

# Springhead

A rural centre for creative and sustainable living

## The Springhead Trust Limited

(A Charitable Company Limited by Guarantee)

### Annual Report & Financial Statements

**31<sup>st</sup> December 2021**

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## Annual Report and Financial Statements 2021

The Directors present their annual report for the year ended 31 December 2021. As The Springhead Trust Limited is a registered charity and company, this statutory Directors' Report also serves as the Trustees' Annual Report.

### REFERENCE AND ADMINISTRATION INFORMATION

Charity Name:	The Springhead Trust Limited		
Charity Registration Number:	1112083		
Company registration number:	5370640		
Registered Office:	Springhead Mill Street Fontmell Magna Shaftesbury Dorset SP7 0NU		
Telephone Number:	01747 811853		
Email:	<a href="mailto:info@springheadtrust.org.uk">info@springheadtrust.org.uk</a>		
Web site:	<a href="http://www.springheadtrust.org.uk">www.springheadtrust.org.uk</a>		
Trustees / Directors:	Nikolaus Boulting (Chair)	appointed	01.01.2006
	Kate Partridge	appointed	04.10.2016
	Ian Scott	appointed	01.01.2006
	Lee Smith (Treasurer)	appointed	11.12.2008
Executive Director:	Edward Parker		
Bankers:	CAF Bank PO Box 289 West Malling Kent ME194TA		
Solicitors:	MacLachlans Solicitors 2 Salisbury Street Shaftesbury Dorset SP7 8EJ		
Reporting Accountants:	David Lawes FCCA BKB Accountants 33 West Borough Wimborne Dorset BH21 1LT		



## OBJECTIVES AND ACTIVITIES

### BACKGROUND TO THE SPRINGHEAD TRUST

The Springhead Trust was established by the family of the late Rolf and Marabel Gardiner to preserve and make accessible to the public Springhead's buildings and gardens, and to promote public awareness of Rolf Gardiner's pioneering work as an organic farmer, forester and ecologist. From the early 1930s, Gardiner, one of the founding members of the Soil Association, farmed the Springhead estate on strict organic lines. He planted a large area of mixed woodland on the downs to the north of Springhead – some 3 million trees in a period of 12 years - against the prevailing fashion for conifer favoured by the Forestry Commission.

Springhead is mentioned in the Domesday Book as Upper Mill, Fontmell Magna. The property, a cluster of former farm and mill buildings listed by Historic England as being of historical and architectural interest, is set beside a lake formed out of the original mill pond. The lake is fed by seven springs that bubble out from the greensand under the surrounding North Dorset chalk downland. The lake is bordered by Springhead's picturesque gardens.

Since 1973, Springhead has operated as a venue for environmental education, especially for school groups, for arts and cultural events and other community uses. In 2006, The Springhead Trust Limited took over the running of these activities from the former unincorporated charity, The Springhead Trust. In March 2017, The Springhead Trust, which previously held leases on various parts of the Springhead property, was wound up in favour of The Springhead Trust Limited, the freehold property having been transferred to the Company in November 2016 – for further information, please see [www.springheadtrust.org.uk](http://www.springheadtrust.org.uk)

### MISSION, OBJECTIVES AND ACTIVITIES

The Springhead Trust's mission is to encourage people of all ages and backgrounds to experience and value the rural environment, and to learn about the sustainable use of natural resources, as well as to preserve Springhead's buildings and gardens as a special place for education and the enjoyment of the arts, music and rural culture.

The objects of the charity, as set out in its governing document, are 'to promote and/or support any exclusively charitable purposes or charitable objects in the United Kingdom as the Trustees in their discretion shall think fit'.

The Trust's objectives and key areas of work are:

- To advance environmental education and personal development through the delivery and hosting of day and residential courses, particularly for children and young people
- To promote the conservation, protection and improvement of the natural environment by following organic principles, promoting biodiversity and using renewable energy technologies
- To enable people to enjoy and learn about the arts, by staging performances in Springhead's Rotunda Open-Air Theatre and Mill Room, and holding exhibitions, concerts, workshops and classes and other participatory events
- To give the public opportunities to enjoy and learn at Springhead, through open days, volunteering and providing spaces for community use
- To conserve and enhance the buildings and gardens of Springhead for future generations.

### PUBLIC BENEFIT

The Trust's charitable purposes are exclusively for the public benefit. Our trustees are fully aware of the Charity Commission's public benefit guidance. We have reviewed our aims, objectives and activities to ensure that we carry out our charity's purposes for the public benefit.



