAYLE, Cornwall, TR27 6AN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. In their opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- they have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees have good reason to believe that the charity will be a going concern for the next 12 months from the date of approval of the financial statements. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income is recognised on a receivable basis.

1 Accounting policies **(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

In accordance with the Charities SORP (FRS 102), the time provided by general volunteers is not recognised. More information about volunteers' contributions is included in the trustees' report.

Grants, including government grants, are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor imposed conditions which must be met before the charity has unconditional entitlement.

1.5 Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

Costs of generating funds are the costs associated with attracting voluntary income.

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

Governance costs include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee's meetings and reimbursed expenses.

1.6 Tangible fixed assets

Tangible fixed assets costing £1,000 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold buildings	2% per annum on cost
Motor vehicles	20% per annum on cost
Fixtures and fittings	20% per annum on cost
Computers	33.33% per annum on cost

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1 Accounting policies **(Continued)**

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The company is a registered charity and is therefore generally exempt from income tax and capital gains tax on its charitable activities.

1 Accounting policies **(Continued)**

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	**Restricted funds**	**Total**	Unrestricted funds	Restricted funds	Total
	2022	**2022**	**2022**	2021	2021	2021
	£	**£**	**£**	£	£	£
Donations and gifts	1,805	-	1,805	3,196	-	3,196
Legacies receivable	-	-	-	22,069	-	22,069
Government and other grants	160,488	291,205	451,693	550,449	66,750	617,199
	162,293	291,205	453,498	575,714	66,750	642,464
Grants receivable for core activities						
Government grants	160,488	206,125	366,613	458,823	-	458,823
Grants - other agencies	-	85,080	85,080	91,626	66,750	158,376
	160,488	291,205	451,693	550,449	66,750	617,199

3 Donations and legacies (Continued)

The total amount of government grants recognised in the financial statements was £366,613 (2021: £458,823).

The following grants have been received from Cornwall Council: £32,636 (2021: £450,623) emergency funding has been issued to help essential services during the national lockdown and COVID-19 outbreak, £127,852 (2021: £8,200) to help assist with additional infection control costs, £136,255 (2021: £Nil) towards the costs of alterations to the admissions unit and £69,870 (2021: £Nil) has been received towards the cost of treatment to rough sleepers.

4 Charitable activities

	2022	2021
	£	£
Miscellaneous income	1,640	5,616
Young People/Family Unit Service fees	-	253
Detox Centre fees	950,069	760,356
Rehab Centre Service fees (including client contributions)	476,600	403,347
	1,428,309	1,169,572

5 Investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Interest receivable	1,969	3,303

6 Other income

	Total	Unrestricted funds
	2022	2021
	£	£
Net gain on disposal of tangible fixed assets	-	880

7 Charitable activities

	Unrestricted Fund £	Restricted Fund £	2022 £	2021 £
Staff costs	944,943	105,370	1,050,313	1,052,782
Depreciation and impairment	22,841	35,706	58,547	63,771
Consumables	49,596	8,336	57,932	61,645
Other direct costs	37,271	2,616	39,887	42,004
Establishment costs	80,167	-	80,167	93,465
Repairs and maintenance	44,838	3,660	48,498	33,111
Office expenses	18,385	-	18,385	38,937
Motor, travel & subsistence expenses	8,176	-	8,176	5,390
Printing, posting and stationary	9,425	-	9,425	7,042
Advertising and promotion	1,193	-	1,193	1,194
Legal and professional	1,080	-	1,080	1,080
	1,217,915	155,688	1,373,603	1,400,421
Share of support costs (see note 8)	276,537	-	276,537	279,581
Share of governance costs (see note 8)	19,913	-	19,913	19,628
	1,514,365	155,688	1,670,053	1,699,630
For the year ended 31 March 2021				
Unrestricted funds				1,601,082
Restricted funds				98,548
				1,699,630

8 Support costs

	Support costs	Governance costs	2022	2021
	£	£	£	£
Staff costs	248,804	13,338	262,142	268,430
Office expenses	409	-	409	763
Sundry and other costs	8,529	-	8,529	2,814
Motor, travel and subsistence expenses	233	-	233	721
Advertising and promotion	4,435	-	4,435	6,833
Legal and professional costs	13,166	-	13,166	12,970
Bank charges	961	-	961	788
Audit fees	-	2,500	2,500	2,500
Accountancy	-	4,075	4,075	3,390
	276,537	19,913	296,450	299,209
Analysed between				
Charitable activities	276,537	19,913	296,450	299,209

9 Trustees

During the year Nil (2021: Nil) trustee was reimbursed for sundry travel and subsistence expenses totalling £Nil (2021: £Nil). At the year end there was £Nil owing to the trustee (2021: £Nil).

None of the trustees (or any persons connected with them) received any remuneration from the charity during the year.

No trustees (or any persons connected with them) received any other benefits from the charity during the year.

10 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

	2022	2021
	£	£
Audit of the charity's annual accounts	2,500	2,500

11 Employees

Number of employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Charitable activities	39	40
Central services	8	8
Governance	1	1
	48	49

Employment costs	2022 £	2021 £
Wages and salaries	1,208,161	1,212,167
Social security costs	82,384	85,560
Other pension costs	21,910	23,485
	1,312,455	1,321,212

In addition to the above costs, there were termination costs totalling £Nil during the year (2021: £15,000),

The number of employees whose annual remuneration was £60,000 or more were:

	2022 Number	2021 Number
60,000 - 70,000	1	1

12 Other

	2022 £	2021 £
Net loss on disposal of tangible fixed assets	102,205	-

13 Tangible fixed assets

	Freehold land and buildings	Motor vehicles	Fixtures and fittings	Computers	Total
	£	£	£	£	£
Cost					
At 1 April 2021	2,772,124	27,020	222,452	36,516	3,058,112
Additions	146,709	-	-	-	146,709
Disposals	(113,560)	-	-	-	(113,560)
At 31 March 2022	2,805,273	27,020	222,452	36,516	3,091,261
Depreciation and impairment					
At 1 April 2021	459,684	12,580	208,785	33,780	714,829
Depreciation charged in the year	40,447	4,852	11,880	1,368	58,547
Eliminated in respect of disposals	(11,355)	-	-	-	(11,355)
At 31 March 2022	488,776	17,432	220,665	35,148	762,021
Carrying amount					
At 31 March 2022	2,316,497	9,588	1,787	1,368	2,329,240
At 31 March 2021	2,312,440	14,440	13,667	2,736	2,343,283

The gross book value of freehold land and buildings includes £2,282,393 (2021: £2,022,124) of depreciable assets.

In the opinion of the trustees the market value of the land is in excess of its carrying value.

14 Debtors

Amounts falling due within one year:	2022 £	2021 £
Trade debtors	60	289
Other debtors	85,579	-
Prepayments and accrued income	204,157	134,973
	289,796	135,262

15 Creditors: amounts falling due within one year

	Notes	2022 £	2021 £
Other taxation and social security		25,737	38,878
Deferred income	16	67,785	33,618
Trade creditors		5,138	15,643
Other creditors		3,213	3,317
Accruals		19,295	46,520
		121,168	137,976

16 Deferred income

	2022	2021
	£	£
Arising from fees received in advance	67,785	33,618

	2022	2021
	£	£
Deferred income is included within:		
Current liabilities	67,785	33,618
Movements in the year:		
Deferred income at 1 April 2021	33,618	21,380
Released from previous periods	(33,618)	(21,380)
Resources deferred in the year	67,785	33,618
Deferred income at 31 March 2022	67,785	33,618

During the year, £33,618 (2021: £21,380) was released to income from previous periods and £67,785 (2021: £33,618) of incoming resources was deferred.

17 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £21,910 (2021: £23,485). Pension liabilities are allocated to unrestricted and restricted funds on the same basis as other employee-related costs unless the terms of a restriction prohibit the allocation of such costs to a restricted fund.

