GLEN CARNE

England & Wales · Charity number 1140893

Details

Status	Registered
Legal form	Charitable company
Company number	07529092
Registered	2011-03-28
Register	View on the Charity Commission register

Contact

Address	Glen Carne Barkla Shop St. Agnes TR5 0XN
Phone	07816776524
Email	matt@glencarne.org.uk
Website	www.glencarne.org.uk

Activities

Objects: THE CHARITABLE OBJECTIVES OF GLEN CARNE ARE TO RELIEVE NEED, HARDSHIP AND DISTRESS OF DISADVANTAGED PEOPLE IN CORNWALL, IN PARTICULAR BUT NOT EXCLUSIVELY BY PROVIDING OR ASSISTING IN THE PROVISION OF ACCOMMODATION, SUPPORT, TRAINING AND ANY OTHER ASSISTANCE AS THE DIRECTORS MAY DECIDE FROM TIME TO TIME.

Activities: The charitable objectives of Glen Carne are to relieve need, hardship and distress of disadvantaged people in Cornwall, in particular but not exclusively by providing or assisting in the provision of accommodation, support and training.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, Accommodation/housing
- **Who:** People With Disabilities, The General Public/mankind

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Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,648,670	£1,605,655	£495,366	7
2024-03-31	£1,536,555	£1,465,083	£448,537	7
2023-03-31	£1,406,042	£1,421,454	£370,668	8
2022-03-31	£1,336,343	£1,348,031	£396,428	7
2021-03-31	£1,348,604	£1,376,370	£422,812	7

Trustees

Name	Role	Appointed
Chris Dennis	Chair	2021-08-05
John Michael Douglas		2022-08-08
Paula Jean Dunkley		2025-12-04
RUTH CLARKE		2013-01-24
Richard David Paul Gray		2024-06-05

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GLEN CARNE

England & Wales - Charity number 1140893

Accounts

Trustees' Report and Financial Statements

Registered charity number: 1140893
Company number: 07529092



Carne Glen

YEAR ENDED 31st MARCH

2025


JACK WILL
GREAT BRITAIN



















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Charity Information

Registered Office

Glen Carne
Barkla Shop
St. Agnes
Cornwall TR5 0XN

Charity No. 1140893
Company No. 7529092
Website: www.glencarne.org.uk

Banking

HSBC
81 Fore Street
Redruth
Cornwall TR15 2BW

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Auditor

Streets Audit LLP
Tower House
Lucy Tower Street
Lincoln LN1 1XW

Solicitor

Stephens Scown
Osprey House
Malpas Road
Truro
Cornwall TR1 1UT

Insurance

public liability / buildings

Ansvar Insurance
4th Floor, The Office
1 Market Square
Circus Street
Brighton BN2 9AS

Key Management Personnel

Key Management Personnel include all trustees, the CEO and senior management.

Trustees

- Ruth Clarke **(Chair)**
- Chris Dennis
- John Michael Douglas
- Richard David Paul Gray (joined 5th June 2024)

Senior Management

- **Chief Executive Officer**
  Matthew Gavan
- **Support Manager**
  Andrew Crozier

Trustees' Report

Structure, Governance and Management

This report fulfills the requirements of both a Trustees' Report and a Directors' Report as stipulated under company law. Glen Carne is a **company limited by guarantee** (Company No. 7529092) governed by its **Memorandum and Articles of Association**, incorporated on **14 February 2011**, and registered with the **Charity Commission for England and Wales** (Charity No. 1140893).

Trustee Appointment

In accordance with the Articles of Association, the Board of Trustees (who also act as Directors under company law) must comprise a minimum of three members. One-third of the Trustees retire at each Annual General Meeting, with the longest-serving members retiring first. Retiring Trustees are eligible for re-election.

Trustee Induction and Training

New Trustees are provided with a comprehensive induction pack, which includes the Charity Commission's **CC3 – "The Essential Trustee"** guide, the **Trustee Handbook**, Glen Carne's **Articles of Association**, and the latest **annual report and accounts**. Training is offered periodically to ensure Trustees remain informed of their legal responsibilities, governance standards, and sector developments. Trustees are also encouraged to participate in staff training sessions and organisational away days to gain deeper insight into service delivery and the experiences of residents.

Structure and Decision-Making

Glen Carne is governed by an elected **Board of Trustees**, who are responsible for approving policy, setting strategic direction, overseeing business planning, approving budgets, and monitoring financial performance. The Board also reviews overall organisational performance, ensures effective governance, and oversees the recruitment of staff and volunteers. Sub-committees or working groups may be established as required to support policy development and specific areas of strategic focus.

Day-to-day management and operational decisions are delegated to the **senior management team**, led by the Chief Executive. Key management remuneration is determined with reference to **NCVO benchmarks**, **third sector guidelines**, or **independent professional advice**, to ensure fairness and transparency.

Glen Carne operates a **commercial lease** with its founder and former Trustee, **Robert Crozier**, for which an **independent valuation** was undertaken in October 2016 (see note on **page 36**).

Objectives, Activities and Public Benefit

The charitable objectives of Glen Carne are to **relieve need, hardship and distress** among disadvantaged people in Cornwall, primarily through the **provision of accommodation, support, training, and related assistance** as determined by the Trustees from time to time.

The Trustees confirm that they have had due regard to the Charity Commission's guidance on public benefit when carrying out their duties. Glen Carne's activities — including the provision of supported housing, personal development programmes, and move-on support — are designed to relieve need and distress among vulnerable adults in Cornwall and deliver clear public benefit through improved wellbeing, stability, and independence.

The Trustees confirm that they have considered the **Charity Commission's general guidance on public benefit** when reviewing the charity's aims and objectives and in planning future activities.



Achievements and Performance

Capacity and Facilities

Glen Carne provides supported housing for up to **35 residents** at its main site in St Agnes, focusing on individuals with complex needs, many of whom have experienced homelessness or unstable accommodation. Referrals are received from a range of voluntary and statutory agencies, including Cornwall Council, homeless charities, probation services, drug and alcohol teams, mental health professionals, and domestic abuse organisations.

In addition to the St Agnes site, **a further 35 supported housing places are provided in partnership with Homeleigh, Enodoc, and Greenhaven**, offering longer-term accommodation for individuals with severe and enduring mental health issues or learning disabilities across Camborne, Redruth, Truro, Penzance, and Wadebridge.

Eligibility for the St Agnes project normally requires residents to have been free from drug and alcohol use for around six months. The service also acts as a move-on option from other support providers, forming part of a planned progression pathway. Set within three acres of land, the St Agnes site offers extensive gardens, voluntary work opportunities, and a rural environment conducive to recovery, wellbeing, and personal growth. On-site facilities include a gymnasium, promoting both physical and mental health. Partner accommodations support smaller groups of residents with higher or longer-term support needs.

Applications and Support

All referrals to the St Agnes service are invited to attend an initial interview, which explores how Glen Carne can best assist and assesses suitability for the programme. Once accepted, new residents work with the support team to complete a comprehensive **needs assessment**, which informs an **individual Support Plan** tailored to their goals. This may include referrals to specialist services for mental health, addiction recovery, or debt management.

76

referrals received during the year

Residents are supported to register with a GP, relevant local services, and the **Homechoice** housing register. Emergency food parcels and toiletries are provided where needed. Support typically includes advocacy for social housing, benefit and debt advice, and assistance with volunteering, training, and employment opportunities. Each Support Plan is reviewed regularly to track progress, overcome barriers, and encourage independence.

For residents who move into independent accommodation, Glen Carne provides **floating support and drop-in sessions**, including landlord advocacy and benefits guidance to help sustain new tenancies.

Performance

During **2024/25**, Glen Carne received 76 referrals to the main St Agnes service, a reduction on the previous year.

A total of 11 residents successfully moved on from the St Agnes project during the year.

The figures show a continued significant increase in residents moving into social housing, alongside a slight reduction in private sector tenancies. Access to private rented accommodation remains challenging due to limited supply and increasing landlord pressures (see **Risks and Uncertainties**). Moves into further supported accommodation reduced with previous years.

Move on accommodation	2024–25	2023–24	2022–23
Social housing	**73%**	**47%**	29%
Accommodation with support	**–**	**27%**	29%
Private sector	**18%**	**20%**	17%
Friends/family	**–**	**–**	17%
Evictions/Abandoned/Other	**9%**	**6%**	–

1,115kg
of donated fresh food from Tesco/FareShare

Client Provision



During the year, Glen Carne worked closely with **Truro Foodbank** to provide emergency food parcels for residents in immediate need. Through our partnership with **Tesco** and **FareShare**, **1,115kg of surplus fresh food was also redistributed to residents**, reducing waste and supporting food security.

Funding was secured from **Sports England** and **Cash4Clubs** to provide a completely new gym suite (see opposite), including cardio and strength building equipment.

Glen Carne is a recognised **Advocate for ACTS4:35 funding**, enabling access to small grants for essential personal needs not covered by statutory funds — such as spectacles, clothing, or carpeting for move-on accommodation. The charity also continues to collaborate with statutory partners and voluntary funders to secure additional resources for residents.

Training remains central to staff and residents' personal development. On-site classrooms host a range of sessions delivered by third-party providers.

Glen Carne places strong emphasis on social inclusion and community engagement. Organised activities during the year included cinema trips and speedway visits in Plymouth. These opportunities help encourage teamwork, confidence, and friendship.

Residents are actively encouraged to contribute to **service development** through **consultation** and **feedback opportunities**. Resident representatives also attend part of each Trustee meeting to provide direct feedback on services and experiences.

Glen Carne once again hosted a large Christmas meal for all residents in the lead-up to the holiday. On Christmas Day, residents prepared and shared a group meal, ensuring everyone was able to enjoy companionship and celebration.

54 days
minibus donated to community groups

Summary

The Trustees are proud of the charity's continued achievements during the year, particularly its ability to maintain over 95% occupancy, deliver tailored support, and enable positive move-on outcomes in a challenging housing environment. **These outcomes demonstrate Glen Carne's ongoing commitment to reducing homelessness and improving lives across Cornwall.**









Risks and Uncertainties

The Trustees have reviewed the principal risks and uncertainties facing the charity and are satisfied that appropriate systems and controls are in place to mitigate them as far as reasonably possible.

The main risks identified during the year include:

1. Changes in housing legislation and policy

The proposed reforms to national housing law introduce uncertainty regarding the future of supported housing, tenancy rights, and housing benefit eligibility. Any changes affecting Local Housing Allowance (LHA) rates, exempt accommodation regulation, or local authority commissioning may directly influence Glen Carne's income streams and the financial viability of placements. The Trustees are monitoring these developments closely and maintaining active communication with sector bodies, funders, and local partners to anticipate and respond to policy change.

2. Limited move-on accommodation

A continuing shortage of affordable and suitable accommodation across Cornwall presents a major operational challenge. There is particularly restricted access to private rented housing, where rising demand and landlord withdrawal from the sector have reduced availability. This limits residents' progression into independent living and increases the duration of stays within supported housing. Glen Carne continues to work with local authorities, housing providers, and private landlords to identify and sustain move-on pathways.

3. Financial dependency on Housing Benefit

The majority of Glen Carne's income is derived from Housing Benefit receipts, which remain subject to national policy and local authority processing. Any delays in payments or reductions in eligible rates could affect cash flow and operational delivery. The Trustees manage this risk through close financial monitoring, prudent budgeting, and maintaining sufficient free reserves to absorb short-term disruption.

4. Low Local Housing Allowance (LHA) levels

The relatively low LHA rates in Cornwall continue to lag behind actual market rents, restricting residents' access to independent tenancies and limiting the charity's ability to expand provision without compromising affordability. The Trustees regularly review financial models and engage with local housing authorities to advocate for fairer rates and greater flexibility within the supported housing framework.

5. Inflationary pressures and cost of living

Increases in energy, food, and staffing costs present ongoing financial pressure. The charity's investment in solar generation and its commitment to value-for-money procurement provide partial mitigation, supported by regular financial forecasting and reserve management.

The Trustees will continue to monitor all identified risks through the charity's risk register and ensure that mitigation measures remain proportionate and responsive to changing circumstances.

Plans for the Future

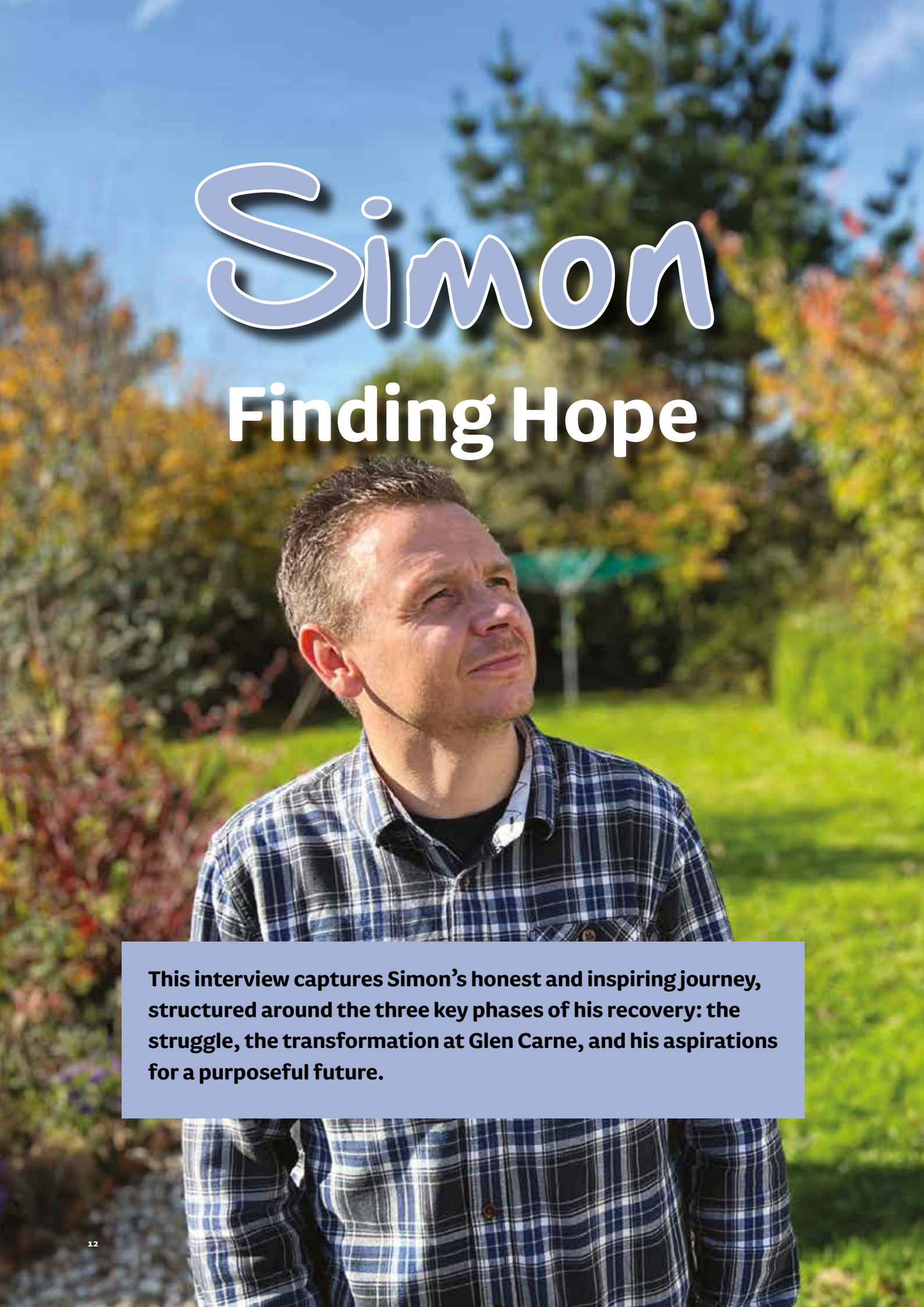
Looking ahead to **2025/26**, Glen Carne remains committed to strengthening its position as a leading supported housing provider in Cornwall, while ensuring long-term financial stability and compliance with evolving housing regulation.