## PRINCIPAL ACHIEVEMENTS OF 2021

### IMPACT OF THE COVID-19 PANDEMIC

As described in our 2020 Annual Report, the Trust survived the worst impact of the Covid-19 pandemic largely due to support from the government's Coronavirus Job Retention Scheme (CJRS) or furloughing scheme and recovery funds, the National Lottery Heritage Emergency Fund's awards and generous donations from various grant-awarding charities and private individuals. Our early confidence about trading during 2021 was soon dispelled. Covid-19 cases were again rising, many schools stayed closed after the Christmas break, and another lockdown was announced. Despite the optimism around the start of the vaccination programme, it was difficult to make plans for Springhead's educational activities, arts and garden-related events activities, weddings and venue hire.

Government restrictions and general caution meant that this uncertainty remained for many months and bookings were constantly being rearranged or cancelled. However, weddings went ahead throughout the summer and autumn, our regular schools started to return, if for shorter visits or day visits only, and some new ones visited for the first time. Meanwhile, due to the continuation of various Covid-19 recovery funds throughout 2021, the Trust was able to undertake a number of major overhauls of the property: importantly, these capital works included the conversion of the garages into The Barn Outdoor Workspace, the long-overdue re-roofing of the Mill Building and the continuing development of Springhead's kitchen garden and orchards.

With support from the Trust's staff, our growing body of volunteers, and continuing financial support from central; and local government, the National Lottery Heritage Fund and Awards for All, grant-awarding trusts, foundations and other sources, during 2021 Springhead continued to achieve its mission: to encourage people of all ages and backgrounds to experience and value the rural environment, and to learn about the sustainable use of natural resources; and to conserve the buildings and gardens as a special place for education, enjoyment of the arts and rural culture. With bookings for 2022 already very high, we are confident that Springhead will continue to adapt and thrive.

### EDUCATIONAL FACILITIES AND ACTIVITIES

Despite the lockdown of the early part of 2021, we were delighted to welcome schools back to Springhead later in the year. Some schools chose to come for day trips rather than residential visits, due to concerns over Covid; nevertheless, with long days often ending around a campfire, many children still had the full Springhead experience. In summary:

- 401 children from 13 different schools visited Springhead. Most came from Dorset, including some from urban and deprived neighbourhoods
- Of those schools that provided feedback on their visits, 100% said that pupils had shown a high level of interest and participation, developed social skills and friendships, and enjoyed and benefitted from being outdoors
- All the schools that responded expressed interest in returning to Springhead, and many are already regular annual visitors. As one school that visited this year put it, 'Our children also see it as a rite of passage before finishing Year 6'
- Schools tell us that one of the main reasons they choose Springhead is that it helps them achieve curriculum-related learning outcomes, through activities ranging from creative writing to arts and crafts and forest school activities
- Staff from Springhead have also been visiting the local village primary school, St Andrews in Fontmell Magna, to run Forest School activities



## PROTECTING AND CONSERVING THE NATURAL ENVIRONMENT

Given that the Springhead Trust was set up to commemorate the work of a pioneer ecologist, Rolf Gardiner, and that Springhead has grown and developed as a centre for sustainability, with fewer visitors in 2021 there have been more opportunities to address environmental improvements; including:

- A range of biodiversity surveys have been carried out to find out about the species living at Springhead, such as the Privet Hawk-moth, and helping us to manage the environment appropriately
- A survey of birds carried out by a local ornithologist, revealed that 67 bird species benefit from Springhead's varied habitats, including the Grey Wagtail
- We continued to produce renewable electricity for our own use to export back to the national grid, saving energy and money. In the year up to June 2021, output was 17,602 kWh from the solar panels and 13,775 kWh from the Hydro Turbine
- Organic fruit and vegetables grown in Springhead's kitchen garden and orchards have been used to feed visiting school children when possible, and helping them to learn where food comes from. One teacher commented that 'the food was delicious, abundant and local site potatoes a HUGE hit!'
- 87.5% of schools that took our survey strongly agreed that their visit increased pupils' awareness and understanding of wildlife and the natural environment
- Our Productive Gardens Co-ordinator has developed sustainable gardening techniques such as gathering weed from the lake and turning it into compost for the gardens

## COMMUNITY USE AND SUPPORT

Visitors to Open Gardens and other events, volunteers, and community groups among those who were able to enjoy Springhead's gardens in 2021 included:

- Some who saw the launch of an exciting new archaeology project, which has involved local people and amateur archaeologists in digging test pits and processing finds including Mesolithic flint blades and iron age pottery under the direction of the archaeologist, author and television presenter Julian Richards
- Open gardens events included a low-key Snowdrop Open Week in February for local people, to enable us to show off the collections recently acquired from the Shaftesbury Snowdrop Festival and from the family of the late Richard Batterham, and our first 'Blossom Day' in May. Richard, who lived and worked at Durweston, a revered potter in his own right and a leading disciple of the legendary Bernard Leach, had connections with Springhead dating back to his childhood
- Sophie and Marie Nüzel's production of *The Greenhouse*, brought to Springhead by Artsreach, was much enjoyed by families who also visited our kitchen gardens
- New members have joined our regular Wednesday 'Garden Gang', which looks after the ornamental gardens, and we started a new 'Winter Wednesdays' group that is focussing on the North Orchard. Between them, the volunteers have clocked up well over 1000 hours of work this year for which we are very grateful
- Community groups we welcomed to Springhead in 2021 included the Positive Path Foundation, creating opportunities for those with physical or mental challenges, and Shaftesbury Community Choir
- Fresh produce grown at Springhead has helped to supply a Shaftesbury-based food charity and community scheme



## CONSERVING BUILDINGS AND GROUNDS

One of the Trust's key objectives is to conserve and enhance Springhead's buildings and 15 acres of gardens and grounds. Alongside the regular maintenance and improvement works carried out by volunteers and staff, an additional challenge this year has been to deal with urgent repairs needed to the Mill Building, the hub of all our activities.

- With grants and generous support from the local community, after the removal of identified deposits of asbestos, the clay-tiled roof of the Mill Building has at last been replaced, and associated works carried out to the roof lights, gutters and drains, whilst taking care not to disturb the resident bat population
- Our regular 'garden gang' has continued to keep the ornamental gardens looking beautiful, and carried out improvements such as transforming an area near the Rotunda by planting and clearing a pond
- The management of a nationally important collection of snowdrops, the nucleus of the Shaftesbury Festival's displays has been transferred to Springhead, along with the collection of the late Richard Batterham
- Poplars over-shadowing the North Orchard have been reduced to make the area safe for Forest School and other activities and to allow light in. The new 'Winter Wednesdays' group is now helping to restore the orchard
- The Barn, our new outdoor workspace, was re-furbished, and is now being used regularly by visiting schools and other groups such as the 'Tuesday Scrubbers' who are cleaning and labelling archaeological finds

## OUR SUPPORTERS

The Board would like to put on record their thanks to the organisations that generously supported Springhead in 2021 by awarding grants for emergency and recovery funding as well as for activities and capital works and general contributions to meet the Trust's core costs.

During 2021, grants were received from the following: the Banister Charitable Trust; CLA Charitable Trust; the DCMS Culture Recovery Fund for Heritage; Dorset Council's Special Projects Capital Leverage Fund; the Frugi Happy Children Fund; the Garfield Weston Foundation; Historic England's Covid-19 Emergency Heritage at Risk Response Fund; the Historic Houses Foundation; the Edgar Lee Foundation; the Postcode Local Trust; the Southall Trust; the Swire Charitable Trust; the Worshipful Company of Tylers and Bricklayers; the Valentine Charitable Trust; the Sylvia Waddilove Foundation; and the HDH Wills Charitable Trust. A grant from the Hilden Charitable Trust in 2020 allowed Springhead to continue to subsidise visits by children in receipt of the Pupil Premium.

The Springhead Trust is extremely grateful to these bodies and to others, including some making personal donations who have chosen to remain anonymous.

## PLANS FOR 2022 AND BEYOND

### CONTINUING COVID-19 UNCERTAINTY

Given the acceptance that Covid-19 is likely to be tolerated rather than closely managed during 2022 and going forward, and that the various emergency recovery funds of 2020 and 2021 are unlikely to be made available again, it is hoped that Springhead will revert to its familiar programme of revenue-generating activities. Thankfully, due to an energetic marketing programme undertaken by the Director and Administrator, bookings for visits by school parties and other interest and family groups, as well as for weddings and other activities, have never been stronger.



## FUNDRAISING

During 2022, the Trust will continue to seek to complement the income it generates from activities with grants from a variety of sources, central and local government, grant-awarding charities and private donations. Funding applications will be for core costs and for specific projects, capital works and activities, as outlined below – see Capital Projects and Activities.

## STAFFING

In 2021, two new part-time members of staff were recruited by the Trust's Director Edward Parker. During 2022, Jonathan Pinder and Joanna Poole are to become full-time employees: Jonathan's main areas of responsibility will be the co-ordination of the maintenance of Springhead's buildings and grounds; while Jo will oversee all operations relating to our visitors, complementing Edward and releasing him from the heavy burden of overtime.