18 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

		Movement in funds			Movement in funds		
	Balance at 1 April 2020	Incoming resources	Resources expended	Balance at 1 April 2021	Incoming resources	Resources expended	Balance at 31 March 2022
	£	£	£	£	£	£	£
Quiet Room (Sanctuary) Fund	20,747	-	(368)	20,379	-	(368)	20,011
PCT Detox Centre Development Project Fund	1,310,940	-	(22,980)	1,287,960	-	(22,980)	1,264,980
PDC Detox Development Project Fund	12,908	-	(408)	12,500	-	(408)	12,092
Residents' Benevolent Fund	2,024	-	-	2,024	-	-	2,024
Girdlers Artist Materials Fund	2,352	-	-	2,352	-	(696)	1,656
Public Health England Grant	416,792	-	(6,338)	410,454	-	(108,543)	301,911
Antonio Foundation	-	20,000	(20,000)	-	-	-	-
Tanner Trust	-	4,000	-	4,000	3,000	(7,000)	-
The Clothworkers Foundation	5,500	-	(2,760)	2,740	-	(2,740)	-
The Trusthouse Charitable Foundation	40,703	-	(617)	40,086	-	(617)	39,469
St Aubyns Foundation	-	3,000	(1,664)	1,336	-	(1,336)	-
Duchy Health Charity	19,333	-	(400)	18,933	38,500	(400)	57,033
National Lottery	-	-	-	-	25,500	(25,500)	-
Awards for All	9,867	-	(133)	9,734	-	(133)	9,601
Henry Smith	-	28,500	(28,500)	-	-	-	-
Girdlers	-	10,000	(10,000)	-	11,160	(11,160)	-
Cornwall Council	-	-	-	-	69,870	(69,870)	-
Cornwall Council Admissions Unit Refurbishment	-	-	-	-	136,255	-	136,255
Bernard Sunley	4,833	-	(100)	4,733	-	(100)	4,633
Garfield Weston	9,823	-	(106)	9,717	-	(106)	9,611
Funds less than £2,000	8,484	1,250	(4,174)	5,560	6,920	(5,936)	6,544
	1,864,306	66,750	(98,548)	1,832,508	291,205	(257,893)	1,865,820

18 Restricted funds **(Continued)**

Restricted funds represent ongoing projects and the trustees consider the balances to be sufficient.

Purposes of restricted funds are as follows:
The Sanctuary Fund represents a building at Bosence used as a quiet room for meditation and contemplation.

The PCT Detox Centre Development Project Fund represents the capital development costs for a Detox Centre. Penwith District Council and the Sustainable Building grant also provided capital funds for this project.

The Public Health England grant is a capital grant received to help fund the building of a new family unit.

The Cornwall Council grant is made up of two grants - a grant to help with rough sleepers and a grant towards the refurbishment costs of the admissions unit.

All other grants were given for specific activities and projects.

Sufficient resources are held to enable all funds to be applied in accordance with any restrictions.

Further details on restricted funds can be found within the Trustees' Annual Report.

19 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2020	Resources expended	Transfers	Balance at 1 April 2021	Resources expended	Transfers	Balance at 31 March 2022
	£	£	£	£	£	£	£
Sanctuary Reserve	15,000	-	5,000	20,000	-	(20,000)	-
Vehicle Reserve	20,000	-	-	20,000	-	-	20,000
Bosence Farm Reserve	418,134	(7,233)	-	410,901	(7,233)	-	403,668
Family Unit / YPU development	25,000	-	-	25,000	-	(25,000)	-
Rehab Development	-	-	-	-	-	90,000	90,000
Bosence Staff Offices Upgrade Reserve	267	(267)	-	-	-	-	-
Maintenance Reserve	-	-	20,000	20,000	(9,570)	12,000	22,430
Training and Staff Support Reserve	-	-	20,000	20,000	(12,617)	-	7,383
Fixed Operating Costs Reserve	605,000	-	30,000	635,000	-	-	635,000
Refurbishment Reserve	10,300	-	10,000	20,300	(11,164)	8,000	17,136
Trustee Recruitment	-	-	-	-	-	10,000	10,000
	1,093,701	(7,500)	85,000	1,171,201	(40,584)	75,000	1,205,617

19 Designated funds **(Continued)**

The purpose of the designated reserves, as set by the board of directors, is as follows:

The Sanctuary reserve is a provision for future work to be done at the Sanctuary.

The Vehicle reserve is for the replacement of the vehicles used by the charity.

The Bosence Farm reserve is to provide accommodation, and is wholly represented by fixed assets.

The Family Unit fund was created to accrue for funds to be spent on a new family unit and £150,000 was designated to cover 6 months estimated running costs of the Family unit.

The Rehab Development fund reserve was created to earmark funds for the rehab capital development works.

The Bosence Staff Offices Upgrade reserve was created to accrue funds used towards installation of a new central heating system in 2017 and is wholly represented by fixed assets.

The Maintenance reserve was created to accrue funds for large projects delayed by the Covid-19 pandemic.

The Training and Staff Support reserve was created to designate funds for implementing a formal, structured training programme to improve skills, programme delivery and effectiveness, and staff wellbeing.

The Fixed Operating Costs reserve was created to designate funds that represent six months of fixed operating costs.

The Refurbishment reserve was created for the redecorating and maintenance of the Bosence Farm and Detox buildings.

The Trustees Recruitment reserve was created to earmark funds to assist with future trustee recruitment.

20 Analysis of net assets between funds

	Unrestricted 2022	Restricted 2022	Total 2022	Unrestricted 2021	Restricted 2021	Total 2021
	£	£	£	£	£	£
Fund balances at 31 March 2022 are represented by:						
Tangible assets	507,854	1,821,386	2,329,240	530,838	1,812,445	2,343,283
Current assets/(liabilities)	1,133,283	44,434	1,177,717	1,032,093	20,063	1,052,156
	1,641,137	1,865,820	3,506,957	1,562,931	1,832,508	3,395,439

21 Free reserves reconciliation

The free reserves (unrestricted funds that are not designated or represented by fixed assets) belonging to the charity as at 31 March 2022 are calculated as follows:

	£
Unrestricted funds	1,641,137
Less: Tangible assets (as per note 19)	(507,854)
Less: Designated funds not represented by fixed assets	(801,949)
Free reserves	331,334

22 Financial commitments, guarantees and contingent liabilities

The property at Bosence has a fixed charge relating to monies advanced by the Secretary of State for Health for its purchase. Should the charity cease to exist for the purpose for which it was set up then an amount equal to that portion of the open market value of the property as at the date of valuation as is attributable to the expenditure of the original grant, or £100,000 whichever is the greater sum, will be repayable.

NHS England have a legal charge over the property at Bosence for the repayment sum and an option to purchase land at Bosence. The option is exercisable within a period of 21 years from 31 March 2009 less one day. If any terms of the agreement between the charity and NHS England relating to the detoxification facility at Bosence Farm are breached NHS England can exercise the option agreement and require payment of the repayment sum. Should the charity sell Bosence then written agreement from NHS England is required and NHS England would require to be paid the repayment sum. The repayment sum being that part of the open market value of the land as at the date of valuation as is attributable to the expenditure of the original capital grant after deduction of any part of the capital grant repaid or the value of the capital grant £1,694,000, whichever is the greater sum.

23 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2022	2021
	£	£
Within one year	7,033	7,657
Between two and five years	6,274	13,307
	13,307	20,964

24	**Capital commitments**	**2022**	**2021**
		£	**£**
	At 31 March 2022 the charity had capital commitments as follows:		
	Contracted for but not provided in the financial statements:		
	Acquisition of property, plant and equipment	52,396	-

25 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2022	**2021**
	£	**£**
Aggregate remuneration	122,645	125,147

26 Analysis of changes in net funds

The charity had no debt during the year.