Key priorities for the coming year include:

- **Becoming or coming under a Registered Provider (RP) status** to enhance compliance, strengthen governance, and create access to broader funding opportunities. RP status will provide additional assurance to local authorities and commissioners, support participation in strategic housing partnerships, and enable greater flexibility in developing new accommodation options.
- **Expanding move-on capacity** by working collaboratively with housing associations, private landlords, and the local authority to identify suitable independent accommodation and sustain tenancy support.
- **Maintaining service quality and compliance** through regular review of policies, staff training, and continued investment in resident welfare and safety.
- **Enhancing financial sustainability** by diversifying income sources, improving energy efficiency, and continuing to manage reserves prudently.
- **Adapting to legislative and regulatory changes** in the housing and welfare sectors, ensuring that Glen Carne remains fully compliant and well-positioned to respond to new opportunities or requirements.



The Trustees remain confident that Glen Carne is well placed to continue meeting the needs of vulnerable adults across Cornwall, providing stability, hope, and pathways to independence for those at risk of homelessness or social exclusion.



Simon

Finding Hope

This interview captures Simon's honest and inspiring journey, structured around the three key phases of his recovery: the struggle, the transformation at Glen Carne, and his aspirations for a purposeful future.

Part 1: Before the Project – The Struggle

Andy: Before you found your way to us, could you describe your living situation and the daily reality you were facing?

Simon: Just prior, I was living at my mum's house. It was honestly the only place I could fall back on because of how difficult my life had become. I'd occasionally try to go away for work somewhere, but those efforts always broke down, and I'd inevitably end up back at my mum's, which was far from ideal.

Andy: You mentioned a long struggle. What were the main challenges that brought you to that breaking point?

Simon: I was struggling really badly with alcohol and substance misuse, primarily alcohol. It started when I was 19, but over the last 10 years, it became a severe dependency. Towards the end, I couldn't even face a morning without a drink. I couldn't keep a job for any length of time. My physical health was suffering massively—I was having seizures and was in and out of the hospital constantly, sometimes due to accidents. I was just generally unwell and unable to hold down any meaningful relationships.

Andy: How did you see your future then? Was there any hope?

Simon: Up until I finally decided to get help, I felt completely stuck. I honestly couldn't see a future that looked any different from the hopeless, lost existence I was trapped in at the time.

Andy: Considering the risks to your health, what was the defining moment that finally pushed you into detox and rehab?

Simon: That's a strange one, because doctors in the hospital constantly warned me, but I'd leave and go straight back to drinking. The real change happened after a particularly bad year where I lost about ten jobs in a month. When I lost that final job, something just clicked in my head. I was sick of it, sick of letting people down. I finally realised that I couldn't continue. It wasn't nearly dying that did it; it was simply realising I had to change while I still had a little fight left in me to do it.

Part 2: At the Project – The Transformation and Service

Andy: After completing detox and rehab at We Are With You (Chy), you arrived here at Glen Carne. What has been the most significant, tangible change in your life since you moved into the project?

Simon: My physical and mental health is worlds apart from where it was. I'm doing lots of exercise now—Gareth, my support worker, and I go to the gym and running. The project has given me the freedom to actually pursue little ideas for my future, allowing me to branch out while always having that invaluable support network right here.

Andy: That active approach sounds powerful. What specific aspects of the support have you found most effective during your recovery?

Simon: The way Gareth and I often had our support meetings over a run or exercise was incredibly beneficial. It's therapeutic to get things out while you're being physically active. Beyond Gareth, knowing that Matt, Steve, you, or anyone else is in the office means there is always someone there I can go talk to if something is wrong. The little groups they run—cooking, the music group, and the golf trips—also make a huge difference.

Andy: We've seen a huge growth in your confidence, especially through your volunteering. You've been fantastic working with We Are With You. What inspired you to use your own experience to help others?

Simon: It was inspired by my own positive experience through rehab. I started going to a Mutual Aid Partnership (MAP) group, and they noticed the positive steps I was taking. After I finished rehab, I started coming back to that same group as a facilitator. To be sat with the same people, but now in a position to help run the group—that was a huge moment for me. I felt a definite shift in my mindset, and hopefully, other people there saw that and felt some hope too. I've definitely grown immensely as a person through that work.



Part 3: Looking Ahead – Aspirations and Purpose

Andy: That is a testament to your resilience. You've found great fulfilment in service. How has stepping into that facilitator role changed your sense of self-worth and purpose going forward?

Simon: It changed something profound in my mind. It showed me that my struggles weren't just a burden; they're a tool. It's given me a true sense of purpose—I can now use my lived experience to genuinely connect with, and help others. I'm not just focused on surviving anymore; I'm focused on contributing.



Andy: As you look toward moving on from Glen Carne, what are your next immediate steps for building independent stability?

Simon: I'm currently focused on the practical steps of securing my own place. It's about ensuring I maintain the structure I've built here, especially the regular exercise and the social connections that keep me accountable. The incredible support I've had here has prepared me to take that next big step confidently.

Andy: Given the purpose you've found, is working in the field of recovery something you aspire to do professionally long-term?

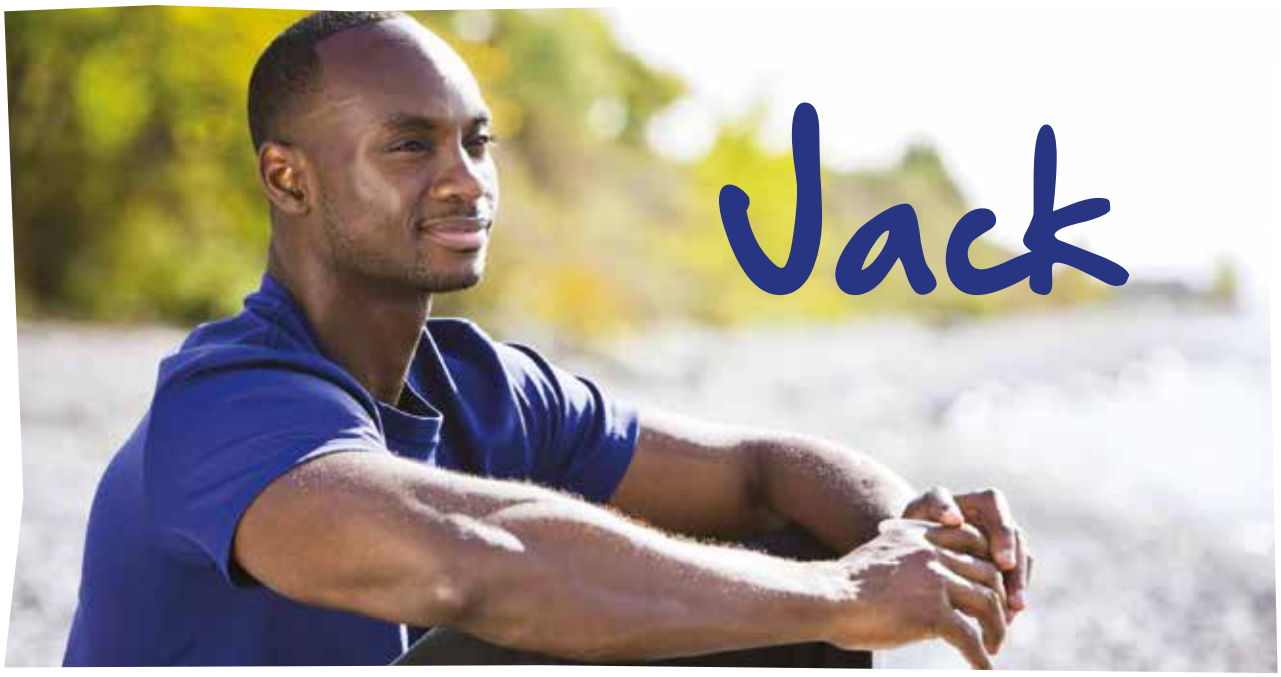
Simon: Absolutely. My long-term goal is definitely to work full-time in support or peer mentoring. It feels like the most meaningful way I can contribute. It's about turning the most challenging part of my life into a strength and helping people realise that recovery is possible.



Andy: That's an incredible aspiration. Finally, looking back at everything you've overcome, what is the single most important message or piece of advice you'd give to someone who is currently in that place of hopelessness you once felt?

Simon: I would tell them that it takes time and hard work, but it is absolutely worth it in the end. It's the best thing I've ever done. The hope is there—you just have to reach for it. For me, it's a huge thing to realise I'm no longer a liability; I can start to build my life up. I genuinely can't wait to see what the future holds now.

Andy: Simon, your resilience and courage are truly inspiring. Thank you for sharing your story of recovery and the incredible new purpose you've found.



Jack

The transition was terrifying. I moved into Glen Carne straight from four months of alcohol treatment, feeling like a fragile, hollow shell of the man I used to be. The real world—the simple act of living independently—felt overwhelmingly impossible, and nervousness was a constant, unwelcome companion.

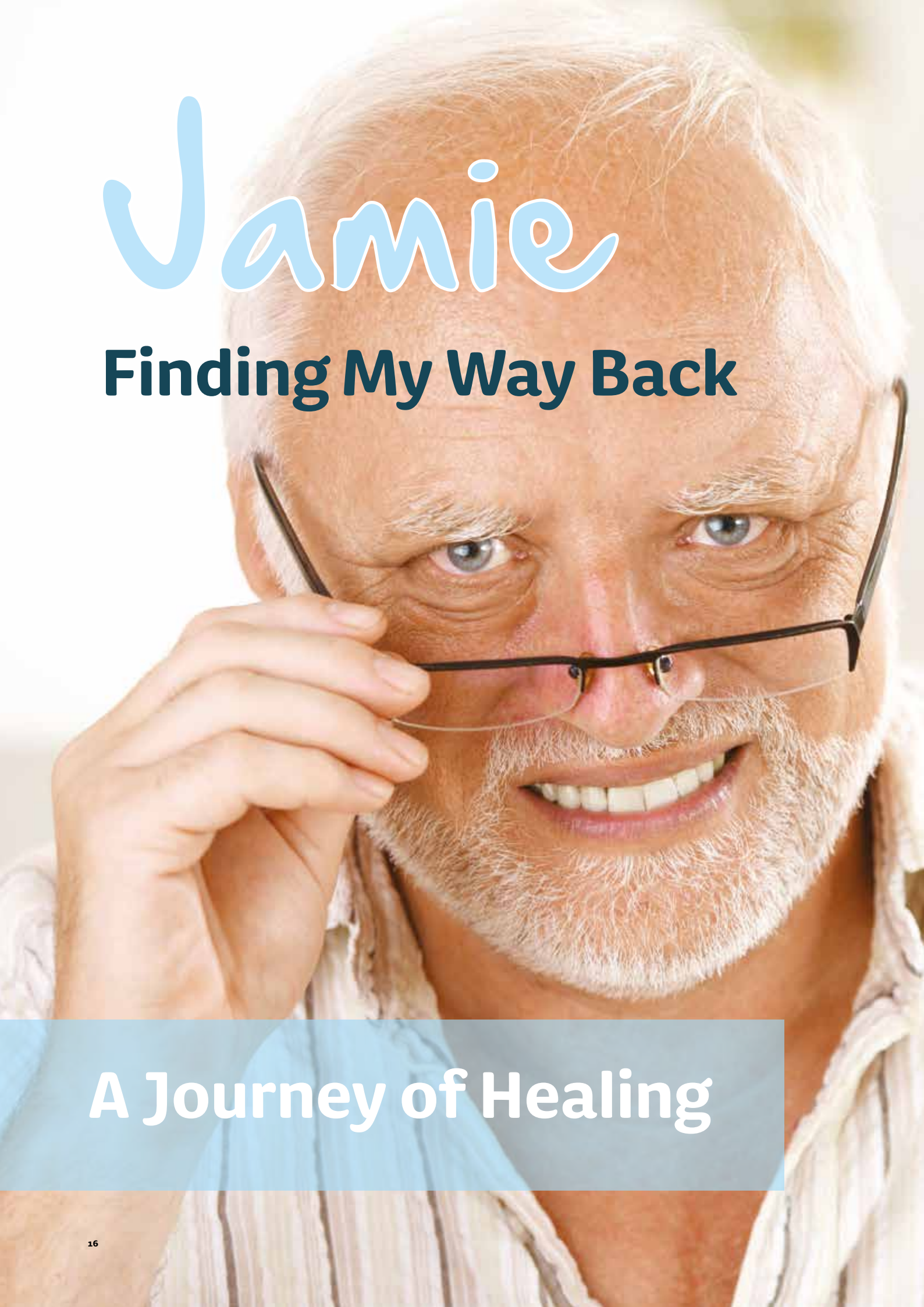
I vividly remember the day I arrived. I was still settling my anxieties when I was approached by one of the kindest faces I have ever encountered: Andy. His warmth wasn't just professional; it was genuinely reassuring. He made sure I was happy, handed me a bag filled with food, and gave me the space to settle into my room. This simple, immediate stability—a safe place, food, and human kindness—was the first sign that this place was different. All the residents followed suit, making me feel welcome from the very first hour.

The following day, I was given a full tour of the site, and I realised Glen Carne is not just accommodation; it's a sanctuary. The sprawling property, the astonishing views, and the meticulously kept garden became tangible reminders of the beauty I was fighting to reclaim. The world outside my anxiety was still vibrant and real.

My anchor during my 13-month stay was my key worker, Steve P. He is, without a doubt, the most sincere and kind-hearted person I have ever met. Steve was always there when I needed him, offering support and perspective that I often felt I didn't deserve. He didn't just guide me; he believed in me when I had no belief left in myself. His consistent, gentle support was the foundation upon which I rebuilt my life.

Today, I can safely say I am a completely different man. The man who walked through those doors was broken; the man who walked out was equipped, confident, and ready for life. That transformation is a direct result of the grace and structure I found at Glen Carne. I can't thank them enough for giving me the essential tools I needed—not just to exist, but to live fully and independently.

If you are reading this and struggling with the worry of making this crucial move, please trust me: those anxieties will wash away once you step foot through those doors. Glen Carne is where hope gets its second wind.