Sadly, at the end of 2021 Hannah Solloway, the Trust's brilliantly successful Fundraising & Development Manager of the last three years, was poached by the Soil Association. Rather than attempting to replace her immediately, following guidance from Hannah herself, from Martin Cooke of Heritage & Leisure Management Limited and from others, the Board has decided to review the Trust's organisational structure before making further appointments.

## CAPITAL PROJECTS

The re-roofing of the Mill Building having been completed at the very beginning of the New Year, capital works in 2022 will focus on the demands imposed on the Trust by our insurers in the wake of their recent survey. Their priorities include upgrading certain Springhead's electrics, and ensuring that the raised timber walkways in the gardens comply with today's access requirements. Following our insurers' survey, early in 2022 Access Matters UK will be undertaking an access audit for the whole site - buildings and grounds. Their audit will inform all future developments relating to Springhead's buildings and gardens.

## ACTIVITIES

As well as resuming its normal programme of activities for visiting groups during 2022, our priorities for capital works to be undertaken in the year include the restoration of the ridge and parts of the thatched roof of Springhead House and the Cottage, and the restoration of the murals in the painted dining room in Springhead House. These projects apart, during the current year we hope to secure financial support from the National Lottery Heritage Fund to undertake a series of surveys and planning exercises to inform future projects to restore the natural and built heritage of Springhead, including:

- Enhancing the biodiversity of the ornamental and productive gardens, including the lake and stream;
- Refurbishing the interiors of the Mill Building to meet the Trust's operational needs, including considering the environmental and financial benefits of installing a water source pump to heat the whole site, making the Trust less dependent on fossil fuel; and
- Further exploring the history of the site. In particular, we will continue to work with the archaeologist and television presenter Julian Richards of ARCHAEmedia Limited to trace the mesolithic origins of the Springhead site.

Our plan is to submit our revised application to the Heritage Fund by the Summer so that we can prepare our full application early in 2023, the Springhead Trust's 50<sup>th</sup> anniversary.

## LEARNING

Capitalising on Springhead's assets, the beauty of its built and natural environment, its historical place in the environmental movement and its long-established reputation for delivering its own distinctive learning programme, the Trust will continue to work in partnership with the environmental educational specialists Lifeworld Learning in the development of an ambitious, bespoke, site specific-and online and outreach learning programme which is to be trialled 2022.



## STRUCTURE, GOVERNANCE AND MANAGEMENT

### GOVERNING DOCUMENT

The Springhead Trust Limited was incorporated by guarantee on 21 February 2005. It has no share capital and is a registered charity. The guarantee of each member is limited to £1. The governing document is the Memorandum and Articles of Association of the Company, and the Directors of Springhead Trust Limited are Trustees for the purpose of charity law. The Company was formed to take over the activities of the former unincorporated charity.

The Springhead Trust was formally wound up on 10th March 2017; its remaining funds were transferred to The Springhead Trust Limited on 23 March 2017 and its bank accounts were closed, the freehold of the Springhead property, its buildings and fifteen acres of grounds, having been transferred to the Company in November 2016.

### THE BOARD OF DIRECTORS

The Board of Directors or Trustees of the Springhead Trust Limited has overall responsibility for ensuring the effective and efficient operation of the organisation within charity law and in line with the objects of the charitable company.

During 2021 the Board of Trustees met on 12 occasions to review the activities and finances of the Company and to ensure its effective management and governance. Additional meetings were held to address specific issues including the major capital projects - refurbishment of The Barn, the re-roofing of the Mill Building and the restoration of the North Orchard, as well as making arrangements for various activities - open gardens, performances staged in Springhead's Rotunda Open Air Theatre, the community archaeological project, the Trust's partnership with Lifeworld Learning, etc.

The Board uses its discretion to select and invite appropriate people to become Board Members. All new Board Members are offered an induction to introduce the breadth of the Company's remit, to explain their general duties and to agree their specific roles.

The long-overdue appointment of new Trustees is an absolute priority for 2022 and going forward in order to increase the size of the Board, to add expertise in certain areas and to ensure succession, thereby guaranteeing the Trust's sustainability. The Board is committed to appointing at least one new director by the time of the Annual General Meeting in July.