27	**Cash generated from operations**	**2022**	**2021**
		£	**£**
	Surplus for the year	111,518	116,589
	Adjustments for:		
	Investment income recognised in statement of financial activities	(1,969)	(3,303)
	Loss/(gain) on disposal of tangible fixed assets	102,205	(880)
	Depreciation and impairment of tangible fixed assets	58,547	63,771
	Movements in working capital:		
	(Increase)/decrease in debtors	(154,534)	20,726
	(Decrease)/increase in creditors	(50,975)	34,953
	Increase in deferred income	34,167	12,238
	Cash generated from operations	98,959	244,094

BOSENCE FARM COMMUNITY LIMITED

England & Wales - Charity number 1088236

Accounts

Charity Registration No. 1088236

Company Registration No. 04263352 (England and Wales)

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Clive Harrold	
	Malcolm Jones	
	Mary Vyvyan	
	Gail Hunt	
	Karon Clark	
	Lucy Maggs	(Appointed 16 October 2020)
	Ruth Mountstephen	(Appointed 29 July 2020)
Secretary	VKV Prosser	
Charity number	1088236	
Company number	04263352	
Principal address	Bosence Farm 69 Bosence Road Townshend HAYLE Cornwall TR27 6AN	
Registered office	Bosence Farm 69 Bosence Road Townshend HAYLE Cornwall TR27 6AN	
Auditor	RRL LLP Peat House Newham Road TRURO Cornwall TR1 2DP	
Bankers	Lloyds Bank Birmingham OSC Ariel House 2138 Coventry Road SHELDON B26 3JW	
Solicitors	Stephens Scown LLP Osprey House Malpas Road TRURO Cornwall TR1 1UT	

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

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BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2021

The trustees, who are directors for the purposes of company law, are pleased to present their report and financial statements for the year ended 31 March 2021. This report is a combined annual report containing a directors' report as required by company law.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's Memorandum and Articles of Association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Objectives and activities

The broad object of the charity is "To relieve poverty, sickness, distress, and the provision of temporary accommodation for those in necessitous circumstances with particular regard to those who are affected by addiction to drugs and alcohol misuse". In the furtherance of these objects the charity provides suitable accommodation, counselling, education, support and information to drug and alcohol misusers, together with their friends and relatives. The charity also promotes training and research into the dangers arising from the habitual or other uses of drugs and alcohol. In addition the charity promotes and provides the development of new facilities pertaining to the treatment and rehabilitation of drug and alcohol misusers and prevention of drug and alcohol misuse.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. In particular the trustees consider how planned activities will contribute to its aims and objectives.

The charity's activities deliver public benefit as follows:

Bosence farm is a residential substance misuse treatment service, registered with the Care Quality Commission. The charity currently offers three discrete services: Bosence Rehab, Bosence Detox, and Bosence Young People and Families Service. These services are supported by our horticultural volunteer programmes. The Young People and Families service was suspended in March 2020 to allow the building to be used as a quarantine area for new admissions due to the Covid-19 pandemic. This remains the case at the time of writing and is likely to remain so for much of 2021.

Bosence Rehab

The length of stay at Bosence Rehab is usually 12 weeks for people funded by the drug and alcohol treatment system, although longer and shorter stays are available where appropriate.

Bosence Rehab provides residential treatment for up to 15 individuals who are actively in recovery from alcohol and/or drug dependency. The community offers those choosing to work a 12 Step programme a safe and tranquil environment to both begin and enhance personal recovery. Bosence Rehab offers a wide range of skill development, including life-skills, resettlement and aftercare support. All elements are aimed at empowering individuals to achieve personal goals and live independently, without the need to resort to alcohol or other drugs, by the time they leave.

During the 2020/21 financial year, we provided 62 episodes of treatment (61 in 2019/20). Of the 56 people who left the service in the period, 29 were planned resettlements. This represents a successful completion rate of 51.8% compared to 74.5% in the previous year. Outcomes of service users completing their course of treatment have reduced this year which may be partly due to the challenges presented by COVID-19 to individuals and the service – however we are continuing to analyse this and understand the reasons to help us improve and attain better completion rates for service users in the coming years.

Average occupancy for the full year decreased to 8.3 compared with 9.8 in the previous year. Demand and referral levels remain unpredictable and dependent on many factors, including the availability of funds. By employing a Business Development Manager last year, we increased our efforts to identify new business and revenue streams both within and outside of Cornwall to ensure we build the organisations sustainability in the longer term.

Bosence Detox

Bosence Detox (also known as Boswyns)'s 16 bed "inpatient service" providing detoxification, stabilisation and assessment for drug and alcohol addiction opened in May 2010. The average length of stay is around 4 weeks but service users may stay up to six weeks and either move on to residential rehabilitation or return to the community.

We made the decision to close our Young Persons unit in March 2020 in order to respond to the emerging Covid-19 pandemic and repurpose the unit into an admissions unit for adults being admitted into our inpatient detox, stabilisation and assessment unit where they would isolate for 1 week prior to entering the main unit. As a result, during the period, Bosence Detox's average occupancy has reduced on previous years to 11.2 (12.9 in 2019/20). This is due to restrictions in numbers of admissions during the year as a result of Covid-19 – we have only been able to admit a maximum 5 service users per week which has had a significant impact on our overall occupancy. 219 episodes of treatment were delivered (215 in 2019/20), 202 (210 in 2018/19) people were discharged with 158 (164) of this total completing their course of treatment. This represents a successful completion rate of 78.2% (78% in the previous year). The complexity of the problems service users are experiencing when coming into treatment continues to increase. We commissioned a review of the psychosocial programme to better meet the unique needs of individuals undergoing detoxification and stabilisation and to ensure a research and evidence focussed treatment approach. The new Bespoke programme was implemented in the May 2019 and indications from review to date has shown that this has been popular and well received by the service users and successful in building ongoing resilience for service users post treatment.

Bosence Detox has now established itself as an integrated part of the wider Cornwall treatment system. Although it continues to receive most of its referrals from Cornwall, we aim to increase out of county and private business through the employment of a new Business Development Manager. Bosence Detox continues to develop towards its goal of becoming a centre of excellence, at the forefront of innovative drug and alcohol treatment, and continues to be cited by the service Commissioner as having a strong learning culture.

Bosence Young Person & Family

Our Young People's Service, which is adjacent to Bosence Detox, opened in 2017. This 4 bed service has initially focussed on treating young people with drug and alcohol problems and related needs. The Bosence Young People's Residential Programme is designed for young people who are experiencing substance misuse problems but whose complexity requires a more intensive treatment approach that cannot be met in their communities. The development of the Bosence Young People service has been informed by research that identifies the critical differences between Young People and Adults which has shaped the programme of treatment. The programme has been specifically designed to help young people transition into adult life with the skills they need. Unfortunately, this service has been closed since March 2020 and is used instead as and admissions / isolation unit for adults entering our inpatient detox, stabilisation and assessment unit. We plan to make the unit capable of working with greater diversity of needs, and are currently looking at plans for remodelling. The Board of Trustees regularly reviews the question of being able to re-open the service to young people, and it is next tabled for discussion in September 2021.

Bosence Horticultural Programme

The horticulture project has been running for two years and 5 months at the time of writing (June 2021). During this time the main garden has been planted up with 38 fruit trees, numerous fruit bushes, willow hedging, a willow tunnel and a willow dome. This is in addition to the herbs and flowers planted in raised beds and the planting of various wildflowers. The pond is now a biodiversity hotspot, with a rich flora both in the pond itself and also around its periphery. Several species of both dragonflies and damselflies make use of the pond, as do newts, frogs and various freshwater invertebrates. Work on the woodland trail is ongoing, with steps now most of the way up the steepest part of the trail. Work has also been carried out to enhance the aesthetic appeal of the woods by removing ivy from many of the mature oaks, of which the canopy is largely comprised. The seating installed in the meadow during 2019 is used during certain ecotherapy sessions. Ecotherapy is now a timetabled weekly activity in both units. There is also the option for residents to assist in the gardens on most weekday afternoons. Biological monitoring of the site has recorded more than 100 animal species and over 70 species of plants.

Bosence Volunteer Programme

The volunteer programme has been suspended for the greater part of the last year due to Covid-19. When restrictions permitted 3 gardening volunteers came and helped. Volunteer hours for the year April 2020 to April 2021 totalled 143. No indoor volunteering was allowed so many of our volunteers have been on-hold now for over a year.