Jamie

Finding My Way Back

A Journey of Healing

The Darkness Before the Dawn

For four years, I was trapped in a situation that stripped me of my stability and my sense of self. My situation was dire, rooted in the intense, covert, narcissistic, domestic, psychological, and emotional abuse I endured. My abuser possessed an incredible, almost powerful, skill for manipulation and deception. They convinced me to make life-altering sacrifices, including moving out of my excellent rented flat in St. Austell and prematurely retiring from my care career of over 45 dedicated years. The deceit was masterful; I was fooled into believing I would receive support to launch a freelance commercial business while living with her.

The moment I moved into her flat, the illusion shattered. I discovered the stark reality of her narcissistic personality disorder. I was not there as a partner, but for servitude and abuse. She had created circumstances that made it almost impossible for me to leave, even resorting to lying and scenarios to try to blackmail me, spreading character assassination among my friends and acquaintances. I was consumed by a terrible state of depression, stress, and anxiety. I felt completely lost.

Thank goodness my GP recognized the urgency of my situation and referred me to the abuse organization, First Light, which swiftly connected me with the Council. Eventually, after an interview with the kind manager, Andy, I was offered accommodation at the Glen Carne organisation. This referral was nothing short of a divine intervention—it was my first genuine ray of hope.

A Gift from God: Healing at Glen Carne

Arriving at Glen Carne was like receiving a gift from God. It was a sanctuary where I could finally breathe. The compassionate, caring, encouraging, and supportive staff were truly remarkable; they didn't just help me—they mentally resuscitated me. Their unwavering support gave me a new life, and I immediately found myself amongst other welcoming fellow clients, who became new friends on this journey.

Glen Carne offered a full spectrum of provisions designed entirely around the individual. Crucially, there is NO pressure here. Recovery is designed to happen at my pace, allowing me the time and space needed to heal without judgment. Their care is holistic: a wonderful psychotherapist is available to clients, and through these sessions, I was correctly diagnosed with PTSD, and the appropriate treatment was administered. I also appreciate that for anyone who chooses to be involved, Christian Bible study is available, offering spiritual grounding.

The organization takes care of practical necessities, too. Transport is provided for essential trips like shopping, medical reasons, and Church Services. My support worker assists with complex financial and benefits matters, and we are diligently covering future permanent housing options with the Council or private accommodations, based entirely on my choice. I have also been able to participate in a variety of activities, from playing pool and using the gymnasium, to cooking, art sessions, music, and scenic walks.

The Glen Carne project has been a life saver. I truly can't thank the manager, Andy, and all the staff enough for rescuing me and giving me the tools to build a positive new path forward.

Embracing a Horizon of Possibility

Today, my perspective is one of immense gratitude and renewed determination. The four years lost, and the premature end to my care career, are no longer seen as a defeat but as a turning point—a difficult prerequisite to the strength and resilience I have found.

My aspirations now are focused on stability, peace, and realizing my potential. I am actively working with the team to secure a permanent home where I can finally feel safe and secure. With the healing I've undergone and the clarity I've gained, I am confident in launching the freelance commercial business I initially intended, but this time, I will do it on my own terms, supported by genuine strength and self-belief.

My future is now a horizon of possibility. The darkness is behind me, and I am walking toward a future defined by my own choices, my own pace, and my own joy. I know the path to complete recovery is ongoing, but thanks to the structure and love I found at Glen Carne, I am no longer a victim; I am a survivor, empowered, and ready to embrace the life I deserve.

Barry

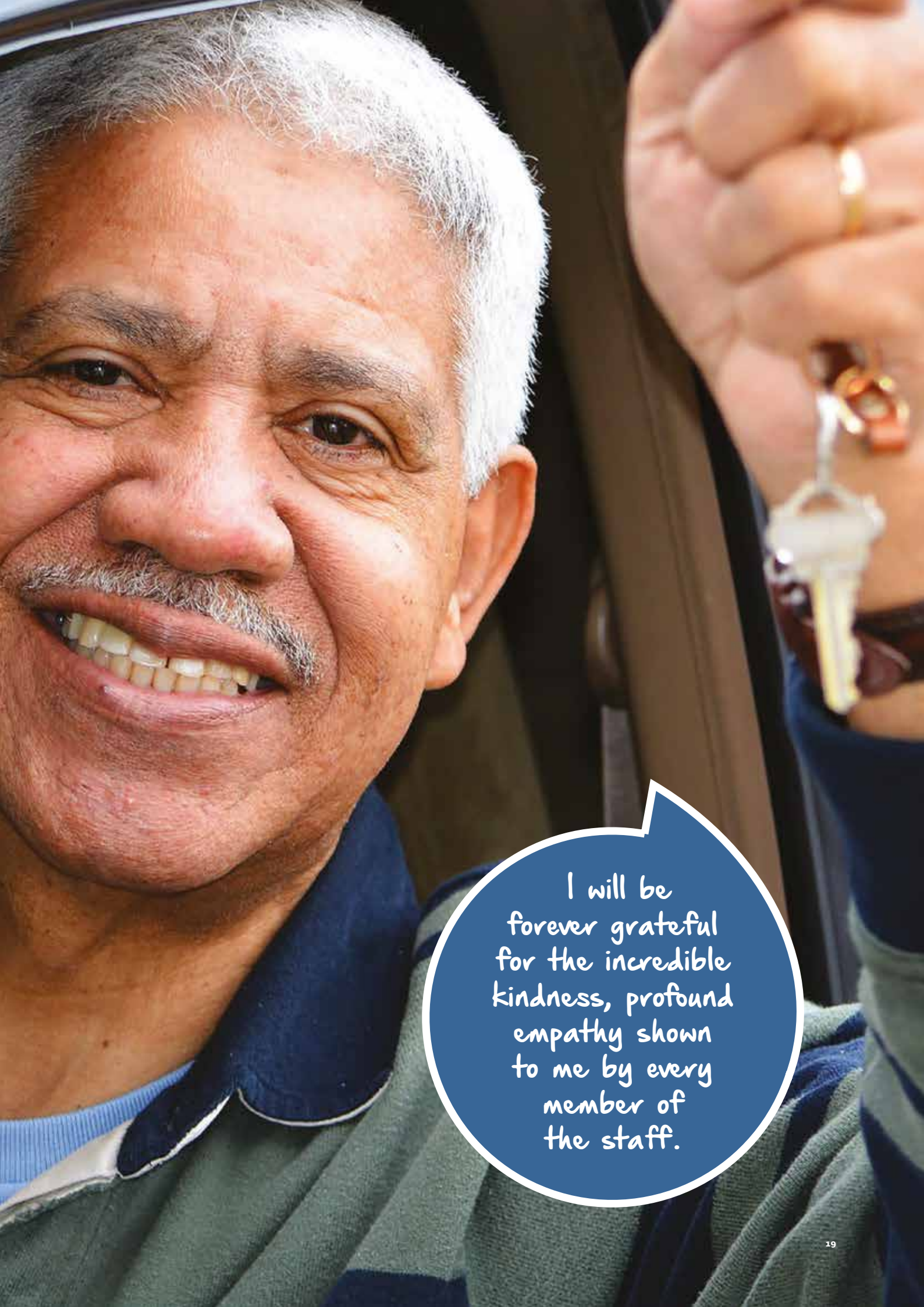
When I arrived at Glen Carne, I was adrift in what felt like an endless, grey sea. I was in a truly dark place, exhausted and overwhelmed, grappling simultaneously with severe physical and mental health struggles that had stripped away my will and my dignity. I felt utterly broken.

The moment the staff welcomed me, however, that initial feeling of fear began to lift. They didn't just admit me; they met me with open arms and genuine warmth, making me feel seen and safe for the first time in what felt like years. Their first priority was not paperwork, but me. They sat down and devised a deeply personalised support plan, methodically examining every area of my life that needed rebuilding—from the foundational struggles of my physical well-being to the crushing weight on my mind.

Over the months that followed, this plan became my compass. The journey wasn't immediate or easy, but the staff's unwavering presence made all the difference. Slowly, steadily, I began to achieve the goals we had set together. With each small victory—each day I managed to care for myself a little better, each skill I re-learned—I felt an internal shift. My confidence and self-esteem, which had been nonexistent, began to bloom like spring flowers. I started getting involved with the onsite courses, finding a passion for learning again and realising that I still had so much to offer.

The support extended to the practical hurdles that had felt insurmountable. They guided me through the complex maze of my benefits, alleviating a huge amount of financial stress. Because of their help, I am now completely financially stable. The most significant milestone came when I secured a Motability car. It wasn't just a vehicle; it was the key that unlocked my world. It gave me back my independence, allowing me to finally leave the confines of my own mind and start visiting the beautiful coves and historic towns of Cornwall. That ability to explore and breathe freely has been transformative.

Now, I stand on the threshold of my next chapter. I'm currently accessing social housing and hoping to move into my own home soon. The thought of having my own space, built on the solid foundation Glen Carne helped me lay, is exhilarating. I will be forever grateful for the incredible kindness, profound empathy, and consistent support shown to me by every member of the staff. I want to give a special, heartfelt thank you to Steve, who was more than just a staff member; he was a steadfast mentor, offering guidance, encouragement, and the occasional much-needed push during my entire stay. Glen Carne didn't just house me; they helped me find my life again.


I will be forever grateful for the incredible kindness, profound empathy shown to me by every member of the staff.

BEFORE GLEN CARNE, MY LIFE WAS A COLLAPSING ZACHARY'S ST THE DAY I CHOSE HOPE

Before Glen Carne, my life was a suffocating loop of shadows. I was drowning in the cycle of substance misuse, desperate to belong, to just fit in with a crowd that ultimately led me nowhere but deeper into isolation.

The loneliness was crushing, a raw vulnerability that left me exposed and feeling invisible. When I lost the love of my life, the world tilted and went dark. That was the moment—the brutal, undeniable instant—I knew I had finally hit rock bottom. There was no way forward I could see, only oblivion.

It was my support worker who saw a flicker of light in that darkness and made the referral to Glen Carne. I walked in expecting judgment, or at best, sterile indifference. What I received, from the very first minute, was dignity and respect.

They didn't see an addict or a statistic; they saw me, an actual person deserving of care. Considering the despair I had just crawled out of, that simple act of being treated like a human being was revolutionary. It meant the world, and it was the lifeline I desperately needed to hold onto.

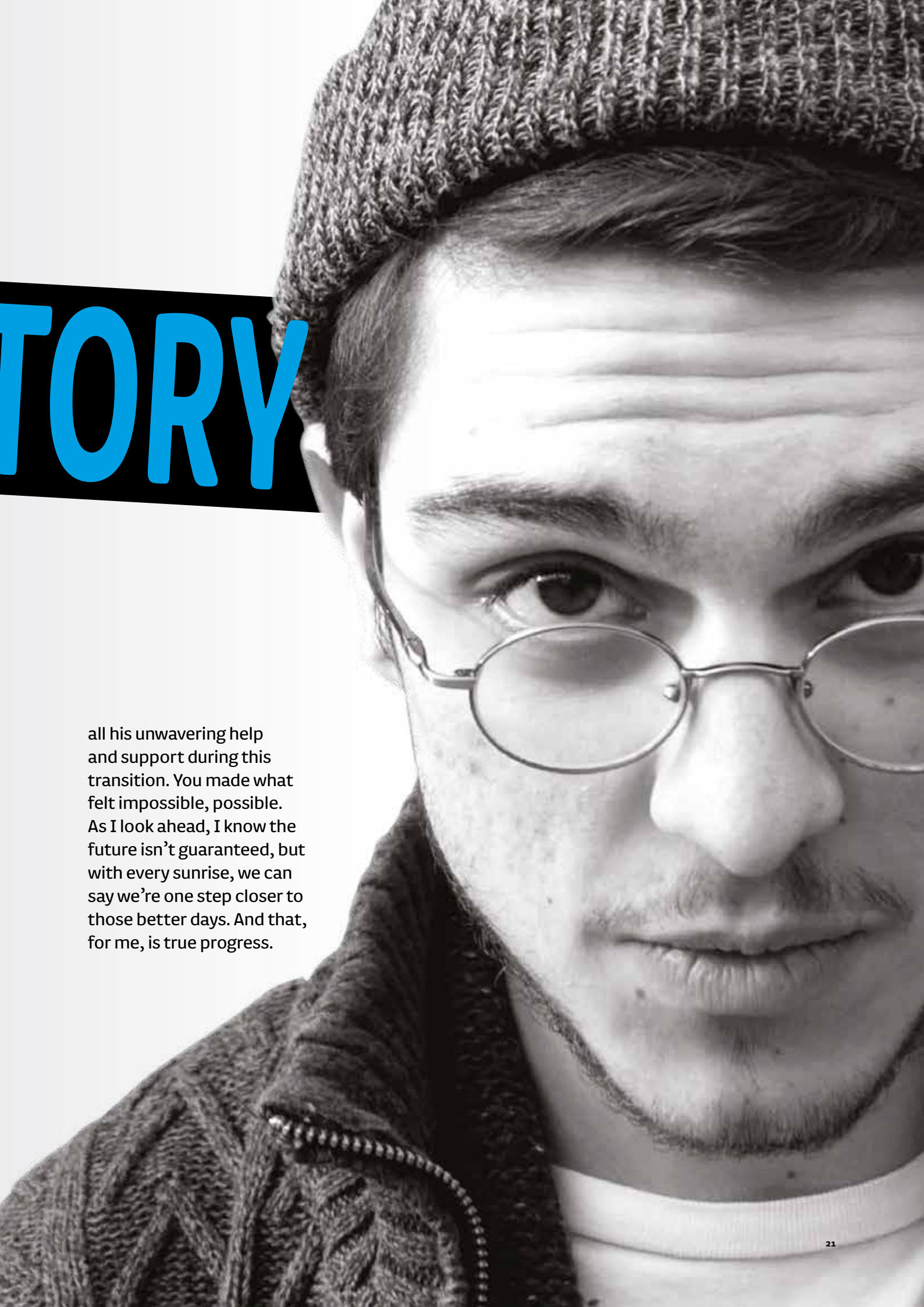
YOU DIDN'T JUST HELP ME; YOU SAVED ME.

I owe everything to this place and the incredible people within its walls. To every staff member and fellow resident—from the bottom of my heart, you didn't just help me; you saved me. You provided the structure, the kindness, and the unconditional belief that allowed me to stand back up and begin to heal.

I'm not sharing this for sympathy; I'm sharing it as a beacon of hope. If you're standing on the outside, or if you're a potential new resident filled with fear, please know that change is possible. The journey is hard, but it is worth it.

Now, I'm celebrating a new chapter: moving into my own flat. I must give a very special, huge thank you to Simon for

TORY



all his unwavering help and support during this transition. You made what felt impossible, possible. As I look ahead, I know the future isn't guaranteed, but with every sunrise, we can say we're one step closer to those better days. And that, for me, is true progress.