### BOARD OF DIRECTORS INDUCTION POLICY

The Board uses its discretion to select and invite appropriate people to become Board Members. All new Board Members are offered an induction to introduce the breadth of the Company's remit, to explain their general duties and to agree their specific roles. It was previously agreed that the search for new Trustees or Directors would be resumed when the legal niceties relating to winding up of The Springhead Trust and the transfer of the freehold of the Springhead property to The Springhead Trust Company had been resolved and discussions about Springhead's future have been brought into focus. The appointment of new Trustees remains a priority for 2022 and going forward in order to increase the size of the Board, to add expertise in certain areas and to ensure succession, thereby guaranteeing the Trust's sustainability – see *Plans for 2022 and Beyond*, page 7 above.

### MANAGEMENT COMMITTEE

At a Board meeting in 2010 it was agreed that, to avoid time-consuming duplication, the roles of the former Management Committee would be taken over by the Company's Board, and that key members of the staff would be invited to attend Board meetings. This practice was continued in 2021, and Board meetings were regularly attended by the Trust's Director (Edward Parker), Administrator (Linda Gawler) and Fundraising & Development Officer (Hannah Solloway). On occasions the Board was also joined by Springhead's Productive Gardens Coordinator, Catherine Simmonds and Nicky Chattaway, Springhead's Gardening Co-ordinator.



## RISK MANAGEMENT

The Board of Directors assesses the major risks to which the company is exposed, in particular those relating to the operations and finances of the company. Working with the Director and Assistant Manager, who have day-to-day responsibility for ensuring the safety and security of the Springhead site for the benefit of visitors, staff and volunteers, the Board regularly reviews its systems and policies to ensure that they mitigate exposure to the major risks – see *Plans for 2022 and Beyond*, page 7 above.

## STAFFING

The Director, Edward Parker, leads a team of part-time staff including the assistant manager, administrator, fundraising and development officer, housekeeper and other contracted staff including gardeners, caterer and housekeeping assistants. The main changes in Springhead's staffing arrangements during 2021 was the involvement of two new part-time employees: Joanna Poole and Jonathan Pinder, and the presence on-site of Martin Gilbranch, as our unofficial caretaker.

## VOLUNTEERS AND FRIENDS

The Trust is indebted to the Friends of Springhead and a number of volunteers who continue to make a major contribution to both the maintenance of the gardens and to the smooth running of the organisation, supporting a variety of fundraising events staged at Springhead. Especial thanks go to the regular team of gardening volunteers who, even through the Covid crisis, under the direction of Nicky Chattaway, managed to ensure that the gardens never fail to impress our visitors. While Richard Choat, Dick Stainer, Keith Wheaton-Green and others have continually shown their willingness to make themselves available to support the staff, often at short notice.

## LEGAL

During 2020, measures were set in train to formalise the Trust's ownership of the track that provides access to the car park and the metre-wide strip that Sir John Eliot Gardiner is to donate to Springhead to enable us to install passing bays.

## FINANCIAL MANAGEMENT AND REPORTING

### REVIEW OF THE FINANCIAL STATEMENTS

During 2021 the Trust generated a gross income of £364,587. A significant part of this came from the various Covid-19 emergency funds set up by central and local government, including: the Department of Digital, Media, Culture & Sport's Culture Recovery Fund for Heritage; the Chancellor of the Exchequer's Job Retention Scheme; English Heritage's Emergency Fund for and the Dorset Council-administered Emergency Retail, Hospitality and Leisure Fund. Approximately £80,000 came from other funders to enable the main roof of our Mill Buildings to be completely replaced by local builders Burfitt and Garrett. Finally, we were able to generate approximately £82,800 in the latter part of 2021 from our normal Charitable Activities - see *Financial Statements*, page 12 below.

### RESERVES POLICY

In line with the guidance issued by the Charity Commission, the Board has reviewed the Trust's need for reserves. Factors taken into account included the need to cover fluctuations in voluntary income and unforeseen requirements for capital expenditure. Historically, the Board considered it prudent to set the level of general reserves at not less than £60,000, which represents approximately 5 months unrestricted charitable expenditure.

Against this ambition, the Trust's free reserves at 31<sup>st</sup> December 2021 stood at only £15,439.75, largely as a result of the Board's decision to treat all deposits for weddings and family visits in 2020 as money that might have to be refunded as part of a Restricted Fund. At the year-end, such funds amounted to a further £27,445.00.



Prompted by the threat to Springhead's ability to generate revenue posed by the Covid-19 pandemic, during 2021 and going forward, the Board's ambition is to re-build the Trust's reserves to the more appropriate level of, say, £75,000,00.

#### INVESTMENT POLICY

Historically, the Springhead Trust Limited generated the majority of its income from its trading activities, providing facilities for residential and non-residential courses for school parties and other interest groups, and the staging of weddings and other events in the gardens. More recently, with the appointment of our Fundraising & Development Manager, the Trust has been fortunate in receiving support from an increasing number of grant-awarding charitable trusts. These grants have either been towards the cost of specific capital works or activity projects.