Three new volunteer gardeners will be starting over the coming weeks; two of whom are ex-residents. Another four people have expressed an interest in volunteering with us as mentors when restrictions are lifted.

Food Growing

The ecotherapy project started recording the value of the harvested food crops which it supplied to our cook, Chris. Since the role started in February up until May, the programme has supplied the detox kitchen with food worth a total of £223. For each crop we used the price of online sellers such as Riverford and Eversfield. and have just started harvesting our first lettuce crop from the polytunnels, which are now planted up with summer crops. We have planted up the small glasshouse with chilli peppers and have a lemon tree in a large pot in there too. The programme manager, Noah Hall, says “I am able to use this space for growing for the first time, as I now have the potting shed re-roofed and so am able to raise all my seedlings there as opposed to cramming things in the glasshouse. All the raised beds are planted up and about half of the beds in the main vegetable plot are now planted.”

25th Anniversary

In November 2020, the charity celebrated the 25th anniversary of the day Bosence Farm opened its doors to its first service user, and ten years of opening the specialist detoxification, stabilisation and assessment unit. The Covid-19 pandemic quashed plans for a public celebration so a booklet was published instead, thanking the many people who have been involved in setting up the charity and then enabling it to fulfil its aims, reminiscing about the many events and characters that have been part of the fabric of its history so far, and sharing plans and aspirations for the future.

It was especially gratifying to reconnect with some of the very early supporters, talk to service users from across the decades and hear about their lives and achievements, to be given some wonderful photographs and memories of the very early days, and of the history of the site long before the charity was founded – including learning about the prototype of an iconic three wheeled motor racing car developed on site, with the creator often surrounded by early residents as he worked.

CQC Rating

Our services received their first rated inspection by the Care Quality Commission in December 2018 and as a result of a positive inspection, were rated “Good”.

The Sanctuary continues to be a very valuable asset in many aspects of the work undertaken at Bosence Farm, being used for private meditation and prayer, relaxation groups and other meetings. However, the building is without plumbing or adequate heating, so is not adequate for the needs. We have therefore gained planning permission and are currently working with a local architect to replace it on the same footprint, in order to make the building more accessible and usable. The new plans include office space, a training/ conference facility as well as an accessible lavatory, and kitchen facilities. Grant funding will be sought this year to enable this, with partial funding already pledged, and we hope to work with a local community interest partnership for the actual build.

Financial review

The financial activities and results for the year are shown in the statement of financial activities on page 18.

Reserves policy

The charity's reserves policy was initially set in January 2005 and included the creation of designated reserves, namely, the Bosence Farm Reserve (for residents' accommodation and wholly represented by fixed assets). On an annual basis the trustees consider and review the needs of the charity and designate funds for specific future purchases, services or projects. In addition they have also chosen to designate six months of operating costs to ensure the continuity of the charity. The trustees review the designated funds regularly throughout the year.

The total funds of the charity at 31 March 2021 were £3,395,439 (2020: £3,278,850). The amount of these funds that were restricted and not available for the general purposes of the charity at 31 March 2021 were £1,832,508 (2020: £1,864,306). Of the remaining reserves held, a total of £1,171,201 (2020: £1,093,701) have been designated for various projects, as detailed. Funds that can only be realised by disposing of tangible fixed assets at 31 March 2021 amount to £1,812,445 of restricted funds and £530,838 of unrestricted funds.

At 31 March 2021, the amount of reserves the charity held that were not restricted, designated or represented by fixed assets were £271,793 (2019: £200,618). The aim is to have a free reserve figure to mitigate risk.

Going Concern

The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. We report that, in our opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- we have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees have good reason to believe that the charity will be a going concern for the next 12 months from the date of approval of this report.

Principal funding sources

The funding sources of the charity, in addition to non-recurring grant funding, are Cornwall Council through the Complex Needs Support and Drug and Alcohol Action Team, income from private and out-of-county residents and housing benefit from Cornwall Council.

Cornwall Council made additional grants available to cover expenses and loss of income resulting from Covid-19 during 2020 and 2021, Including the Workforce Capacity grant from Adult Social Care for £6,131.

Fundraising continued through 2020-2021 and funds (offering support to address the limitations and restrictions imposed by Covid-19 resulting in the need for additional staffing, CCTV, PPE and training) were accessed. Applications to external funding bodies, charitable trusts and foundations also continued for funds to support existing work and capital developments.

The fundraising strategy will be maintained and developed through the coming year with a clear focus on our existing sources of support and a strong emphasis on building long-term relationships with funders and developing effective methods of communication with supporters and individual donors.

The Board extends its sincere thanks to the following for their generous support over the last year:

- The Henry Smith Charity for a grant of £83,900 for the salary of a Key Worker for three years 2017-2020 for the Young People's unit. The third and final instalment of £28,500 was received in June 2020.
- Collective Voice Addiction Recovery Fund for a grant of £23,447 to support Covid-19 costs.
- The Garfield Weston Foundation for a grant of £15,000 to support Covid-19 costs.
- The Worshipful Company of Girdlers for their ongoing support and a grant of £10,000 to support the Team Leader salary and an additional grant of £5,000 towards Covid-19 costs.
- The National Lottery Awards for All for a grant of £9,979 to support additional staff costs during Covid-19.
- The Tanner Trust for a grant of £4,000 towards re-roofing the Potting Shed.
- Morrisons Foundation for a grant of £5,200 to support Covid-19 related costs.
- Cornwall Community Foundation for grants of £10,000 and £3,000 for emergency Covid-19 related costs.
- The Antonio Carluccio Foundation for a grant of £20,000 to support We Can Grow Project.
- The Bernard Sunley Foundation for a grant of £10,000 towards costs related to Covid-19.
- The Duke of Cornwall Benevolent Fund for a grant of £5,000 for costs related to Covid-19.
- Cornwall Community Crisis Fund for a grant of £1,920 to pay for online training for staff and volunteers.
- The Duchy Health Charity for a grant of £5,000 to support additional Covid-19 related costs.

There have been several considerate bequests from the families of former service users, to which the charity is indebted, and the charity also benefitted from the final payment of a legacy dating from 2018, for the sum of £22,069.

During the year we had continued support from the Cornwall Community Foundation Crisis Fund and received £1,000 for emergency purchases for residents. We are also very grateful to the Rotary Club of Penzance who gave £1,000 for Christmas hampers for all the staff in recognition of their work to ensure the service remained open during a very challenging and unsettling year; the contents of these hampers were then sourced and beautifully packed by members of the Penwith Rotary Club. In addition, we remain indebted to the Chapel Street Methodist Church in Penzance for their long-standing support and another donation of £250, raised from Coffee Mornings, and the combined Rotary Clubs of Penzance and Mounts Bay, who enabled us to hold a delightful VE Day 2020 Celebration with cream tea for the service users, thanks to a donation of £250 and to the Cornish Giving Catalogue for helping us raise £250.

In line with our longer-term focus, to increase charitable activity across the organisation, the "Walk this Way" event saw clients and staff collectively complete a total of 500 laps of the bottom field at Bosence and raise a total of £1,218 (half of which was donated to the Royal Cornwall Hospital Charity).

We would like to express our sincere gratitude to supporter, Abbie Lilly, who completed a sponsored walk in aid of Bosence Farm and raised £610. Abbie was inspired to fundraise for Bosence in recognition of her father's successful completion of treatment three years ago.

Investment policy

The trustees have considered the most appropriate policy for investing funds and believe that the current arrangements, of investing in low risk deposit-based accounts, are satisfactory.

The charity has deposit accounts with Santander and Saffron Building Society which earn monthly interest. In addition, the charity holds the following savings accounts:

- A one year fixed rate business saving account is held with Aldemore.
- A 95 Day Notice Business Savings Account with Cambridge & Counties.
- A 100 Day Notice Charity & Trust Account with Shawbrook Bank.