Trustees' Financial Review

The charity's reserves and its policy are set out as follows:

Unrestricted Funds:	2024–25	2023–24
Designated Funds		
Solar Panels	£27,193	£30,583
Fixed Assets	£158,000	£138,780
Long term commitments	£177,026	£177,026
General Funds	£133,147	£95,953
Restricted Funds	–	£6,195
Total Funds	£495,366	£448,537
Annual Operating Expenditure (excluding outside providers)	£871,518	£805,454
Ratio of Free Reserves to Annual Operating Expenditure	**15%**	**12%**

The charity maintained a stable financial position during the year, with income levels sufficient to support operational commitments and sustain the delivery of core services. The Trustees continue to monitor financial performance closely to ensure resources are used effectively and in line with the charity's objectives.

The Trustees consider that the charity's reserves policy should ensure an appropriate level of financial stability and enable the organisation to continue meeting its charitable objectives for the foreseeable future.

At the year end, unrestricted reserves totalled **£495,366**. These funds are held to cover future depreciation of fixed assets, to meet long-term financial commitments, and to maintain sufficient free reserves for operational purposes.

A **designated fund for fixed assets of £185,193** has been established to represent the value of the charity's tangible assets.

The Trustees are also developing a **designated contingency fund** to provide financial protection in the event of an unforeseen event requiring the closure of the charity. The target for this fund is to hold sufficient reserves to cover six months of operating costs, lease obligations, and potential redundancy liabilities. At present, the balance of this fund stands at **£177,026**, which provides for redundancy costs and approximately two months of running costs and lease commitments.

This leaves **free reserves of £133,147**, available to support the charity's ongoing operations and service delivery.

The Trustees review the reserves policy and levels annually to ensure they remain appropriate in relation to the charity's operational requirements, risk profile, and longer-term commitments.

The majority of the charity's income is derived from **Housing Benefit receipts** and **solar energy generation**, supplemented by income from **grant making trusts and CCLA investment fund**. Residents also contribute **£17 per week** towards heating and electricity costs. The continued use of solar panels supports the charity's commitment to environmental sustainability and reduces energy expenditure, though energy and living costs are expected to rise in future years.

Statement of Trustees' Responsibilities

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

Company law requires Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing 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 2015 (FRS 102);
- make judgments 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;
- prepare the financial statements on an ongoing concern basis unless it is inappropriate to presume that the charitable company 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 charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

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

Approved by the Trustees on 4th December 2025

Signed on their behalf by



Ruth Clarke
Trustee

Independent Auditor's Report to the Members of Glen Carne Limited

Opinion

We have audited the financial statements of Glen Carne Limited (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Summary Income and Expenditure account, the Balance Sheet the Statement of Cash Flows and the related notes. 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 for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the *Charities Act* 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charity's ability to continue as a going concern for a period of at least 12 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters where the *Charities (Accounts and Reports) Regulations 2008* 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;
- the financial statements are not in agreement with the accounting records and returns;
- certain disclosures of trustees' remuneration specified by law are not made;
- 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 exemption in preparing the Trustees' Report and take advantage of the small companies exemption from the requirement to prepare a Strategic Report.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 6 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

- Enquiry of management and those charged with governance around actual and potential litigation and claims.
- Enquiry of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations.
- Reviewing minutes of meetings of those charged with governance.
- Reviewing legal and professional nominal ledger accounts and online company searches.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading minutes of meetings of those charged with governance;
- Enquiring of management as to actual and potential litigation and claims, and;
- Reviewing any correspondence with HMRC, relevant regulators and the charity's legal advisors.

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

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

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees 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 its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Streets Audit LLP

Streets Audit LLP
Chartered Accountants & Statutory Auditor
Tower House, Lucy Tower Street, Lincoln, LN1 1XW
Date: 4th December 2025
Streets Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Glen Carne
Statement of Financial Activities

for the year ended 31 March 2025

	Note	Unrestricted funds 2025 £	Restricted income funds 2025 £	Total funds 2025 £	Prior year funds 2024 £
Income and endowments from:					
Donations and legacies	4	30	1,645	1,675	1,632
Charitable activities	5	1,597,422	36,237	1,633,659	1,523,274
Investments	6	4,808	-	4,808	3,386
Other		8,528	-	8,528	8,263
Total		1,610,788	37,882	1,648,670	1,536,555
Expenditure on:					
Charitable activities	8	1,577,115	28,540	1,605,655	1,465,083
Total		1,577,115	28,540	1,605,655	1,465,083
Net income/(expenditure) before investment gains/(losses)		33,673	9,342	43,015	71,472
Net gains/(losses) on investments		3,814	-	3,814	6,397
Net income/(expenditure)		37,487	9,342	46,829	77,869
Transfers between funds		15,537	(15,537)	-	-
Other gains/(losses)		-	-	-	-
Net movement in funds		53,024	(6,195)	46,829	77,869
Reconciliation of funds:					
Total funds brought		442,342	6,195	448,537	370,668
Total funds carried forward		495,366	-	495,366	448,537

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

All income and expenditure derive from continuing activities

Glen Carne
Balance Sheet
As at 31 March 2025

	Note	2025 £	2025 £	2024 £	2024 £
Fixed Assets					
Tangible Assets	13		185,193		169,363
Investments	14		204,802		150,988
			389,995		320,351
Current Assets					
Debtors	12	97,722		64,041	
Cash at bank and in hand		75,488		128,689	
		173,210		192,730	
Creditors: Amounts falling due within one year	13	(67,839)		(64,544)	
Net current assets			105,371		128,186
Total assets less current liabilities			495,366		448,537
Net assets			495,366		448,537
The funds of the charity:					
Restricted funds			-		6,195
Unrestricted funds					
Other reserves		362,219		346,389	
Unrestricted income funds		133,147		95,953	
Total unrestricted funds			495,366		442,342
Total charity funds			495,366		448,537

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

For the year ended 31 March 2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

Approved by the Board on 4th December 2025 and signed on its behalf by:



Ruth Clarke

Glen Carne
Statement of Cash Flows

As at 31 March 2025

	2025 £	2024 £
Cashflows from operating activities		
Net income/(expenditure) per Statement of Financial Activities	46,829	77,869
Adjustments for:		
Depreciation of property, plant and equipment	14,121	13,963
(Profit)/loss on revaluation of investments	(3,814)	(6,397)
Dividends, interest and rents from investments	(4,808)	(3,386)
(Increase)/Decrease in trade and other receivables	(33,681)	(14,553)
Increase/(Decrease) in trade and other payables	3,295	5,920
Net cash provided by /(used in) operating activities	21,942	73,416
Cashflows from investing activities		
Purchase of property, plant and equipment	(29,951)	(5,905)
Dividends, interest and rents from investments	4,808	3,386
Purchase of investments	(50,000)	-
Net cash provided by /(used in) investing activities	(75,143)	(2,519)
Net (decrease)/increase in cash and cash equivalents	(53,201)	70,897
Cash and cash equivalents at the beginning of the year	128,689	57,792
Cash and cash equivalents at the end of the year	**75,488**	**128,689**
Components of cash and cash equivalents:		
Cash at bank and in hand	75,488	128,689
	75,488	**128,689**

Glen Carne
Notes to the Accounts

1 Accounting policies

1.1 Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with:
- 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 (FRS102) second edition - October 2019 (effective 1 January 2019);
- the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102);
- the Companies Act 2006 and
- the Charities Act 2011.

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 charity constitutes a public benefit entity as defined by FRS102

1.2 Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

1.3 Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Designated funds are amounts that are allocated for specific purposes by the charity itself.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Revaluation funds are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market value.

1.4 Income

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS102 SORP or FRS102.

Items of income are recognised and included in the accounts when all of the following criteria are met:
- the charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Donations and legacies are voluntary income received by way of donations and gifts. It is included within the accounts when receivable and only when the charity has unconditional entitlement to the income.

Tax reclaims on donations and gifts are included in the accounts at the same time as the gift/donation to which it relates

Donated goods and services are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

The value of services provided by volunteers is not included within the accounts.

1.5 Resources expended

Liabilities are recognised where there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and includes the attributable value added tax which cannot be recovered.

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year-end are noted as a commitment, but not accrued as expenditure.

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.

Support costs are the those costs required to support the charity in carrying out its activities and meeting its objects.

Governance costs include costs associated with meeting the constitutional and statutory requirements of the Charity, including the preparation and examination of the statutory accounts, the costs of trustee meetings and other costs linked to the strategic management of the Charity including the cost of any legal advice to trustees on governance or constitutional matters.

1.6 Tangible fixed assets and depreciation

All assets costing more than £200 are capitalised.

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, which is reviewed annually. The rates used are as follows:-

Leasehold properaty - 5% straight line
Office equipment - 25% straight line
Household capital items -10% straight line
Motor vehicles -25% reducing balance

1.7 Taxation

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

1.8 Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

Glen Carne
Notes to the Accounts

1.9 Debtors

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

1.10 Cash at bank and in hand

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

1.1 Creditors and provisions

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

1.1 Pension costs

The charity operates a defined contribution pension scheme. Contributions are charged in the statement of financial activities as they become payable in accordance with the rules of the scheme.

1.1 Leases

Rentals under operating leases are charged to the statement of financial activities on a straight-line basis over the lease term.

2 Company Status

The charity is a company limited by guarantee and has no share capital.
The charity is incorporated in England.
In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity.
The members of the charity are the trustees named on page 1.

Glen Carne
Notes to the Accounts

3 Statement of Financial Activities - prior year

	Unrestricted funds 2024 £	Restricted income funds 2024 £	Total funds 2024 £
Income			
Income and endowments from:			
Donations and legacies	452	1,180	1,632
Charitable activities	1,509,074	14,200	1,523,274
Investments	3,386	-	3,386
Other	8,263	-	8,263
Total	1,521,175	15,380	1,536,555
Expenditure			
Expenditure on:			
Charitable activities	1,455,413	9,670	1,465,083
Total	1,455,413	9,670	1,465,083
Net income/(expenditure) before investment gains/(losses)	65,762	5,710	71,472
Net gains/(losses) on investments	6,397	-	6,397
Net income/(expenditure)	72,159	5,710	77,869
Transfers between funds	75	(75)	-
Other gains/(losses)	-	-	-
Net movement in funds	72,234	5,635	77,869
Reconciliation of funds:			
Total funds brought forward	370,108	560	370,668
Total funds carried forward	442,342	6,195	448,537

4 Donations and Legacies

	Unrestricted funds £	Restricted income funds £	Total funds 2025 £	Prior year funds 2024 £
Appeals and donations	30	1,645	1,675	1,632
	30	1,645	1,675	1,632

Glen Carne
Notes to the Accounts

5 Incoming resources from charitable activities

	Unrestricted funds	Restricted income funds	Total funds	Prior year funds
			2025	2024
	£	£	£	£
Grant Income:				
Cornwall Community Foundation	-	-	-	10,000
Duchy Health	-	-	-	4,200
Cornwall Council	-	19,777	19,777	-
Sport England	-	14,460	14,460	-
Sported Foundation	-	2,000	2,000	-
Primary Purpose Trading:				
Housing (Glen Carne)	753,310	-	753,310	756,249
Housing (Outside)	839,602	-	839,602	752,825
Housing (Privately funded)	4,510	-	4,510	-
	1,597,422	36,237	1,633,659	1,523,274

6 Investment income

	Unrestricted funds	Restricted income funds	Total funds	Prior year funds
			2025	2024
	£	£	£	£
CCLA COIF Charities Fund	4,797	-	4,797	3,377
Interest on cash deposits	11	-	11	9
	4,808	-	4,808	3,386

7 Other income

	Unrestricted funds	Restricted income funds	Total funds	Prior year funds
			2025	2024
	£	£	£	£
Solar panels	8,528	-	8,528	8,263
	8,528	-	8,528	8,263

Glen Carne
Notes to the Accounts

8 Expenditure on charitable activities

	Unrestricted	Restricted	Total	Prior year
			2025	2024
	£	£	£	£
Direct costs				
Rent	185,215	-	185,215	185,215
Lease payments	39,472	-	39,472	49,640
Support payments	686,668	-	686,668	602,566
Registered provider	1,590	-	1,590	-
Household maintenance	139,998	923	140,921	109,800
Council tax	5,665	-	5,665	5,387
Fire safety	4,934	-	4,934	4,557
Professional fees	1,950	6,000	7,950	7,920
Client provision	8,228	1,840	10,068	11,124
Security	107,959	-	107,959	105,722
	1,181,679	8,763	1,190,442	1,081,931
Support costs				
Wages and salaries	235,400	-	235,400	228,864
Staff NIC (Employers)	18,520	-	18,520	17,947
Pensions	5,024	-	5,024	5,329
Staff training	6,863	-	6,863	4,922
Staff Welfare	2,539	-	2,539	1,780
Light, heat and power	27,968	-	27,968	32,317
Insurance	8,875	-	8,875	8,601
Telephone and fax	16,879	-	16,879	7,886
Printing, postage and stationery	3,066	-	3,066	5,164
Computer costs	2,026	-	2,026	2,940
Licences	6,278	-	6,278	9,344
Sundry expenses	5,323	-	5,323	5,089
Cleaning	10,017	-	10,017	7,241
Owned vehicle expenses	13,346	-	13,346	12,328
Travel and subsistence	756	-	756	1,411
Advertising & Marketing	62	-	62	940
Legal and professional fees	2,884	19,777	22,661	4,987
Bank charges	118	-	118	115
Depreciation	14,121	-	14,121	13,963
Total Support Costs	380,065	19,777	399,842	371,168

Governance Costs				
Cost of trustee meetings	290	-	290	40
Accountancy fees	7,161	-	7,161	3,544
The audit or independent examination of the charity's accounts	7,920	-	7,920	8,400
Total Governance Costs	15,371	-	15,371	11,984
Total Charitable Expenditure	1,577,115	28,540	1,605,655	1,465,083

9 Net income/ expenditure

Net income/expenditure is stated after charging:

	2025 £	2024 £
Auditors' / Examiners' remuneration	7,920	8,400
Depreciation of tangible fixed assets	14,121	13,963

10 Staff costs

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

	2025 Number	2024 Number
Staff in charitable activities	7	7
Volunteers (nos of people involved excluding Trustees)	5	5

The aggregate payroll costs of these persons were as follows:

	2025 £	2024 £
Wages and salaries	235,400	228,864
Social security	18,520	17,947
Pensions	5,024	5,329
	258,944	252,140

Total employee benefits received by key management personnel	115,520	108,366

No employee received emoluments in excess of £60,000 in either the current or the prior year.

The charity operates a defined contributions scheme with NOW pensions. The pension cost shown represents the contributions payable by the charity to the scheme for the period.

The outstanding contributions at the end of the financial period were:	983	1,131

11 Trustees' remuneration and expenses

Trustees received no remuneration, benefits in kind or expenses during the current or prior year.