The Trust budgets to expend all anticipated income, except for retaining a prudent amount in reserve each year – see *Reserves Policy* above. It provides for capital expenditure within the budget or through designated income funds. The only funds that are not expendable within a 12-month period of receipt are reserves and any grants for activities that are programmed over a longer period. Consequently, the Board does not consider that it is prudent to invest for a longer term. The investment policy is, therefore, to retain funds as cash and place them on bank deposit at the best obtainable rate.

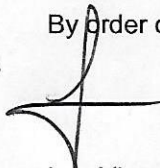
#### STATEMENT OF DIRECTORS' RESPONSIBILITIES

Charity law requires the Directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and of its financial activities for that period and adequately distinguish any material, special trust or other restricted fund of the charity. In preparing those financial statements, therefore, the Directors are required to:-

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the policies adopted are in accordance with the appropriate SORP Accounting Regulations and with applicable accounting standards, 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 assume that the charity will continue in business.

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

By Order of the Board



L V SMITH

Lee Vincent Smith  
Treasurer of the Board



**Springhead Trust Limited**  
**(A charitable company limited by guarantee)**  
**INDEPENDENT EXAMINERS REPORT**  
**FOR THE YEAR ENDED 31<sup>st</sup> DECEMBER 2021**

**RESPECTIVE RESPONSIBILITIES OF TRUSTEE AND EXAMINER**

The charity's trustees (who are also directors for the purposes of company law) are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this year under section 144 (2) of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. Having satisfied ourselves that the company is not subject to audit under charity or company law and is eligible for independent examination, it is our responsibility to:

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

**BASIS OF INDEPENDENT EXAMINERS REPORT**

Our examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**INDEPENDENT EXAMINER'S STATEMENT**

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

BKB WIMBORNE LTD  
CHARTERED CERTIFIED ACCOUNTANTS

Date.....



**STATEMENT OF FINANCIAL ACTIVITIES**  
for the year ended 31 December 2021

	Notes	Total 2021 £	Total 2020 £
<b>Incoming Resources</b>			
Incoming Resources generated from funds			
Voluntary Income	2	202,581	178,835
Activities for generating funds	3	36,896	777
Investment Income	4	8	17
Incoming resources from Charitable Activities	5	45,978	9,248
Other Incoming resources – Roof Project		79,124	0
		<hr/>	<hr/>
<b>Total Incoming resources</b>		<b>364,587</b>	<b>188,877</b>
		<hr/>	<hr/>
<b>Resources expended</b>			
Cost of generating funds			
Cost of generating voluntary income	6	67,692	58,577
Activities for generating funds costs	7	51,512	17,529
Investment management costs	8	0	0
Charitable Activities	9	147,973	121,687
Governance costs	10	8,681	6,184
Other Resources expended – Roof Project		75,872	0
		<hr/>	<hr/>
<b>Total resources expended</b>		<b>351,730</b>	<b>203,977</b>
Net incoming/ (outgoing) resources before transfers			
		12,857	-15,100
Transfers		0	0
Net movement in funds		12,857	-15,100
		<hr/>	<hr/>
Balances brought forward at 1 Jan 2021		1,578,013	1,593,113
		<hr/>	<hr/>
<b>Balances carried forward at 31 Dec 2021</b>		<b>1,590,870</b>	<b>1,578,013</b>

All activities relate to continuing operations.

The company has no recognised gains or losses other than the profit or loss for the period.

The notes on pages 14 to 19 form part of these accounts



**BALANCE SHEET AS AT 31 DECEMBER 2021**

	Notes	£	2021 £	£	2020 £
<b>Fixed Assets</b>					
Tangible Fixed assets	12		<u>1,607,625</u>		<u>1,612,631</u>
<b>Current Assets</b>					
Debtors	13	14,922		4,652	
Cash in hand and at bank		<u>103,549</u>		<u>77,925</u>	
		118,471		82,577	
<b>Liabilities: Amounts falling due within one year</b>					
	14	<u>135,226</u>		<u>117,195</u>	
<b>NET CURRENT ASSETS</b>			-16,755		-34,618
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,590,870</u>		<u>1,578,013</u>
<b>NET ASSETS</b>			<u>1,590,870</u>		<u>1,578,013</u>
<b>FUNDS</b>					
Freehold Property fund			1,562,573		1,562,573
General unrestricted funds	15	23,295		15,440	
Restricted	16	<u>5,002</u>		<u>0</u>	
<b>TOTAL FUNDS</b>			<u>1,590,870</u>		<u>1,578,013</u>

For the financial year ended 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.