Risk assessment

The major risks, to which the charity is exposed as identified by the Trustees, are regularly reviewed and systems or procedures have been established to manage those risks. The charity maintains an active Business Risk Register to keep potential risks in review, and anything new or newly active is raised at each Board meeting and finance subcommittee meeting; any new or current risks are addressed there, and either managed or added to the Business Risk Register, with appropriate actions.

With an EU funded business coaching programme, the charity has continued working on a 6-year strategic plan to include Business development, differentiation, diversification and partnerships - developing and implementing a proactive business development and diversification strategy and tactical plan to achieve the increased occupancy and financial targets detailed in the Strategic Aims. This has been revised to include the impact of Covid-19.

A principle risk that is kept under constant reviews is that of significant changes in funding from Cornwall or Plymouth local authorities, which have been a principle source of funding. The management team and Board representative meet regularly with the service commissioners to discuss budgets and commissioning intentions so we are able to forward plan.

In September 2019, the charity employed a Business Development Manager to grow sources of referral (both state funded and private). With new contracts (other local authorities and organisations etc) joining throughout the year as a result of his work, we anticipate continued growth and diversification of funding sources. Despite the cuts in state funding, in many areas there is a commitment for specified funding for the next 3 - 4 years as part of framework agreements, but the area is one that we will monitor closely in order to adapt the 6-year Strategic Plan to adapt to any funding policies changes.

Strategies to address the risk of decreasing state funding included the employment of a part time fundraiser (from December 2015) to provide additional unrestricted income towards running costs and to fund capital projects to enable growth, expansion and development of new and existing services. Grant funding and donations are not taken for granted and non-agreed funding is not built into the annual budget.

A new marketing strategy was agreed in 2019 which targeted commissioning groups and audiences had individualised approaches, with the plan to roll it out in the 2020/21 financial year to ensure all target commissioning groups and audiences have individualised approaches. Many of the tasks in the strategy were put on hold during the pandemic whilst the charity had restricted capacity to admit and a significant waiting list, but a lot of the foundation work have been put into place so the plan could be rolled forward by a year. The plan links directly to the aims of the 6-year strategic plan, and the Board will measure its success against those objectives. In order to increase private referrals, the charity joined The Recovery Hub to grow an element of private clients.

The Trustees and Management Team schedule regular Strategy Days, with the last held in October 2017 and the next having been deferred by Covid-19 pandemic restrictions until September 2021. Part of the agenda for these days involves reviewing and assessing any major risks, considering what new opportunities may be available, and agreeing what strategic choices should be considered. During the past 2 years, the management team have been able to access business coaching through the EU funded Oxford Innovation programme, and have worked on new ways of presenting this information to the Board so that the strategy can be succinctly defined, mapped against the business risk assessments and all can be more easily reviewed and progress measured; work on this is continuing with the Board and with Oxford Innovation, with new Board members joining who have specialised in strategic planning. The resulting business plan will form the basis of all Board Meeting agendas to ensure each item is regularly reviewed and progress measured.

Coronavirus / Covid19

The onset of the Coronavirus and subsequent lockdown in March 2020 continued to impact on the plans and budget for 2020/21, which was agreed ahead of the pandemic, and may potentially impact the charity's aims for some years after that.

As the service was classed as an Essential Service in the local authority's Covid-19 response it was necessary to remain operational not only to continue to meet the urgent health needs of those needing a detox, but also to reduce the pressure from the NHS's acute services. We worked throughout the year with Cornwall Council, our clinicians and medical officers, Public Health England and the CQC to keep in place safe ways of working, including taking the measure to close the Young Person's Unit in order to use the building to isolate/quarantine new admissions for the adult services.

Operationally, the Business Continuity Plan (including plans for a pandemic) was activated, a revised temporary admissions policy agreed, alongside a new policy to deal with HR and practices in the workplace. The management team continued to revise the budget throughout the year based on anticipated and actual losses sustained from the new working practices, and have been supported by Covid-19 grants administered by Cornwall Council, and designed by the Government to support the continuation of essential services. The first of these grants was agreed by Cornwall Council in May 2020 and the Board have continued to review both forecast budget and actual income and expenditure on a frequent and regular basis. The fundraiser has been actively targeting Covid-19 grant funding from a wide variety of sources, which have all aided in the charity's ability to continue to deliver the service safely whilst meeting the increased costs to do so, and the charity is working with the local authority on the level of support that will be necessary for the rest of the financial year.

The Board agreed not to furlough any non-operational staff in order to prepare for the next transitionary phase of the response to Covid-19, and with a view to there being greater stability later in the year. This has been part of a watching brief in ensuring current and future operational requirements are fulfilled, whilst limiting unnecessary expenditure.

The trustees and financial sub-committee closely monitor the charity's legal responsibilities to ensure they are met, whilst balancing protecting its charitable assets and safeguarding vulnerable beneficiaries of the service. Quarantining new admissions not only limited the number of service users we could support but added additional pressure to the charity's resources, so the team continue to work on finding safe alternative measures that will allow increased admissions without increasing risks.

The Board have been able to meet regularly via video link, and have supported the preparation and implementation of dynamic plans for future risks and opportunities, where the operational team have needed to respond quickly and with imagination to events. It has been a challenging year for most charities, and the Board recognised the need to be highly adaptable and creative in order to carry on operating safely and adapting to changing advice, guidelines and the availability of testing and preventative resources as more was learnt about managing the disease. Trustees have scrutinised regular management accounts with revised forecasts, and closely monitored the changing risks in order to meet the challenges faced by the charity, and to continue to support the staff that have worked throughout the crisis to ensure that their wellbeing is also at the forefront.

Health & Safety
Health and safety is a standard item on the agenda for all Board meetings and it is, therefore, very much ongoing. The organisation was certified under OHSAS 18001: 2007 (Health & Safety) in August 2014. In 2019 we migrated across to the revised standard and were successfully accredited against the new standard of ISO 45001.

Gail Hunt is the Health and Safety 'Champion' on the Board. Operationally, the service manager, Jeremy Booker acts as the designated Health and Safety Officer, with the CEO, Kate Prosser having overall responsibility, with both holding current qualifications in Level 3 Health & Safety in the Workplace. A full external review of the Health and Safety procedures was undertaken in April 2021, as well as an internal audit in June, and we remain compliant with ISO 45001, with no non-conformances identified.

We have a Health Safety Committee, chaired and run from within the workforce, which was revamped and restructured in 2020, with annual external reviews of our processes as part of an ongoing programme. Jeremy Booker chairs the Safety Committee

The organisation employs the services of Peninsula, who provide quarterly site assessments, a helpline for any specific queries, and access to the services of Business Safe Online, which is set up for health and safety systems, support and advice.

Plans for the future

The charity's strategy has, at its heart, its residents. Every one of them is an individual, with individual experiences, aspirations and needs. It is our job to understand these needs and, in line with our mission statement, to provide safe, high quality and accessible services which help our residents achieve their full potential.

We have an operational plan which sets out our targets. These cover three areas:

- **Continuous improvement**. We are a learning organisation. For example, we work constantly to maintain the best possible relationships with those who refer to us so that clients are well prepared and their needs fully understood. We want every resident to complete their programme and to stay well after they leave, and we are using several approaches including recovery capital and motivational interviewing to help them succeed. We have built in feedback loops for every resident. We need to understand what more we can do to help them thrive, and to know about emerging issues before a crisis arises. Analysing events afterwards is no substitute. We want our programmes to be rich and fulfilling, and we will work with partners to offer skills such as pottery, woodworking and work-related training, and to search out other opportunities to use our wonderful location to add to the therapeutic experience. We have launched a very successful volunteer programme which has enabled us to recruit peer mentors and more besides. We will build on this success into the future.
- **Develop our existing services.** With the current constraints on public expenditure, residential substance abuse services are focusing on clients with the most complex needs. We have developed our expertise so that we can now support residents with a dual diagnosis of substance abuse and mental health issues. We plan to develop our skills further. We are particularly concerned with helping people with problems relating to opiate abuse and have a programme and targets in place to support this aim. Our Young Person's unit was launched in 2017, with a bespoke programme written by one of the country's leading experts in the field, and is the only centre of its kind in the country. A new programme for our detox service was launched in August 2019, again written specifically for Bosence by the programme expert. We will continue to grow and develop these services, working with the supporting services available to continue to improve and enhance the programme and its effectiveness.
- **Be a really well managed organisation**. We care about our staff and have plans to ensure their training is first-class. We want to protect our activities into the future, and we will do this by ensuring we are attractive to commissioners inside and outside Cornwall in terms of our performance (operationally and financially). We are also focused on the basic building blocks of good management including good governance, excellent financial management, maintaining the appropriate ISO and Health and Safety accreditations and always focused on meeting the aspirations and standards set by CQC. This was one of the focusses at the Strategy Planning Day in October 2017, and the Board are looking at strengthening the management of the organisation as it continues to expand, and are seeking to recruit new Board Members in the coming year with the strengths and skills identified. The Charity was awarded a classification of 'Good' under the Well Led category (and across the board) in its first inspection by the CQC since the Department of Health granted them the powers to rate independent sector, standalone substance misuse services; we will seek to consolidate and improve on that.