Glen Carne
Notes to the Accounts

12 Related party transactions

12.1 *Name of related party and description of relationship*
Robert Crozier, Father of Support Manager Andrew Crozier and father-in-law to Chief Executive Officer Matthew Gavan.
Description of transaction and amounts involved:
Rents the St Agnes property to the charity at an annual rent of £185,215 (2024 £185,215)

12.2 *Name of related party and description of relationship*
Jules Acton, partner of trustee John Douglas.
Description of transaction and amounts involved:
Provides supervision services to the staff of the charity with costs of £1,160 (2024 £640)

12.3 *Name of related party and description of relationship*
Cornwall Community Accountancy Service a charity of which trustee Chris Dennis is also a trustee.
Description of transaction and amounts involved:
Provides accountancy services to thecharity with costs of £6,825 (2024 £3,135)

13 Tangible fixed assets

	Land and buildings	Computer equipment	Vehicles	Household Capital Items	Total
	£	£	£	£	£
Cost					
As at 1 April 2024	184,597	12,029	39,350	84,179	320,155
Additions	-	-	-	29,951	29,951
As at 31 March 2025	184,597	12,029	39,350	114,130	350,106
Depreciation					
As at 1 April 2024	43,046	9,766	34,162	63,818	150,792
Charge for the year	9,230	1,336	1,297	2,258	14,121
As at 31 March 2025	52,276	11,102	35,459	66,076	164,913
Net Book Value					
As at 31 March 2025	132,321	927	3,891	48,054	185,193
As at 31 March 2024	141,551	2,263	5,188	20,361	169,363

Glen Carne
Notes to the Accounts

14 Investments

	CCLA COIF Charities Fund £
Market value	
As at 31 March 2024	150,988
New investments made during the period	50,000
Revaluation of investments as at the period end.	3,814
As at 31 March 2025	204,802
Net book value	
As at 31 March 2024	150,988
As at 31 March 2025	204,802

All investment assets were held in the UK

15 Debtors

	2025 £	2024 £
Accrued income	86,828	57,782
Prepayments	6,106	199
Other debtors	4,788	6,060
	97,722	64,041

16 Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	18,610	24,297
Taxation and social security	4,742	4,771
Accruals and deferred income	43,503	34,345
Other creditors	983	1,131
	67,838	64,544

17 Operating lease commitments

Total commitments under non-cancellable operating leases are as follows:

	2025 Land and buildings £	2025 Other £	2024 Land and buildings £	2024 Other £
Operating leases with expiry date:				
Within one year	221,974		185,214	
In the second to fifth years inclusive	840,880			
Over 5 years				
	1,062,854	-	185,214	-

18 Analysis of funds

	As at 1 April 2024 £	Incoming Resources £	Resources Expended £	Transfers £	As at 31 March 2025 £
Restricted Funds					
Acts435	195	1,645	(1,840)	-	-
People in Mind	6,000	-	(6,000)	-	-
Fitness equipment	-	16,460	(923)	(15,537)	-
Registered Provider Partne	-	19,777	(19,777)	-	-
	6,195	37,882	(28,540)	(15,537)	-
General Funds					
Unrestricted funds	95,953	1,610,788	(1,562,994)	(10,600)	133,147
Designated funds					
Tangible Fixed Assets	169,363	-	(14,121)	29,951	185,193
Long term commitments	177,026	-	-	-	177,026
Total Unrestricted funds	442,342	1,610,788	(1,577,115)	19,351	495,366
Revaluation reserve	-	3,814	-	(3,814)	-
Total funds	448,537	1,652,484	(1,605,655)	-	495,366

19 Net assets by fund

	Unrestricted funds	Restricted income funds	Total funds	Prior year funds
Tangible assets	185,193	-	185,193	169,363
Investments	204,802	-	204,802	150,988
Current assets	173,210	-	173,210	192,730
Creditors: Amounts falling due within one year	(67,839)	-	(67,839)	(64,544)
Net Assets	495,366	-	495,366	448,537

Notes:



Glen Carne

Support Office: 01872 554141 / 552061
Operations Office: 01872 554022
info@glencarne.org.uk
Barkla Shop, St. Agnes, Cornwall TR5 0XN

www.glencarne.org.uk

Registered charity number: 1140893
Company registered by guarantee. Company number: 7529092

This annual report was designed and produced by Glen Carne

Thank you to our residents for permission to use case studies, quotes and selected images

GLEN CARNE

England & Wales - Charity number 1140893

Accounts

Trustees' Report and Financial Statements

Registered charity number: 1140893
Company number: 07529092



Carne Glen

YEAR ENDED 31st MARCH

2024

IN YOUR ANNUAL REPORT



Artwork of the original Glen Carne guest house painted by one of our residents (Phase 1)

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Andy writes 12



Half-marathon completed in Glen Carne's gymnasium!



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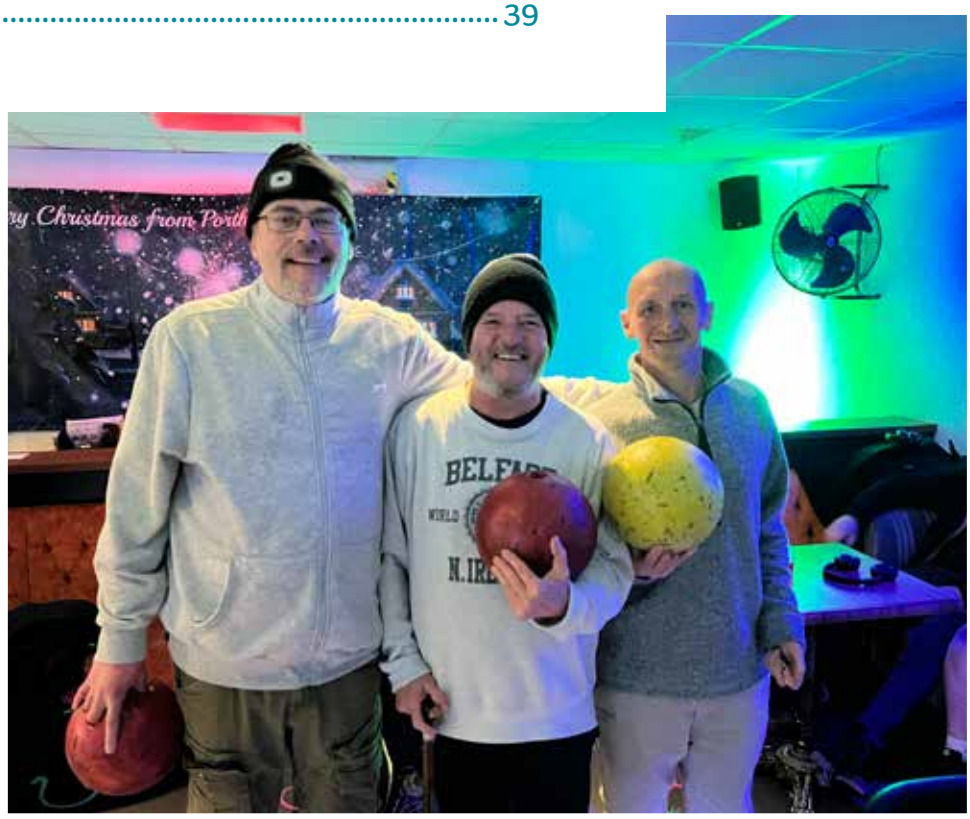
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Bushcraft skills in Truro



Charity Information

Registered Office

Glen Carne
Barkla Shop
St. Agnes
Cornwall
TR5 0XN

Banking

HSBC
81 Fore Street
Redruth
Cornwall
TR15 2BW

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Independent Auditor

Streets Audit LLP
Tower House
Lucy Tower Street
Lincoln
LN1 1XW

Solicitor and HR

Stephens Scown / HRExpress
Osprey House
Malpas Road
Truro
Cornwall
TR1 1UT

Key Management Personnel

Key Management Personnel include all trustees, the CEO and senior management.

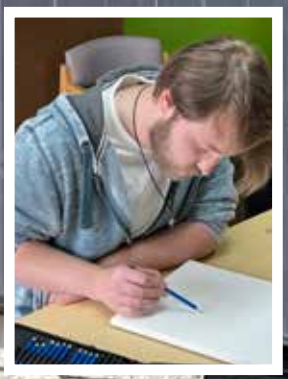
Trustees

- Ruth Clarke (Chair)
- Chris Dennis
- John Douglas
- Paula Dunkley (retired 16th November 2023)

Senior Management

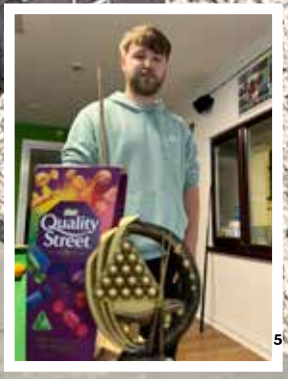
- Matthew Gavan (Chief Executive Officer)
- Andrew Crozier (Support Manager)

Moving on!









One of our residents, Will, recorded an interview detailing his experience at Glen Carne. Will is also shortly moving on to a new property! Read his story on pages 16–18.



Trustees' Report

Structure Governance and Management

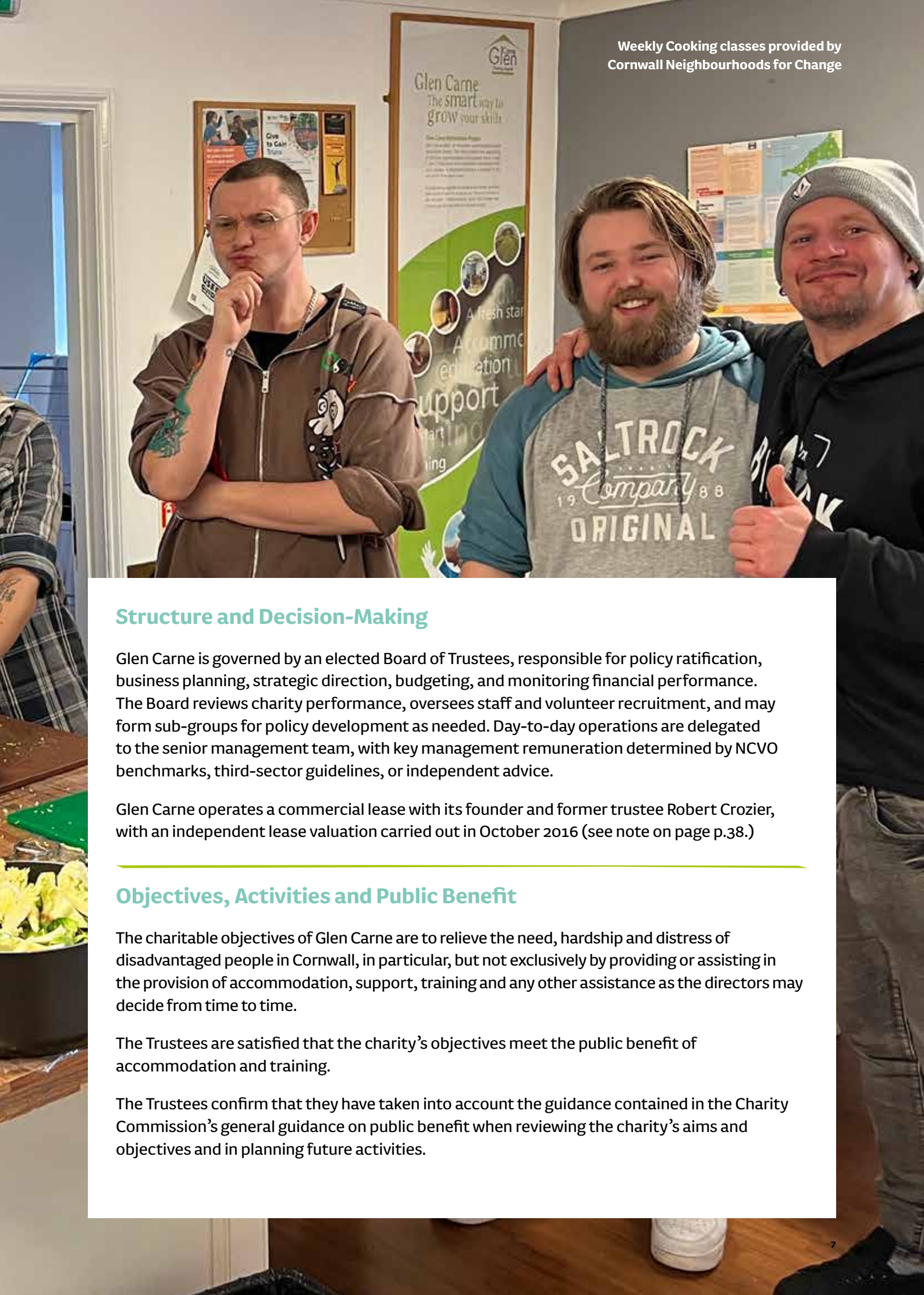
This report fulfills the requirements of both a Trustees' Report and a Directors' Report as stipulated by company law. Glen Carne is a company limited by guarantee (Company No. 7529092), governed by its Memorandum and Articles of Association, incorporated on 14th February 2011. It is registered with the Charity Commission (Charity No. 1140893).

Trustee Appointment

As per the Articles of Association, the Board of Trustees (also Directors under company law) must have at least three members. One-third of Trustees retire at each Annual General Meeting, with the longest-serving members stepping down first. Retiring Trustees are eligible for re-election.

Trustee Induction and Training

New Trustees receive the Charity Commission's CC3 "The Essential Trustee" guide, a Trustee Handbook, Glen Carne's Articles of Association, and the latest accounts. Training is offered periodically to update Trustees on their responsibilities and legal obligations. Trustees are also encouraged to join staff training and away days for service understanding and development.



Weekly Cooking classes provided by Cornwall Neighbourhoods for Change

Structure and Decision-Making

Glen Carne is governed by an elected Board of Trustees, responsible for policy ratification, business planning, strategic direction, budgeting, and monitoring financial performance. The Board reviews charity performance, oversees staff and volunteer recruitment, and may form sub-groups for policy development as needed. Day-to-day operations are delegated to the senior management team, with key management remuneration determined by NCVO benchmarks, third-sector guidelines, or independent advice.

Glen Carne operates a commercial lease with its founder and former trustee Robert Crozier, with an independent lease valuation carried out in October 2016 (see note on page p.38.)

Objectives, Activities and Public Benefit

The charitable objectives of Glen Carne are to relieve the need, hardship and distress of disadvantaged people in Cornwall, in particular, but not exclusively by providing or assisting in the provision of accommodation, support, training and any other assistance as the directors may decide from time to time.

The Trustees are satisfied that the charity's objectives meet the public benefit of accommodation and training.

The Trustees confirm that they have taken into account the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

Achievements and Performance

Capacity and Facilities

Glen Carne accommodates 35 residents at its main site in St. Agnes, focusing on individuals with complex needs, many of whom have experienced homelessness or sofa-surfing. Referrals come from a range of voluntary and statutory agencies, including Cornwall Council, homeless charities, probation services, drug and alcohol services, mental health teams, and domestic abuse organizations. An additional 35 spaces are available through our partners at Homeleigh, Enodoc, and Greenhaven, which offer long-term supported housing for residents with severe and enduring mental health issues and learning disabilities across Camborne, Redruth, Truro, Penzance, and Wadebridge.

To be eligible for the St. Agnes service, residents must typically be free from alcohol and drug use for around six months. Glen Carne also serves as a move-on option from other support providers as part of a planned progression. The St. Agnes site, set on three acres of land, offers voluntary work opportunities, extensive gardens, and a rural setting to support the well-being of residents recovering from homelessness, trauma, and other complex needs. A gymnasium is available to promote physical and mental health. Our partner accommodations house smaller groups of residents with long-term or more complex health needs.