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

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

The accounts give a true and fair view of the state of affairs of the company as at the end of the financial year in accordance with section 393.

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

Signed on behalf of the Board of Directors

 L V SMITH

Lee Smith  
Treasurer of the Board

Date 27.10.22



**NOTES TO THE FINANCIAL STATEMENTS****ACCOUNTING POLICIES****1.1 GENERAL**

1.1.1 The financial statements have been prepared under the historical cost convention in accordance with applicable Accounting Standard and the Charities SORP 2005 (Standard of Recommended Practice: "Accounting by Charities").

1.1.2 The company is registered for VAT and, therefore recoverable VAT does not form part of the company's costs.

1.1.3 All income resources are brought to the credit of the Statement of Financial Activities when they become due and payable.

1.1.4 Expenditure is charged to the Statement of Financial activities when incurred.

**1.2 TANGIBLE FIXED ASSETS**

These assets are included at cost less depreciation. The Board does not envisage any disposal in the foreseeable future and therefore considers this to be appropriate.

**1.3 DEPRECIATION**

Tangible fixed assets are stated at cost and are depreciated by annual instalments as follows.

Freehold Property	n/a
Fixtures, fittings & furnishings	10% reducing balance

1.4 The Company is exempt from the requirement to provide a cash flow statement on the grounds of its size.

**1.5 FUND ACCOUNTING**

General unrestricted funds comprise of accumulated surpluses and deficits on general funds. They are available for use at the discretion of the Board in furtherance of the company's general charitable objectives. Restricted funds are created when donations are made for a particular area or purpose, the use of which is restricted to that area or purpose. If part of an unrestricted fund is earmarked for a particular project it may be designated as a separate fund.

**2 VOLUNTARY INCOME**

	2021	2020
	£	£
Donations	1,642	7,051
Coronavirus Job Retention Scheme	9,047	18,379
Grants	<u>191,892</u>	<u>153,405</u>
	202,581	178,835



**NOTES TO THE FINANCIAL STATEMENTS**

(cont'd)

**3 ACTIVITIES FOR GENERATING FUNDS**

	2021	2020
	£	£
Community Activities and friends	721	777
Weddings	<u>36,175</u>	<u>0</u>
	36,896	777

**4 INVESTMENT INCOME**

Rental income is received from the letting of a flat above the offices.

	2021	2020
	£	£
Rent Receivable	0	0
Bank Interest	<u>8</u>	<u>17</u>
	8	17

**5 INCOMING RESOURCES FROM CHARITABLE ACTIVITIES**

	2021	2020
	£	£
Courses	0	0
Springhead House	8,910	7,900
Residential courses and hirings	20,630	133
Day use	975	225
Schools educational programmes	15,276	-50
Charitable Events	<u>187</u>	<u>1,040</u>
	45,978	9,248

**6 COST OF GENERATING VOLUNTARY INCOME**

	2021	2020
	£	£
Fundraising costs	21,850	15,800
Consultancy	0	1,025
Coronavirus Job Retention Scheme	9,047	18,379
Support Costs	<u>36,795</u>	<u>23,373</u>
	67,692	58,577

**7 COSTS OF GENERATING FUNDS**

	2021	2020
	£	£
Advertising	0	0
Support Costs	<u>51,512</u>	<u>17,529</u>
	51,512	17,529



**NOTES TO THE FINANCIAL STATEMENTS**

(cont'd)

8	INVESTMENT MANAGEMENT COSTS	2021 £	2020 £
	Support costs	0	0
9	CHARITABLE ACTIVITIES COSTS	2021 £	2020 £
	Charitable Events	0	637
	Educational Consultancy	2,619	0
	Equipment	1,607	1,201
	Training & safety	1,422	1,356
	Licenses and permits	1,383	2,264
	Garden Maintenance	27,034	17,548
	Catering supplies	6,894	946
	Cleaning & laundry	9,881	4,907
	Advertising and Promotion	5,146	12,733
	Support costs	<u>91,987</u>	<u>80,095</u>
		147,973	121,687
10	GOVERNANCE COSTS	2021 £	2020 £
	Accountancy	4,947	3,847
	Legal Fees	0	0
	Other governance costs	54	0
	Support costs	<u>3,680</u>	<u>2,337</u>
		8,681	6,184