Structure, governance and management
The charity was incorporated as a company limited by guarantee on 2 August 2001, its registration number being 04263352. It is governed by a Memorandum of Association and Articles of Association.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Charity registration
The company was registered by the Charity Commission as a charity and entered in the Central Register of Charities on 28 August 2001. The registered number is 1088236.

Operation
The company commenced on 1 March 2002.

Trustees
The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Clive Harrold	
Malcolm Jones	
Mary Vyvyan	
Martin Nixon	(Resigned 4 August 2020)
Gail Hunt	
Karon Clark	
Claire Waldie	(Resigned 5 April 2021)
Lucy Maggs	(Appointed 16 October 2020)
Ruth Mountstephen	(Appointed 29 July 2020)

Appointment of trustees
Trustees are appointed in line with our policy ‘HR 38 Trustee Recruitment Policy and Procedure’. When potential trustees are identified they are invited to the Farm to meet with the Director and learn more about the services provided. If they are interested they complete a Personal Information Form and the contents of that form are discussed at an ordinary meeting of trustees. If the Board agrees then the Company Secretary invites that person to become a trustee. The Company Secretary supplies a copy of the Job Description for Trustees, the Board’s Prospectus, the Board’s Mission and Values statement, the Twelve Steps recovery programme, the Charity Commission booklet entitled ‘The Essential Trustees’ and Companies House booklet entitled ‘Directors and Secretaries Guide’. At that same meeting the Board agrees the year for retirement should that person accept office because trustees retire by thirds. If the interested person decides to take office then he/she is invited to attend the next Board meeting.

Induction and training of trustees
A new trustee will be offered a full induction into the work of the charity and of the board.
When the new trustee has attended two board meetings they will be invited to review their training and development needs. A plan will be agreed as necessary to ensure the appropriate training and development takes place. A growing, online resource library, including access to previous minutes and various explanatory documents, is available to trustees, and a full review of the induction programme for new trustees is currently underway. This will mirror that for new employees, with the plan to present it to the Board later this year.

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

Organisation
The board of trustees administer the charity. The board meets every two months and there is a Sub-Committee for Finance and General Purposes. A CEO is appointed by the Board to manage the day to day operations of the Charity. The CEO has delegated authority, within terms of delegation approved by the board, for operational matters. At the Annual General Meeting each year the board authorises the Chairman and the Vice-Chairman, in consultation with the Company Secretary and Company Treasurer, to act on matters of urgency between board meetings, with the Chairman of Finance and General Purposes Sub-Committee being included in the consultation when financial matters are involved, except that the entering into of contracts is reserved to the board. Management reports are prepared for the board on a monthly basis. These reports are monitored by the Finance and General Purposes Sub-Committee and then by the board.

The senior management team comprise of the CEO (Kate Prosser) and Operations Manager (Jeremy Booker).

Arrangement for setting key management personnel remuneration
The trustees have regard for pay comparability for all staff and this comes very much into focus when recruiting new staff members, with information taken from recruitment website and other channels.

Auditor
In accordance with the company's articles, a resolution proposing that RRL LLP be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor
Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

The trustees' report was approved by the Board of Trustees.

Malcolm Jones
Trustee
Dated: 28 July 2021

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MARCH 2021

The trustees, who are also the directors of Bosence Farm Community Limited (Limited by Guarantee) for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of Bosence Farm Community Limited (Limited by Guarantee) (the 'charity') for the year ended 31 March 2021 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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 charity'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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. 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. 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 course of 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 our audit:

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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 an auditor's report 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.

As part of our audit work, we obtained an understanding of the legal and regulatory frameworks applicable to the charity and the sector in which they operate. We determined that the Health & Social Care Act, the Care Act, the Misuse of Drugs Act and compliance with the Care Quality Commission were most significant to the charity as well as the laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011, the Companies Act 2006 and compliance with the Charities Statement of Recommended Practice.

The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

- Discussion with management as to how compliance with these laws and regulations is monitored;
- Enquiries of management concerning actual and potential litigation and claims;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- Reviewing minutes of trustee meetings and correspondence with regulators;
- Performing audit work in connection with the risk of management override of controls, including testing journal entries for reasonableness and evaluating the business rationale of significant transactions outside the normal course of business.

We also communicate relevant identified laws and regulations and potential fraud risk to all engagement team members and remain alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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 is available on the Financial Reporting Council’s website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

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.

Mark Williams (Senior Statutory Auditor)
for and on behalf of RRL LLP

30 July 2021

Chartered Accountants
Statutory Auditor

Peat House
Newham Road
TRURO
Cornwall
TR1 2DP

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
Income and endowments from:							
Donations and legacies	**3**	575,714	66,750	642,464	9,230	62,160	71,390
Charitable activities	**4**	1,169,572	-	1,169,572	1,460,576	-	1,460,576
Investments	**5**	3,303	-	3,303	4,248	-	4,248
Other income	**6**	880	-	880	-	-	-
Total income		1,749,469	66,750	1,816,219	1,474,054	62,160	1,536,214
Expenditure on:							
Charitable activities	**7**	1,601,082	98,548	1,699,630	1,431,076	102,193	1,533,269
Net incoming/ (outgoing) resources before transfers		148,387	(31,798)	116,589	42,978	(40,033)	2,945
Net income/(expenditure) for the year/ Net movement in funds		148,387	(31,798)	116,589	42,978	(40,033)	2,945
Fund balances at 1 April 2020		1,414,544	1,864,306	3,278,850	1,371,566	1,904,339	3,275,905
Fund balances at 31 March 2021		1,562,931	1,832,508	3,395,439	1,414,544	1,864,306	3,278,850

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

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

BOSENCE FARM COMMUNITY LIMITED (LIMITED BY GUARANTEE)

BALANCE SHEET

AS AT 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible assets	**12**		2,343,283		2,386,970
Current assets					
Debtors	**13**	135,262		155,988	
Cash at bank and in hand		1,054,870		826,677	
		1,190,132		982,665	
Creditors: amounts falling due within one year	**14**	(137,976)		(90,785)	
Net current assets			1,052,156		891,880
Total assets less current liabilities			3,395,439		3,278,850
Income funds					
Restricted funds	**17**		1,832,508		1,864,306
Unrestricted funds					
Designated funds	**18**	1,171,201		1,093,701	
General unrestricted funds		391,730		320,843	
			1,562,931		1,414,544
			3,395,439		3,278,850

The financial statements were approved by the Trustees on 28 July 2021

Malcolm Jones
Trustee

Company Registration No. 04263352

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Cash flows from operating activities					
Cash generated from operations	**25**		244,094		37,016
Investing activities					
Purchase of tangible fixed assets		(20,084)		(17,097)	
Proceeds on disposal of tangible fixed assets		880		-	
Interest received		3,303		4,248	
Net cash used in investing activities			(15,901)		(12,849)
Net cash used in financing activities			-		-
Net increase in cash and cash equivalents			228,193		24,167
Cash and cash equivalents at beginning of year			826,677		802,510
Cash and cash equivalents at end of year			1,054,870		826,677

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Charity information

Bosence Farm Community Limited (Limited by Guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Bosence Farm, 69 Bosence Road, Townshend, HAYLE, Cornwall, TR27 6AN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The trustees have discussed their ability to predict that the charity is a going concern for the next 12 months. In their opinion:

- there continues to be high demand for the services offered;
- the free and operating reserves are sufficient to cover an unknown scenario with relation to the current and possible continuation of the Covid-19 pandemic; and
- they have no other knowledge that puts the organisation at risk.