Applications and Support

Referrals to the St. Agnes project are invited for an interview to discuss how Glen Carne can assist and assess their suitability for the service. Once accepted, new residents collaborate with the support team on a needs assessment to determine the type and level of support required. This often includes working with specialist services for mental health, addiction, and debt issues. Together with staff, residents set personal goals through a Support Plan, which is regularly reviewed to track progress and address barriers, facilitating a transition to independent living and employment where possible.

132
referrals received during the year

Upon entering the service, initial steps include registering with a local GP, support services, and the Homechoice housing register. Emergency food parcels and toiletries are provided if needed. Residents receive tailored support, including advocacy for social housing, debt advice referrals and assistance with securing the correct benefits. The Support Plan evolves as residents make progress, ensuring they work effectively with Glen Carne and other services towards independent living. This plan covers health and well-being, financial and benefits matters, volunteering and training opportunities, personal safety, and future planning.

For those who have recently moved into independent accommodation, floating support and drop-in sessions are available. These include landlord advocacy and benefits support to ensure new tenancies are successful.

Performance

During 2023/24 Glen Carne received **132 referrals** to the main St. Agnes service, a **6% increase** on the previous year.

The total number of residents moving through the service into independent accommodation increased following the Covid-19 pandemic and subsequent lockdown measures. A total of **15 residents** moved on from the St. Agnes service which equals **9,049 hours** of support:

Move on accommodation	2023–24	2022–23	2021–22
Social housing	**47%**	29%	8%
Accommodation with support	**27%**	29%	31%
Private sector	**20%**	17%	53%
Friends/family	**–**	17%	8%
Evictions/Abandoned	**6%**	–	–

The figures show significant increase of residents moving into social housing, and a slight increase moving into private sector accommodation. However private sector remains an increasingly difficult exit route, as demand exceeds supply, particularly in a market where private landlords face increasing challenges (see **Risks and Uncertainties** p. 22). Moves to further supported accommodation are broadly the same as in previous years.



Moving out of Glen Carne into a new home

Client Provision

During the year, Glen Carne worked with **Truro Foodbank** to provide emergency food parcels for those needing immediate help. Glen Carne also partners with **Tesco**, **FareShare's** local provider, which donates fresh food approaching the end of its sell-by date.

Glen Carne is also a recognized Advocate for **ACTS4:35** funding, which enables funds to be raised for client needs not covered by other funds, such as spectacles, clothing or carpeting for move-on accommodation. We also work with statutory and other voluntary funders to raise funds for our clients and services.

Training is essential to personal development, and classrooms are used on-site for training through third-party providers. Training includes cookery courses, IT sessions, employability courses, first aid, fire safety etc. Clients also use the gym once an induction course is completed, which helps improve mental and physical well-being.

In addition, we recognize the importance of social activities and developing personal friendships. Events are held to challenge and encourage clients to socialize and enjoy events away from Glen Carne. This year included funded opportunities for **Go-kart racing**

9,049

total hours of support for the 15 residents who moved on during the year











at Hayle, **Golf sessions** at Holywell Bay, **cycling** at the National Trust, and a **home-grown remote-control car club** that has restored petrol remote-controlled cars, resulting in a race at Perranporth airfield.

Wherever possible, clients are encouraged to participate in consultations or feedback on services, including recent reviews of the Homechoice housing system, **Challenge Poverty Week**, etc. Our resident representatives also join for part of our trustee meetings to give feedback directly to the trustees.

During the year, Glen Carne completely revised the **Tenant Handbook** to include more helpful details on sustaining a tenancy now and in the future.

Christmas can be a challenging time for many, and again this year, we held a large Christmas meal for all of our residents leading up to Christmas. Residents also cooked a group meal on the day to make sure everyone could socialize and enjoy the day together for those who were not visiting others.

Staff Provision

At the end of 2023, Glen Carne introduced a **Cycle to Work scheme** to allow staff the benefits of cycling into work, providing exercise, mental health benefits, and saving CO_2 pollution from car journeys. So far, two staff members have taken up the scheme and are enjoying the advantages.

Glen Carne is now an accredited **Living Wage Provider**, following the promotion of the scheme at Challenge Poverty Week. Glen Carne has committed to ensuring that all staff are, at a minimum, remunerated to the benchmarks set by The Living Wage Foundation.



In November 2023, the staff participated in an exciting **teambuilding day** at the Land Rover Driving Experience, including driving off-road and overcoming obstacles using the latest Land Rover and Range Rover models.

continued on p.17



Glen Carne is more than just a shelter; it's a place where lives are changed and hope is restored.

Staff focus Andy Crozier

Andy Crozier, Glen Carne's Support Manager, writes his reflections on the service he has been involved with since its beginnings as a guest house in the 1990's.



My journey with Glen Carne began in 2011 as a support worker, a role that would forever shape my life.

Founded by my parents in 1995, the project has grown from a humble bed and breakfast into a thriving community of support and hope. It all started with a single client, a man who was initially meant to stay for a couple of weeks but, ended up calling Glen Carne home for three years.

Over the years, Glen Carne has evolved into a sanctuary for individuals facing homelessness and hardship. We offer 35-bed spaces across five buildings, each providing a safe and supportive environment in St. Agnes, with a further 35 spaces in properties throughout Cornwall. At the heart of our approach is a personalised support plan tailored to each client's unique needs. By working closely with our clients, we help them set and achieve meaningful goals, empowering them to take control of their lives.

One of the most rewarding aspects of our work is witnessing the transformation in our clients. Many arrive at Glen Carne feeling lost and alone but, with our support, they gradually rebuild their self-confidence and self-esteem. We provide a safe space where they can heal, learn, and grow. Our dedicated team of support workers plays a crucial role in this process, offering guidance, encouragement, and a listening ear.

Beyond our core services, we also offer a variety of activities and courses to help our clients develop new skills and connect with the community. From cooking classes and art groups to yoga and gardening, these opportunities foster a sense of belonging and purpose. Additionally, we encourage our clients to volunteer in the local community, helping them build confidence and reintegrate into society.

The most fulfilling moments come when we see our clients successfully transition into independent living. It's a testament to their resilience, hard work, and the unwavering support of our team. The smiles on their faces as they embark on this new chapter are truly priceless.

Glen Carne is more than just a shelter; it's a place where lives are changed and hope is restored. As we continue to grow and evolve, we remain committed to our mission of providing safe, supportive, and empowering services to individuals in need.



An Interview with Will

Will has been a resident at Glen Carne for around two years and became one of our House Representatives, which involved listening to fellow residents and raising any suggestions or issues with staff and management. Our House Representatives also have an opportunity to join our Trustee meetings, which Will has attended.

Will is shortly leaving Glen Carne to move into a new flat in the local area, and before moving, he gave us some reflections on his stay.

Can you tell me about your life before you arrived?

Before coming to Glen Carne, I had been living in emergency accommodation as my previous housing situation had been unbearable and had resulted in me having to leave home.

What were some of the main challenges you faced before moving into supported housing?

When I arrived at Glen Carne, I didn't have the basic independent living skills that a 21-year-old would ordinarily have. I never had any real independence nor an appreciable amount of social skills, which I now have in abundance.

How did you first learn about our supported housing program?

Whilst I was in emergency accommodation, I was assigned a Housing Officer with Cornwall Housing. While supporting me in finding alternative accommodation, they mentioned Glen Carne. A friend of mine had also heard of Glen Carne whilst working for another organisation, and they suggested that I come here for an interview as they believed Glen Carne to be one of the best supported housing charities in the country.

What was your initial reaction to the idea of moving into supported housing?

At first, I was hesitant to enter into supported housing. I didn't know what to expect, and with my social anxiety, I wasn't looking forward to living with other people. But, after sitting down for an interview with Andy and Clare and meeting other staff and residents, my fears were alleviated.

What were your expectations of supported housing before you arrived?

I didn't really expect much; safe to say, I didn't know what to expect. I had no real experiences to draw upon to make any expectations, but I guess I wasn't expecting the incredible level of encouragement and support that has been there for me since day one.

What activities or programs did you participate in while in supported housing?

Whilst at Glen Carne, I've had many opportunities to participate in many activities. The first activity I took part in was a cooking course run regularly by Glen Carne; this course allowed me to learn and develop skills in the kitchen that I've never had the opportunity to learn in the past. I have also taken advantage of the weekly art groups that have given me the space and atmosphere to get back into drawing after many years.

Which aspects of supported housing did you find most beneficial?

I found that the constant encouragement by the staff and fellow residents was hugely beneficial to my mental and physical health during my stay, and it fostered an atmosphere that made Glen Carne feel like family. The staff were constantly there to help guide me on a journey that has led me to a bright future.



Can you share any significant milestones or achievements you reached during your stay?

During my stay, I have been given the chance to better myself, and I have been given the tools to do so; the staff, especially my housing workers, have been instrumental in my journey with my mental health. Without the encouragement he has given me over the duration of my stay, I may not have been able to learn the skill that is to ask for help when it is needed. During my first year at Glen Carne, I was diagnosed with Post Traumatic Stress Disorder, that, combined with ASD and severe social anxiety, had severely limited what I could do and achieve. Thanks to the support and treatment I received to help cope with my conditions, I have managed to leave Glen Carne with the confidence and coping mechanisms that I never thought possible.

Were there any particular thing that made a positive impact on you?

I think it's safe to say that the staff at Glen Carne are possibly the most supportive and caring group of people that could be assembled. When I arrived at Glen Carne, I was welcomed into a family of peers. Andy and Matt have created such an amazing working environment for residents and staff, and this has enabled an atmosphere wherein the residents can truly feel at home, as I have. Clare was my first key worker and is such a bundle of positivity and care, and she helped me settle into my accommodation and feel at home. Steve Perrin took me under his wing as my key worker after my first year. He encouraged my interest in history and art and gave me a push in the right direction when I needed it. He has been by my side through some of the toughest moments, always cracking jokes and never failing to build me up when I am feeling down. Thanks to the staff at Glen Carne, I will always have happy memories to look back on, and I know that so many more people will benefit from their support.

How did supported housing help you address the challenges you faced before arriving?

Prior to living at Glen Carne, I didn't have many appreciable life skills to speak of, but now I have an arsenal of life skills to use in the future. I've become a fairly decent cook, and I can now budget effectively and take advantage of newly discovered social skills that will make managing my ASD significantly easier going forwards. But one of the most important skills I've learned is the ability to say "no" and enforce my boundaries.

As you prepare to leave, what are your immediate plans for the future?

My immediate plan is to settle into independent living and continue working on my physical health by visiting the gym often. Following this, I plan on going back to college to study history, which will open up the chance to go into teaching later on. I am incredibly excited about taking the reins and making a future for myself.

How do you feel supported housing has prepared you for the next chapter of your life?

Living at Glen Carne has given me the opportunity to learn the important life skills that, in my opinion, all young adults should be taught. Without the support of Glen Carne, I would not have had the chance to learn these important skills in a safe environment. Given my prior living circumstances, I may not have had these opportunities.

How do you plan to maintain the progress you've made while in supported housing?

During my tenure at Glen Carne, I was given the opportunity to seek out support from the Community Mental Health Team. Through them, I was guided through Behavioural Activation Therapy, which has taught me how to create and maintain routines. My key worker has been instrumental in ensuring that I have kept up with the healthy routines I have been trying to build. I now feel confident in my ability to maintain and further the progress I have made during my stay.

What advice would you give to someone who is thinking of living in supported housing?

My primary advice would have to be: don't be afraid to ask for help. The staff at Glen Carne will go out of their way to support you in whatever way they can. Asking for help is one of the hardest things to do. It also shows bravery and a willingness to learn. Make sure to engage with the service that is being offered. Glen Carne is an amazing place to learn new things and build yourself up for a better future.

Is there anything else you'd like to share about your journey or future aspirations?

I can say with certainty that Glen Carne has been one of the most pivotal stepping stones in my life. Without the support of Andy, Steve Perrin, Clare and the rest of the staff, I wouldn't be where I am today. I am forever grateful for the time I've had here. I know I'll miss this amazing place, but I also know that the bonds I have forged and the lessons I've learnt here will be with me for a lifetime.



St Kea Church using the minibus for the SPREE SW youth weekend event

continued from p.11

Community

As in previous years, Glen Carne has made its minibus available to local community and church groups free of charge. Groups include local sports and youth clubs, including Truro FC, St. Petrocs Society, Kea Church, City Life and local schools.

Glen Carne also opens up the classroom space for relevant meetings, such as local landlord gatherings, client house meetings and guest speakers promoting support services.

Staff and clients joined together to raise several hundred pounds for Movember which supports mens mental health.



Movember staff and resident charity fundraiser

Operational Improvements

In April 2023, new security arrangements were implemented to enable full 24-hour cover on-site. In addition to the existing drug and alcohol testing facilities introduced in the previous year, this has helped to reduce anti-social behaviour and improve the security of the buildings.

Anchor Point@Glen Carne Project



Thanks to funding from the CCF People in Mind Fund and Duchy Health, Glen Carne worked with The Anchor Point Project to provide a pilot project to improve the residents' mental and emotional health, life skills and well-being. The project resulted in significant reductions in mental health symptoms and progress made toward sustainable independent living through the project.

The programme included the following:

- 3 x 10-week group course covering:
- Understanding your emotional needs
- Psychoeducation – understanding mental health symptoms (focus on Trauma / C-PTSD)
- Overcoming anger responses
- Importance of good sleep
- Life skills
- Employability
- Up to 8 Individual psychotherapy sessions
- Weekly group coaching sessions

Due to the success of the pilot, we are currently seeking funding to continue the project on a long-term basis.



Project maintenance

Any supported housing project has accelerated wear and tear and redecoration and this year was no exception. Therefore general maintenance and redecoration continued while more significant expenditure was required for roofing on one of the accommodation buildings.



















When I first arrived at Glen Carne, I was a shell of a person. My life had fallen apart, and I was clinging to the remnants of my sanity by a thread. I had lost all hope, and the thought of continuing was a burden. But Glen Carne became my lifeline, a beacon of hope in a sea of darkness.

The staff at Glen Carne were incredibly supportive and understanding. They didn't judge me for where I was in life, but instead, they offered a safe and welcoming environment where I could begin to heal. My support worker was a constant source of encouragement, always there to listen and offer advice.