## 11.1 SUPPORT COSTS

Support costs are allocated on the basis of staff time as a percentage

Support cost type	Voluntary Income cost	Generating funds costs	Investment costs	Charitable Activities costs	Governance costs	Total 2021
%	20	28		50	2	
Staff	14,943	20,920		37,356	1,494	74,713
Premises	19,232	26,923		48,080	1,924	96,159
Depreciation	1,001	1,402		2,503	100	5,006
Office costs	1,339	1,875		3,347	134	6,695
Travel	280	392		701	28	1,401
Total	36,795	51,512	0	91,987	3,680	183,974



**NOTES TO THE FINANCIAL STATEMENTS**

(cont'd)

**11.2 STAFF COSTS**

	2021 £	2020 £
Salaries	74,713	55,368
Salaries Fundraising	19,550	14,000
Coronavirus Job Retention Scheme	<u>9,047</u>	<u>18,379</u>
	103,310	87,747

The average number of employees analysed by function was:

	2021	2020
Fundraising	1	1
Charitable activities	<u>4</u>	<u>4</u>
	5	5

**12 TANGIBLE FIXED ASSETS**

	Freehold Property £	Fixtures & Equipment £	Total 2021 £
Cost	1,562,573	72,329	1,634,902
Additions			0
Disposals			<u>0</u>
31 Dec 2021	<u>1,562,573</u>	<u>72,329</u>	<u>1,634,902</u>
Depreciation	0	22,271	22,271
Charge for the year		5,006	5,006
On disposals			<u>0</u>
31 Dec 2021	<u>0</u>	<u>27,277</u>	<u>27,277</u>
Net book value 31/12/21	<u>1,562,573</u>	<u>45,052</u>	<u>1,607,625</u>
Net book value 01/01/21	<u>1,562,573</u>	<u>50,058</u>	<u>1,612,631</u>



**NOTES TO THE FINANCIAL STATEMENTS**

(cont'd)

**13 DEBTORS**

	2021	2020
	£	£
Prepayments	0	0
Debtors: VAT refund	13,552	3,442
Accounts receivable	1,370	1,210
	<hr/>	<hr/>
	14,922	4,652
	<hr/>	<hr/>

**14 LIABILITIES FALLING DUE WITHIN ONE YEAR**

	2021	2020
	£	£
Trade creditors	38,324	18,439
Deposits and Payments In Hand	54,010	53,860
Pupil Premium paid in advance	6,200	6,200
Turbine Loan	0	2,000
Social security & VAT	1,692	1,696
Short Term Loans	35,000	35,000
	<hr/>	<hr/>
	135,226	117,195
	<hr/>	<hr/>

**15 GENERAL UNRESTRICTED FUNDS**

The funds comprise undistributed income and have been and continue to be used in the furtherance of the Charity's objects. If part of an unrestricted fund is earmarked for a particular project it may be designated as a separate fund. During 2021 all designated unrestricted funds were utilised for the relevant purposes as reported in the annual report.

**15.1 Development Project Funds**

Various development projects are in progress or under consideration for which costs have been or will be incurred and grants and donations received. The costs have been capitalised where the expenditure is deemed to have improved the existing property.



**NOTES TO THE FINANCIAL STATEMENTS**

(cont'd)

**16 RESTRICTED FUNDS**

In the year ended 31<sup>st</sup> December 2021 £79,124 was fundraised to repair the main roof of the Mill building. A balance of £3,252 was restricted at 31<sup>st</sup> December 2021 to cover any retention monies payable after the year end.

At 31<sup>st</sup> December 2021 there was a restricted balance of £1,750. This grant can only be used for the future development cost of a biodiversity study relating to the lake area.

**17 FUND BALANCES AND MOVEMENTS IN THE YEAR**

	Balances 01 Jan 2021	Income	Expenditure	Transfers	Balances 31 Dec 2021
	£	£	£	£	£
<b>Restricted Funds</b>					
Roof Project		79,124	75,872		3,252
B Whatmore-Biodiversity		1,750			1,750
<b>Freehold Property Fund</b>	1,562,573				1,562,573
<b>Accumulation Fund</b>	15,440	283,713	275,858		23,295
<b>Total Funds</b>	<b>1,578,013</b>	<b>364,587</b>	<b>351,730</b>	<b>0</b>	<b>1,590,870</b>

Funds are represented on the balance sheet by:

	2021	2020
	£	£
Fixed assets	1,607,625	1,612,631
Net current assets	<u>-16,755</u>	<u>-34,618</u>
	1,590,870	1,578,013

**18 BOARD OF DIRECTORS REMUNERATION**

No member of the Board or related parties received fees or other employments.