Therefore, subject to an unknown, unpredictable situation occurring, the trustees have good reason to believe that the charity will be a going concern for the next 12 months from the date of approval of the financial statements. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Investment income is recognised on a receivable basis.

1 Accounting policies **(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

In accordance with the Charities SORP (FRS 102), the time provided by general volunteers is not recognised. More information about volunteers' contributions is included in the trustees' report.

Grants, including government grants, are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor imposed conditions which must be met before the charity has unconditional entitlement.

1.5 Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

Costs of generating funds are the costs associated with attracting voluntary income.

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

Governance costs include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee's meetings and reimbursed expenses.

1.6 Tangible fixed assets

Tangible fixed assets costing £1,000 or more are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold buildings	2% per annum on cost
Motor vehicles	20% per annum on cost
Fixtures and fittings	20% per annum on cost
Computers	33.33% per annum on cost

1 Accounting policies **(Continued)**

Freehold land is not depreciated.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1 Accounting policies **(Continued)**

1.10 Taxation

The company is a registered charity and is therefore generally exempt from income tax and capital gains tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	**Restricted funds**	**Total**	Unrestricted funds	Restricted funds	Total
	2021	**2021**	**2021**	2020	2020	2020
	£	**£**	**£**	£	£	£
Donations and gifts	3,196	-	3,196	9,230	-	9,230
Legacies receivable	22,069	-	22,069	-	-	-
Government and other grants	550,449	66,750	617,199	-	62,160	62,160
	575,714	66,750	642,464	9,230	62,160	71,390
Grants receivable for core activities						
Government grants	458,823	-	458,823	-	-	-
Grants - other agencies	91,626	66,750	158,376	-	62,160	62,160
	550,449	66,750	617,199	-	62,160	62,160

3 Donations and legacies **(Continued)**

Department of Health - a grant has been received for £Nil (2020: £17,161) as part of the Voluntary Sector Investment Programme: Health and Social Care Volunteering Fund. The grant is for the 'Volunteer Empowerment and Supporting Scheme - 'Together - You Can Do It".

The total amount of government grants recognised in the financial statements was £458,823 (2020: £17,161).

Cornwall Council - a grant has been received for £450,623 (2020: Nil). This emergency funding has been issued to help essential services during the national lockdown and COVID-19 outbreak. A grant has also been received for £8,200 (2020: £Nil). This funding has been issued to help assist with additional infection control costs.

4 Charitable activities

	2021	**2020**
	£	**£**
Housing benefits and rents	-	(3,902)
Miscellaneous income	5,616	15,001
Young People/Family Unit Service fees	253	195,160
Detox Centre fees	760,356	864,708
Rehab Centre Service fees (including client contributions)	403,347	389,609
	1,169,572	1,460,576

5 Investments

	Unrestricted funds	Unrestricted funds
	2021	2020
	£	£
Interest receivable	3,303	4,248

6 Other income

	Unrestricted funds	Total
	2021	2020
	£	£
Net gain on disposal of tangible fixed assets	880	-

7 Charitable activities

	Unrestricted Fund £	Restricted Fund £	2021 £	2020 £
Staff costs	994,282	58,500	1,052,782	941,770
Depreciation and impairment	27,941	35,830	63,771	61,418
Consumables	59,177	2,468	61,645	75,031
Other direct costs	40,254	1,750	42,004	45,030
Establishment costs	93,465	-	93,465	82,169
Repairs and maintenance	33,111	-	33,111	15,986
Office expenses	38,937	-	38,937	23,792
Motor, travel & subsistence expenses	5,390	-	5,390	14,659
Printing, posting and stationary	7,042	-	7,042	7,094
Advertising and promotion	1,194	-	1,194	1,178
Legal and professional	1,080	-	1,080	1,020
	1,301,873	98,548	1,400,421	1,269,147
Share of support costs (see note 8)	279,581	-	279,581	243,918
Share of governance costs (see note 8)	19,628	-	19,628	20,204
	1,601,082	98,548	1,699,630	1,533,269
For the year ended 31 March 2020				
Unrestricted funds				1,431,076
Restricted funds				102,193
				1,533,269

8 Support costs

	Support costs	Governance costs	2021	2020
	£	£	£	£
Staff costs	254,692	13,738	268,430	228,803
Office expenses	763	-	763	40
Sundry and other costs	2,814	-	2,814	2,627
Motor, travel and subsistence expenses	721	-	721	5,531
Advertising and promotion	6,833	-	6,833	4,716
Legal and professional costs	12,970	-	12,970	14,483
Bank charges	788	-	788	681
Audit fees	-	2,500	2,500	2,500
Accountancy	-	3,390	3,390	4,741
	279,581	19,628	299,209	264,122
Analysed between				
Charitable activities	279,581	19,628	299,209	264,122

9 Trustees

During the year Nil (2020: Nil) trustee was reimbursed for sundry travel and subsistence expenses totalling £Nil (2020: £Nil). At the year end there was £Nil owing to the trustee (2020: £Nil).

None of the trustees (or any persons connected with them) received any remuneration from the charity during the year.

No trustees (or any persons connected with them) received any other benefits from the charity during the year.

10 Auditor's remuneration

The analysis of auditor's remuneration is as follows:

	2021	2020
	£	£
Audit of the charity's annual accounts	2,500	2,500

11 Employees

Number of employees

The average monthly number of employees during the year was:

	2021 Number	2020 Number
Charitable activities	40	43
Central services	8	8
Governance	1	1
	49	52

Employment costs	2021 £	2020 £
Wages and salaries	1,212,167	1,072,365
Social security costs	85,560	77,333
Other pension costs	23,485	20,875
	1,321,212	1,170,573

In addition to the above costs, there were termination costs totalling £15,000 during the year (2020: £Nil),

The number of employees whose annual remuneration was £60,000 or more were:

	2021 Number	2020 Number
60,000 - 70,000	1	-

12 Tangible fixed assets

	Freehold land and buildings	Motor vehicles	Fixtures and fittings	Computers	Total
	£	£	£	£	£
Cost					
At 1 April 2020	2,772,124	24,785	222,452	32,412	3,051,773
Additions	-	15,980	-	4,104	20,084
Disposals	-	(13,745)	-	-	(13,745)
At 31 March 2021	2,772,124	27,020	222,452	36,516	3,058,112
Depreciation and impairment					
At 1 April 2020	419,237	20,921	193,081	31,564	664,803
Depreciation charged in the year	40,447	5,404	15,704	2,216	63,771
Eliminated in respect of disposals	-	(13,745)	-	-	(13,745)
At 31 March 2021	459,684	12,580	208,785	33,780	714,829
Carrying amount					
At 31 March 2021	2,312,440	14,440	13,667	2,736	2,343,283
At 31 March 2020	2,352,887	3,864	29,371	848	2,386,970

The gross book value of freehold land and buildings includes £2,022,124 (2020: £2,022,124) of depreciable assets.

In the opinion of the trustees the market value of the land is in excess of its carrying value.

13 Debtors

Amounts falling due within one year:	2021 £	2020 £
Trade debtors	289	214
Prepayments and accrued income	134,973	155,774
	135,262	155,988

14 Creditors: amounts falling due within one year

	Notes	2021 £	2020 £
Other taxation and social security		38,878	28,376
Deferred income	15	33,618	21,380
Trade creditors		15,643	14,101
Other creditors		3,317	3,406
Accruals		46,520	23,522
		137,976	90,785

15 Deferred income

	2021 £	2020 £
Arising from fees received in advance	33,618	21,380

During the year, £21,380 (2020: £25,687) was released to income from previous periods and £33,618 (2020: £21,380) of incoming resources was deferred.