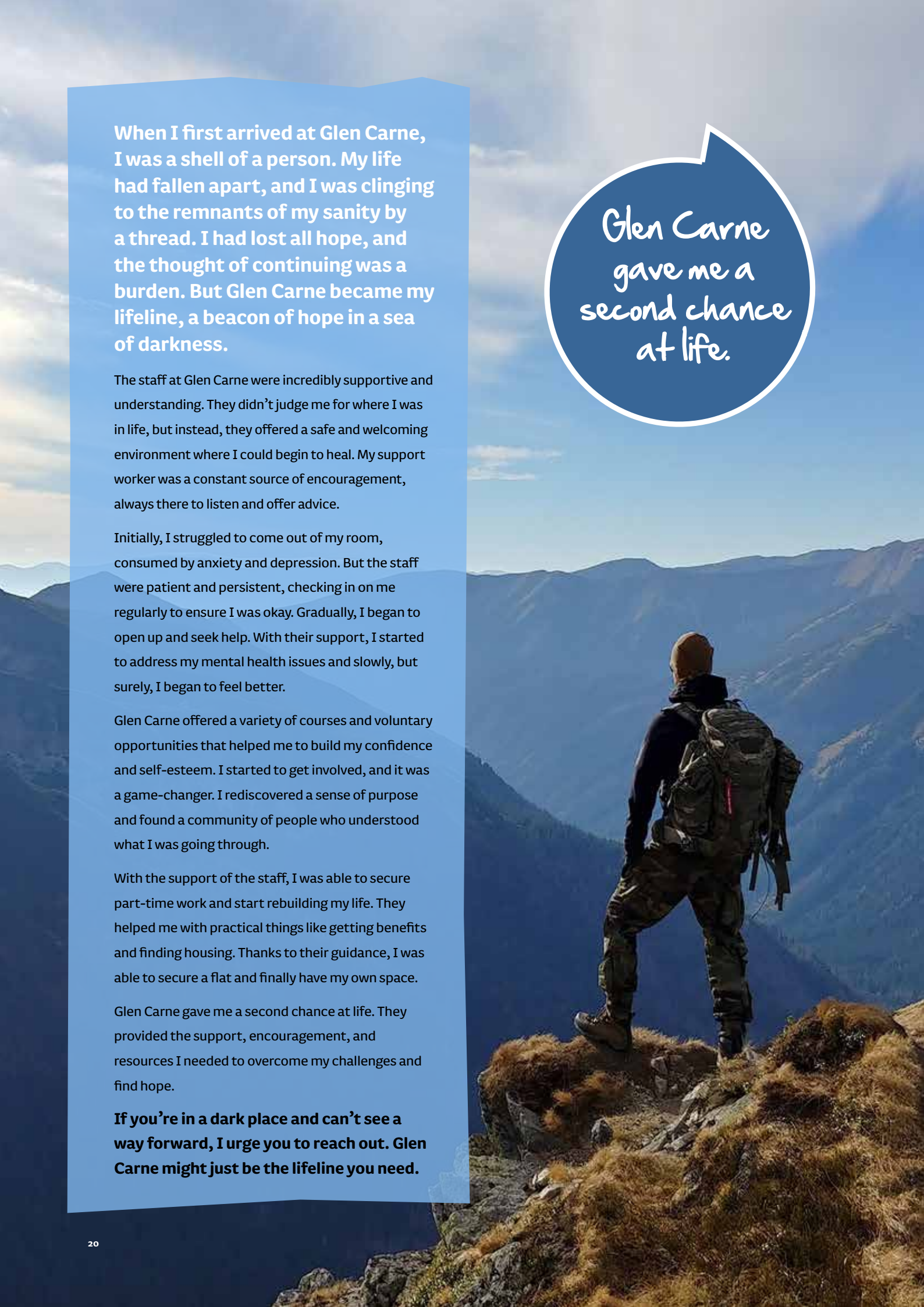
Initially, I struggled to come out of my room, consumed by anxiety and depression. But the staff were patient and persistent, checking in on me regularly to ensure I was okay. Gradually, I began to open up and seek help. With their support, I started to address my mental health issues and slowly, but surely, I began to feel better.

Glen Carne offered a variety of courses and voluntary opportunities that helped me to build my confidence and self-esteem. I started to get involved, and it was a game-changer. I rediscovered a sense of purpose and found a community of people who understood what I was going through.

With the support of the staff, I was able to secure part-time work and start rebuilding my life. They helped me with practical things like getting benefits and finding housing. Thanks to their guidance, I was able to secure a flat and finally have my own space.

Glen Carne gave me a second chance at life. They provided the support, encouragement, and resources I needed to overcome my challenges and find hope.

If you're in a dark place and can't see a way forward, I urge you to reach out. Glen Carne might just be the lifeline you need.



Trustees' Financial Review

The charity's reserves and its policy are set out as follows:

Unrestricted Funds:	2023–24	2022–23
Designated Funds		
Solar Panels	£30,583	£33,972
Fixed Assets	£138,780	£143,450
Long term commitments	£177,026	£140,199
General Funds	£95,953	£191,086
Restricted Funds	£6,195	£560
Total Funds	£448,537	£370,668
Annual Operating Expenditure (excluding outside providers)	£805,454	£758,992
Ratio of Free Reserves to Annual Operating Expenditure	**12%**	**7%**

In the Trustees' view, the reserves should provide the charity with adequate financial stability and the means for it to meet its charitable objectives for the foreseeable future.

The charity's unrestricted reserves are £442,342 which need to cover the future depreciation for fixed assets, any long term commitments and free reserves for operational purposes.

The designated fund for fixed assets is £169,363.

The trustees are working towards a designated fund which covers long term commitments in the event of any disaster that requires the closure of the charity. This would ideally cover 6 months running costs, any lease commitments and any potential redundancy costs. The current designated reserve is £177,026 which covers redundancies plus 2 months of running costs and lease commitments.

This leaves free reserves for operational purposes of £95,953.

These reserves will be reviewed annually to assess how this meets the charitys' longer term obligations as well as its current operational requirements.

The majority of income received to the charity is provided by Housing Benefit and solar generation, with additional income provided by small grants. A charge of £17 per week was made to residents for heating and electricity contributions, increased by £2 per week from the previous year as a result of increasing energy costs. This was limited as far as possible by solar panels reducing our environmental and financial impact. However this may increase in subsequent years due to further energy and cost of living increases.



Risks and Uncertainties

A continued challenge for supported housing providers is the difficulty in locating private sector move-on accommodation for our residents once their stay is complete, thereby freeing up capacity for applicants who are in crisis.

Low levels of Housing Benefit currently only meet the lower 30% of market rents which restrict the availability of properties to residents moving from supported accommodation. Private sector landlords are also facing various issues, including financial risks, administrative burdens, and increasing regulatory constraints which is reducing the market availablity.

Proposed changes in housing law, such as the abolition of Section 21 "no-fault" evictions, may cause further uncertainty in the industry, where many landlords are leaving the market.

Tenants reliant on Housing Benefit payments are affected by the Local Housing Allowance remaining static for several years, resulting in even more limited properties available to them.

We are looking at more diversified income streams to fund bespoke projects. The current housing benefits funds are a regular source of income; however, over-reliance on these sources could lead to financial instability if they are reduced or removed in the future.

Plans for the Future

We will focus on expanding housing capacity, alongside accommodation investment and development to ensure good quality housing continues to be provided to our residents. Diversifying funding sources, continual improvement for tenant support, and responding to policy changes are also other priorities. A focus on strengthening new technologies and continued use of sustainable practices wherever possible aims to create long-term, impactful solutions for vulnerable individuals facing challenges in the housing sector.

A review of Glen Carne's legal housing structure is planned to enable more cost efficiencies for the local authority and service delivery.

Statement of Trustees' Responsibilities

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

Company law requires Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing 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 2015 (FRS 102);
- make judgments 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;
- prepare the financial statements on an ongoing concern basis unless it is inappropriate to presume that the charitable company 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 charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

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

Approved by the Trustees on 21st November 2024

Signed on their behalf by



Ruth Clarke
Trustee

Independent Auditor's Report to the Members of Glen Carne Limited

Opinion

We have audited the financial statements of Glen Carne Limited (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Summary Income and Expenditure account, the Balance Sheet the Statement of Cash Flows and the related notes. 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 for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the *Charities Act* 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charity's ability to continue as a going concern for a period of at least 12 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters where the *Charities (Accounts and Reports) Regulations 2008* 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;
- the financial statements are not in agreement with the accounting records and returns;
- certain disclosures of trustees' remuneration specified by law are not made;
- 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 exemption in preparing the Trustees' Report and take advantage of the small companies exemption from the requirement to prepare a Strategic Report.

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 6 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

- Enquiry of management and those charged with governance around actual and potential litigation and claims.
- Enquiry of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations.
- Reviewing minutes of meetings of those charged with governance.
- Reviewing legal and professional nominal ledger accounts and online company searches.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading minutes of meetings of those charged with governance;
- Enquiring of management as to actual and potential litigation and claims, and;
- Reviewing any correspondence with HMRC, relevant regulators and the charity's legal advisors.

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

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

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees 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 its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Streets Audit LLP

Streets Audit LLP
Chartered Accountants & Statutory Auditor
Tower House, Lucy Tower Street, Lincoln, LN1 1XW
Date: 20th November 2024
Streets Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

Glen Carne
Statement of Financial Activities

for the year ended 31 March 2024

	Note	Unrestricted funds 2024 £	Restricted income funds 2024 £	Total funds 2024 £	Prior year funds 2023 £
Income and endowments from:					
Donations and legacies	4	452	1,180	1,632	1,293
Charitable activities	5	1,509,074	14,200	1,523,274	1,392,960
Investments	6	3,386	-	3,386	3,701
Other		8,263	-	8,263	8,088
Total		1,521,175	15,380	1,536,555	1,406,042
Expenditure on:					
Charitable activities	7	1,455,413	9,670	1,465,083	1,421,454
Total		1,455,413	9,670	1,465,083	1,421,454
Net income/(expenditure) before investment gains/(losses)		65,762	5,710	71,472	(15,412)
Net gains/(losses) on investments		6,397	-	6,397	(10,348)
Net income/(expenditure)		72,159	5,710	77,869	(25,760)
Transfers between funds		75	(75)	-	-
Other gains/(losses)		-	-	-	-
Net movement in funds		72,234	5,635	77,869	(25,760)
Reconciliation of funds:					
Total funds brought		370,108	560	370,668	396,428
Total funds carried forward		442,342	6,195	448,537	370,668

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

All income and expenditure derive from continuing activities

Glen Carne
Balance Sheet
As at 31 March 2024

	Note	2024 £	2024 £	2023 £	2023 £
Fixed Assets					
Tangible Assets	12		169,363		177,421
Investments	13		150,988		144,591
			320,351		322,012
Current Assets					
Debtors	12	64,041		49,488	
Cash at bank and in hand		128,689		57,792	
		192,730		107,280	
Creditors: Amounts falling due within one year	13	(64,544)		(58,624)	
Net current assets			128,186		48,656
Total assets less current liabilities			448,537		370,668
Net assets			448,537		370,668
The funds of the charity:					
Restricted funds			6,195		560
Unrestricted funds					
Other reserves		346,389		317,621	
Unrestricted income funds		95,953		52,487	
Total unrestricted funds			442,342		370,108
Total charity funds			448,537		370,668

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

For the year ended 31 March 2024 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

Approved by the Board on 21st November 2024 and signed on its behalf by:



Ruth Clarke
Trustee

Glen Carne
Statement of Cash Flows
As at 31 March 2024

	2024 £	2023 £
Cashflows from operating activities		
Net income/(expenditure) per Statement of Financial Activities	77,869	(25,760)
Adjustments for:		
Depreciation of property, plant and equipment	13,963	7,143
Profit on disposal of tangible fixed assets	-	-
(Profit)/loss on revaluation of investments	(6,397)	10,348
Dividends, interest and rents from investments	(3,386)	(3,701)
Decrease/(Increase) in stocks	-	79,560
(Increase)/Decrease in trade and other receivables	(14,553)	(3,475)
Increase/(Decrease) in trade and other payables	5,920	11,916
Net cash provided by /(used in) operating activities	73,416	76,031
Cashflows from investing activities		
Purchase of property, plant and equipment	(5,905)	(130,331)
Sales of property, plant and equipment	-	20,000
Dividends, interest and rents from investments	3,386	3,701
Net cash provided by /(used in) investing activities	(2,519)	(106,630)
Net (decrease)/increase in cash and cash equivalents	70,897	(30,599)
Cash and cash equivalents at the beginning of the year	57,792	88,391
Cash and cash equivalents at the end of the year	**128,689**	**57,792**
Components of cash and cash equivalents:		
Cash at bank and in hand	128,689	57,792
	128,689	**57,792**

Glen Carne
Notes to the Accounts

1 Accounting policies

1.1 Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with:
- 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 (FRS102) second edition - October 2019 (effective 1 January 2019);
- the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102);
- the Companies Act 2006 and
- the Charities Act 2011.

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 charity constitutes a public benefit entity as defined by FRS102

1.2 Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

1.3 Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Designated funds are amounts that are allocated for specific purposes by the charity itself.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Revaluation funds are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market value.

1.4 Income

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS102 SORP or FRS102.

Items of income are recognised and included in the accounts when all of the following criteria are met:
- the charity has entitlement to the funds;
- any performance conditions attached to the item(s) of income have been met or are fully within the control of the charity;
- there is sufficient certainty that receipt of the income is considered probable; and
- the amount can be measured reliably.

Donations and legacies are voluntary income received by way of donations and gifts. It is included within the accounts when receivable and only when the charity has unconditional entitlement to the income.

Tax reclaims on donations and gifts are included in the accounts at the same time as the gift/donation to which it relates

Donated goods and services are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

The value of services provided by volunteers is not included within the accounts.

1.5 Resources expended

Liabilities are recognised where there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and includes the attributable value added tax which cannot be recovered.

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year-end are noted as a commitment, but not accrued as expenditure.

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.

Support costs are the those costs required to support the charity in carrying out its activities and meeting its objects.

Governance costs include costs associated with meeting the constitutional and statutory requirements of the Charity, including the preparation and examination of the statutory accounts, the costs of trustee meetings and other costs linked to the strategic management of the Charity including the cost of any legal advice to trustees on governance or constitutional matters.

1.6 Tangible fixed assets and depreciation

All assets costing more than £200 are capitalised.

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, which is reviewed annually. The rates used are as follows:-

Leasehold property	- 5% straight line
Office equipment	- 25% straight line
Household capital items	-10% straight line
Vehicles	-25% reducing balance

1.7 Taxation

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

1.8 Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

Glen Carne
Notes to the Accounts

1.9 Debtors

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

1.10 Cash at bank and in hand

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

1.11 Creditors and provisions

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

1.12 Pension costs

The charity operates a defined contribution pension scheme. Contributions are charged in the statement of financial activities as they become payable in accordance with the rules of the scheme.

1.13 Leases

Rentals under operating leases are charged to the statement of financial activities on a straight-line basis over the lease term.

2 Company Status

The charity is a company limited by guarantee and has no share capital.
The charity is incorporated in England.
In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the charity.
The members of the charity are the trustees named on page 1.