16 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £23,485 (2020: £20,875). Pension liabilities are allocated to unrestricted and restricted funds on the same basis as other employee-related costs unless the terms of a restriction prohibit the allocation of such costs to a restricted fund.

17 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds			Movement in funds			
	Balance at 1 April 2019	Incoming resources	Resources expended	Balance at 1 April 2020	Incoming resources	Resources expended	Balance at 31 March 2021
	£	£	£	£	£	£	£
Quiet Room (Sanctuary) Fund	21,115	-	(368)	20,747	-	(368)	20,379
PCT Detox Centre Development Project Fund	1,333,920	-	(22,980)	1,310,940	-	(22,980)	1,287,960
PDC Detox Development Project Fund	13,315	-	(407)	12,908	-	(408)	12,500
Residents' Benevolent Fund	2,069	-	(45)	2,024	-	-	2,024
Girdlers Artist Materials Fund	2,678	-	(326)	2,352	-	-	2,352
Public Health England Grant	423,130	-	(6,338)	416,792	-	(6,338)	410,454
Antonio Foundation	-	-	-	-	20,000	(20,000)	-
Tanner Trust	-	-	-	-	4,000	-	4,000
The Clothworkers Foundation	8,260	-	(2,760)	5,500	-	(2,760)	2,740
The Trusthouse Charitable Foundation	41,320	-	(617)	40,703	-	(617)	40,086
St Aubyns Foundation	-	-	-	-	3,000	(1,664)	1,336
Duchy Health Charity	19,733	-	(400)	19,333	-	(400)	18,933
Ernest Cook Trust	12,000	-	(12,000)	-	-	-	-
Awards for All	-	10,000	(133)	9,867	-	(133)	9,734
Henry Smith	-	28,000	(28,000)	-	28,500	(28,500)	-
Girdlers	-	10,000	(10,000)	-	10,000	(10,000)	-
Nineveh Trust	678	5,000	(5,678)	-	-	-	-
Bernard Sunley	4,933	-	(100)	4,833	-	(100)	4,733
Garfield Weston	9,929	-	(106)	9,823	-	(106)	9,717
Funds less than £2,000	11,259	9,160	(11,935)	8,484	1,250	(4,174)	5,560
	1,904,339	62,160	(102,193)	1,864,306	66,750	(98,548)	1,832,508

17 Restricted funds **(Continued)**

Restricted funds represent ongoing projects and the trustees consider the balances to be sufficient.

Purposes of restricted funds are as follows:
The Sanctuary Fund represents a building at Bosence used as a quiet room for meditation and contemplation.

The PCT Detox Centre Development Project Fund represents the capital development costs for a Detox Centre. Penwith District Council and the Sustainable Building grant also provided capital funds for this project.

The Public Health England grant is a capital grant received to help fund the building of a new family unit.

All other grants were given for specific activities and projects.

Sufficient resources are held to enable all funds to be applied in accordance with any restrictions.

Further details on restricted funds can be found within the Trustees' Annual Report.

18 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2019	Resources expended	Transfers	Balance at 1 April 2020	Resources expended	Transfers	Balance at 31 March 2021
	£	£	£	£	£	£	£
Sanctuary Reserve	15,000	-	-	15,000	-	5,000	20,000
Vehicle Reserve	20,000	-	-	20,000	-	-	20,000
Bosence Farm Reserve	425,367	(7,233)	-	418,134	(7,233)	-	410,901
Family Unit	25,000	-	-	25,000	-	-	25,000
Horticultural Project Reserve	10,000	(1,831)	(8,169)	-	-	-	-
Bosence Staff Offices Upgrade Reserve	3,267	(3,000)	-	267	(267)	-	-
Maintenance Reserve	-	-	-	-	-	20,000	20,000
Training and Staff Support Reserve	-	-	-	-	-	20,000	20,000
Fixed Operating Costs Reserve	605,000	-	-	605,000	-	30,000	635,000
Refurbishment Reserve	10,300	-	-	10,300	-	10,000	20,300
	1,113,934	(12,064)	(8,169)	1,093,701	(7,500)	85,000	1,171,201

18 Designated funds **(Continued)**

The purpose of the designated reserves, as set by the board of directors, is as follows:

The Sanctuary reserve is a provision for future work to be done at the Sanctuary.

The vehicle reserve is for the replacement of the vehicles used by the charity.

The Bosence Farm reserve is to provide accommodation, and is wholly represented by fixed assets.

The Family Unit fund was created to accrue for funds to be spent on a new family unit and £150,000 was designated to cover 6 months estimated running costs of the Family unit.

The Horticultural Project reserve was created to accrue for funds to be spent on a new horticultural project. Balance transferred to general reserve as alternative funding secured.

The Bosence Staff Offices Upgrade reserve was created to accrue funds used towards installation of a new central heating system in 2017 and is wholly represented by fixed assets.

The Maintenance reserve was created to accrue funds for large projects delayed by the Covid-19 pandemic.

The Training and Staff Support reserve was created to designate funds for implementing a formal, structured training programme to improve skills, programme delivery and effectiveness, and staff wellbeing.

The Fixed Operating Costs reserve was created to designate funds that represent six months of fixed operating costs.

The Refurbishment reserve was created for the redecorating and maintenance of the Bosence Farm and Detox buildings.

19 Analysis of net assets between funds

	Unrestricted 2021 £	**Restricted 2021 £**	**Total 2021 £**	Unrestricted 2020 £	Restricted 2020 £	Total 2020 £
Fund balances at 31 March 2021 are represented by:						
Tangible assets	530,838	1,812,445	2,343,283	538,626	1,848,344	2,386,970
Current assets/ (liabilities)	1,032,093	20,063	1,052,156	875,918	15,962	891,880
	1,562,931	1,832,508	3,395,439	1,414,544	1,864,306	3,278,850

20 Free reserves reconciliation

The free reserves (unrestricted funds that are not designated or represented by fixed assets) belonging to the charity as at 31 March 2021 are calculated as follows:

	£
Unrestricted funds	1,562,931
Less: Tangible assets (as per note 19)	(530,838)
Less: Designated funds not represented by fixed assets	(760,300)
Free reserves	271,793

21 Financial commitments, guarantees and contingent liabilities

The property at Bosence has a fixed charge relating to monies advanced by the Secretary of State for Health for its purchase. Should the charity cease to exist for the purpose for which it was set up then an amount equal to that portion of the open market value of the property as at the date of valuation as is attributable to the expenditure of the original grant, or £100,000 whichever is the greater sum, will be repayable.

NHS England have a legal charge over the property at Bosence for the repayment sum and an option to purchase land at Bosence. The option is exercisable within a period of 21 years from 31 March 2009 less one day. If any terms of the agreement between the charity and NHS England relating to the detoxification facility at Bosence Farm are breached NHS England can exercise the option agreement and require payment of the repayment sum. Should the charity sell Bosence then written agreement from NHS England is required and NHS England would require to be paid the repayment sum. The repayment sum being that part of the open market value of the land as at the date of valuation as is attributable to the expenditure of the original capital grant after deduction of any part of the capital grant repaid or the value of the capital grant £1,694,000, whichever is the greater sum.

22 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2021 £	2020 £
Within one year	7,657	7,657
Between two and five years	13,307	20,964
	20,964	28,621

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2021 £	2020 £
Aggregate remuneration	125,147	119,156

24 **Analysis of changes in net funds**

The charity had no debt during the year.

25 Cash generated from operations

	2021 £	2020 £
Surplus for the year	116,589	2,945
Adjustments for:		
Investment income recognised in statement of financial activities	(3,303)	(4,248)
Gain on disposal of tangible fixed assets	(880)	-
Depreciation and impairment of tangible fixed assets	63,771	61,418
Movements in working capital:		
Decrease/(increase) in debtors	20,726	(12,841)
Increase/(decrease) in creditors	34,953	(5,951)
Increase/(decrease) in deferred income	12,238	(4,307)
Cash generated from operations	244,094	37,016