Glen Carne
Notes to the Accounts

3 Statement of Financial Activities - prior year

	Unrestricted funds 2023 £	Restricted income funds 2023 £	Total funds 2023 £
Income			
Income and endowments from:			
Donations and legacies	73	1,220	1,293
Charitable activities	1,392,960	-	1,392,960
Investments	3,701	-	3,701
Other	8,088	-	8,088
Total	1,404,822	1,220	1,406,042
Expenditure			
Expenditure on:			
Charitable activities	1,420,794	660	1,421,454
Total	1,420,794	660	1,421,454
Net income/(expenditure) before investment gains/(losses)	(15,972)	560	(15,412)
Net gains/(losses) on investments	(10,348)	-	(10,348)
Net income/(expenditure)	(26,320)	560	(25,760)
Other recognised gains/(losses):			
Net movement in funds	(26,320)	560	(25,760)
Reconciliation of funds:			
Total funds brought forward	396,428	-	396,428
Total funds carried forward	370,108	560	370,668

4 Donations and Legacies

	Unrestricted funds £	Restricted income funds £	Total funds 2024 £	Prior year funds 2023 £
Appeals and donations	452	1,180	1,632	1,293
	452	1,180	1,632	1,293

Glen Carne
Notes to the Accounts

5 Incoming resources from charitable activities

	Unrestricted funds	Restricted income funds	Total funds 2024	Prior year funds 2023
	£	£	£	£
Grant Income:				
Cornwall Community Foundation	-	10,000	10,000	-
Duchy Health	-	4,200	4,200	-
Primary Purpose Trading:				
Housing (Glen Carne)	756,249	-	756,249	654,370
Housing (Outside)	752,825	-	752,825	737,522
Housing (Privately funded)	-	-	-	1,068
	1,509,074	14,200	1,523,274	1,392,960

6 Investment income

	Unrestricted funds	Restricted income funds	Total funds 2024	Prior year funds 2023
	£	£	£	£
CCLA COIF Charities Fund	3,377	-	3,377	3,691
Interest on cash deposits	9	-	9	10
	3,386	-	3,386	3,701

7 Other income

	Unrestricted funds	Restricted income funds	Total funds 2024	Prior year funds 2023
	£	£	£	£
Solar panels	8,263	-	8,263	8,088
	8,263	-	8,263	8,088

Glen Carne
Notes to the Accounts

7 Expenditure on charitable activities

	Unrestricted	Restricted	Total 2024	Prior year 2023
	£	£	£	£
Direct costs				
Rent	185,215	-	185,215	185,215
Lease payments	49,640	-	49,640	36,854
Support payments	602,566	-	602,566	618,548
Household maintenance	109,800	-	109,800	78,932
Council tax	5,387	-	5,387	5,114
Fire safety	4,557	-	4,557	2,977
Professional fees	1,920	6,000	7,920	28,582
Client provision	9,654	1,470	11,124	5,530
Security	105,722	-	105,722	96,891
	1,074,461	7,470	1,081,931	1,058,643
Support costs				
Wages and salaries	228,864	-	228,864	237,465
Staff NIC (Employers)	17,947	-	17,947	19,379
Pensions	5,329	-	5,329	5,399
Staff training	4,922	-	4,922	5,269
Staff Welfare	1,780	-	1,780	1,630
Light, heat and power	32,317	-	32,317	30,801
Insurance	8,601	-	8,601	8,857
Telephone and fax	7,886	-	7,886	4,873
Printing, postage and stationery	4,964	200	5,164	2,028
Computer costs	2,940	-	2,940	3,463
Licences	7,344	2,000	9,344	2,625
Sundry expenses	5,089	-	5,089	6,550
Cleaning	7,241	-	7,241	4,651
Owned vehicle expenses	12,328	-	12,328	9,635
Travel and subsistence	1,411	-	1,411	2,711
Advertising & Marketing	940	-	940	-
Legal and professional fees	4,987	-	4,987	13
Bank charges	115	-	115	136
Depreciation	13,963	-	13,963	7,143
Total Support Costs	368,968	2,200	371,168	352,628
Governance Costs				
Cost of trustee meetings	40	-	40	-
Accountancy fees	3,544	-	3,544	3,511
The audit or independent examination of the	8,400	-	8,400	6,672
Total Governance Costs	11,984	-	11,984	10,183
Total Charitable Expenditure	1,455,413	9,670	1,465,083	1,421,454

Glen Carne
Notes to the Accounts

8 Net income/ expenditure

Net income/expenditure is stated after charging:

	2024	2023
	£	£
Auditors' / Examiners' remuneration	8,400	6,672
Depreciation of tangible fixed assets	13,963	7,143

9 Staff costs

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

	2024	2023
	Number	Number
Staff in charitable activities	7	8
Volunteers (nos of people involved excluding Trustees)	5	5

The aggregate payroll costs of these persons were as follows:

	2024	2023
	£	£
Wages and salaries	228,864	237,465
Social security	17,947	19,379
Pensions	5,329	5,399
	252,140	262,243

Total employee benefits received by key management personnel	108,366	103,212

No employee received emoluments in excess of £60,000 in either the current or the prior year.

The charity operates a defined contributions scheme with NOW pensions. The pension cost shown represents the contributions payable by the charity to the scheme for the period.

The outstanding contributions at the end of the financial period were:	1,131	1,180

10 Trustees' remuneration and expenses

Trustees received no remuneration, benefits in kind or expenses during the current or prior year.

11 Related party transactions

11.1 *Name of related party and description of relationship*

Robert Crozier, Father of Support Manager Andrew Crozier and father-in-law to Chief Executive Officer Matthew Gavan.

Description of transaction and amounts involved:

Rents the St Agnes property to the charity at an annual rent of £185,215 (2023 £185,215)

11.2 *Name of related party and description of relationship*

Jules Acton, partner of trustee John Douglas.

Description of transaction and amounts involved:

Provides supervision services to the staff of the charity with costs of £640 (2023 £528)

11.3 *Name of related party and description of relationship*

Cornwall Community Accountancy Service a charity of which trustee Chris Dennis is also a trustee.

Description of transaction and amounts involved:

Provides accountancy services to the with costs of £3,135 (2023 £3,135)

12 Tangible fixed assets

	Land and buildings	Computer equipment	Vehicles	Household capital items	Total
	£	£	£	£	£
Cost					
As at 1 April 2023	184,597	12,029	39,350	78,274	314,250
Additions	-	-	-	5,905	5,905
As at 31 March 2024	184,597	12,029	39,350	84,179	320,155
Depreciation					
As at 1 April 2023	33,816	8,430	32,433	62,150	136,829
Charge for the year	9,230	1,336	1,729	1,668	13,963
As at 31 March 2024	33,816	8,430	32,433	62,150	150,792
Net Book Value					
As at 31 March 2024	150,781	3,599	6,917	22,029	169,363
As at 31 March 2023	150,781	3,599	6,917	16,124	177,421

13 Investments

	CCLA COIF Charities fund
	£
Market value	
As at 31 March 2023	144,591
Revaluation of investments as at the period end.	6,397
As at 31 March 2024	150,988

Net book value	
As at 31 March 2023	144,591
As at 31 March 2024	150,988

The CCLA COIF charities fund opening balance of 122,784.31 units remained the same throughout the year.

All investment assets were held in the UK

14 Debtors

	2024	2023
	£	£
Accrued income	57,782	43,901
Prepayments	199	5,587
Other debtors	6,060	-
	64,041	49,488

15 Creditors: Amounts falling due within one year

	2024	2023
	£	£
Trade creditors	24,297	25,877
Taxation and social security	4,771	4,897
Accruals and deferred income	34,345	26,670
Other creditors	1,131	1,180
	64,544	58,624

16 Operating lease commitments

Total commitments under non-cancellable operating leases are as follows:

	2024 Land and buildings	2024 Other	2023 Land and buildings	2023 Other
	£	£	£	£
Operating leases with expiry date:				
Within one year	185,214			
In the second to fifth years inclusive			370,423	
Over 5 years				
	185,214	-	370,423	-

Glen Carne
Notes to the Accounts

18 Analysis of funds

	As at 1 April 2023	Incoming Resources	Resources Expended	Transfers	As at 31 March 2024
	£	£	£	£	£
Restricted Funds					
Acts	560	1,180	(1,470)	(75)	195
People in Mind	-	14,200	(8,200)	-	6,000
	560	15,380	(9,670)	(75)	6,195
General Funds					
Unrestricted funds	52,487	1,521,175	(1,441,450)	(36,259)	95,953
Designated funds					
Tangible fixed assets	177,422	-	(13,963)	5,904	169,363
Long term commitments	140,199	-	-	36,827	177,026
Total Unrestricted funds	370,108	1,521,175	(1,455,413)	6,472	442,342
Revaluation reserves:					
Revaluation reserve	-	6,397	-	(6,397)	-
Total revaluation reserves	-	6,397	-	(6,397)	-
Total funds	370,668	1,542,952	(1,465,083)	-	448,537

Purposes and restrictions in relation to the funds:

Restricted Funds	
Acts	Donation given for specific individual client needs.
People in Mind	Grant for psychotherapy support for clients.
Designated funds	
Tangible fixed assets	As per the charity SORP a fund set up to match depreciation to fixed assets in future years.
Long term commitments	A fund set up to match the trustee reserves policy.
Revaluation reserve	Represent the amount by which investments exceed their historical cost.

19 Net assets by fund

	Unrestricted funds	Restricted income funds	Total funds	Prior year funds
Tangible assets	169,363	-	169,363	177,421
Investments	150,988	-	150,988	144,591
Current assets	186,535	6,195	192,730	107,280
Creditors: Amounts falling due within one year	(64,544)	-	(64,544)	(58,624)
Net Assets	442,342	6,195	448,537	370,668

Notes:



Glen Carne

Support Office: 01872 554141 / 552061
Operations Office: 01872 554022
info@glencarne.org.uk
Barkla Shop, St. Agnes, Cornwall TR5 0XN

www.glencarne.org.uk

Registered charity number: 1140893
Company registered by guarantee. Company number: 7529092

This annual report was designed and produced by Glen Carne

Thank you to our residents for permission to use case studies, quotes and selected images

GLEN CARNE

England & Wales - Charity number 1140893

Accounts



Carne Glen

Trustees' Report and Financial Statements

Year ended 31st March 2023

Registered charity number: 1140893 • Company number: 07529092

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Carne Glen

2022/23

Charity Information

Registered Office

Glen Carne
Barkla Shop
St. Agnes
Cornwall
TR5 0XN

Banking

HSBC
81 Fore Street
Redruth
Cornwall
TR15 2BW

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Independent Auditor

Bush & Co Limited
2 Barnfield Crescent
Exeter
Devon
EX1 1QT

Solicitor and HR

Stephens Scown / HRExpress
Osprey House
Malpas Road
Truro
Cornwall
TR1 1UT

Key Management Personnel

Key Management Personnel include all trustees, the CEO and senior management.

Trustees

- Paula Dunkley (Chair)
- Ruth Clarke
- Chris Dennis
- John Douglas (joined 8 August 2022)

Senior Management

- Matthew Gavan (Chief Executive Officer)
- Andrew Crozier (Support Manager)

Moving on!









Continuing from last year's report, read our interview with Dave, six months after he moved on from Glen Carne. See the full story on pp. 16-18.

Trustees' Report

Structure Governance and Management

This report serves the purposes of both a Trustees' Report and a Directors' Report as required by company law. Glen Carne is a company limited by guarantee, (company number: 7529092) governed by its Memorandum and Articles incorporated on 14th February 2011. Glen Carne is registered with the Charity Commission (charity number: 1140893).

Method of Appointment of Trustees

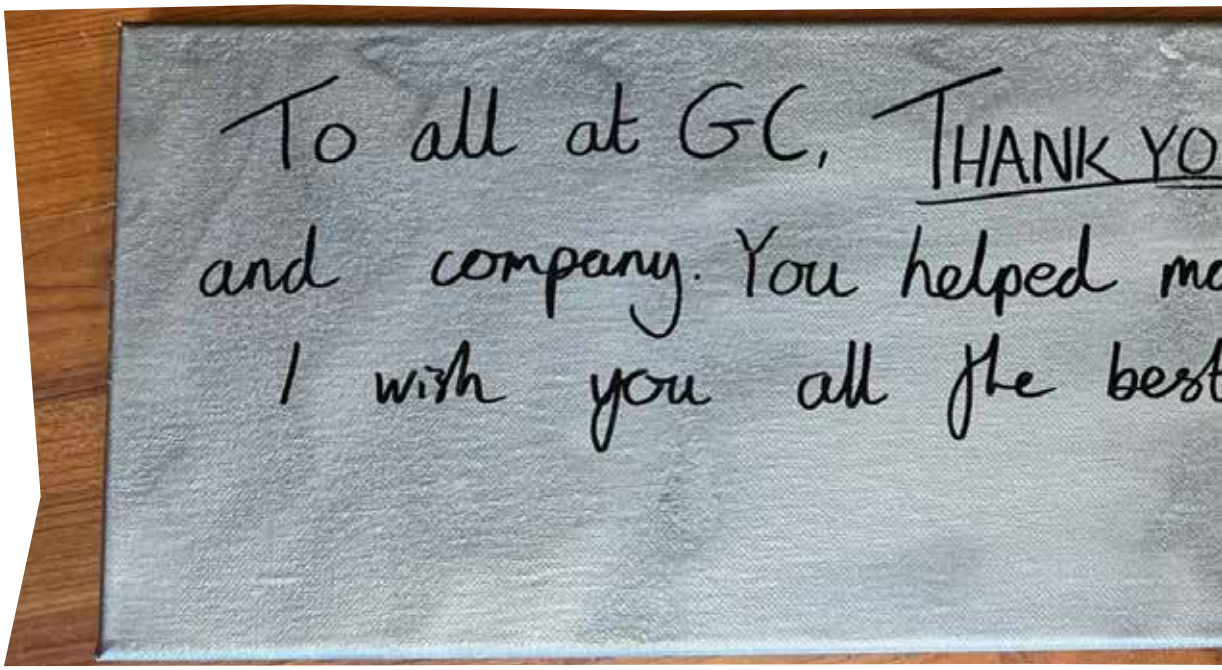
As set out in the Articles of Association the Board of Trustees (who are Directors for the purpose of company law) consists of no less than three members.

At every Annual General Meeting of the Company, one-third of the Trustees must retire from office. The Trustees to retire are those who have been longest in office since their last election or re-election. A retiring member is eligible for re-election.

Trustee Induction and Training

All new Trustees are provided with a copy of CC3 "The Essential Trustee" guide from the Charity Commission, a Trustee Handbook which details essential information and a copy of Glen Carne's Articles of Association and latest accounts. From time to time training will be provided to update members on the roles, responsibilities and legal requirements of being a Trustee.

New and existing Trustees are invited and encouraged to attend away days, and training sessions which are held for the staff team that are relevant to the Trustees' developmental needs and understanding of the service and residents.



Structure and Decision-Making

Glen Carne is managed by an elected Board of Trustees.

The Board makes decisions about policy ratification, revises the business plan and strategic direction of the organisation, as well as deciding the budget and monitoring income and expenditure. The Board also reviews the charity's delivery against its aims and objectives and supports the management with recruitment, promotion and retention of staff and volunteers. Board members may also form sub-groups relating to policy and procedural development as and when required.

The day-to-day running of the charity has been delegated to the senior management team.

Matters relating to arrangements for setting pay and remuneration of the charity's key management personnel are guided by NCVO benchmarks, third-sector guidelines or independent consultation.

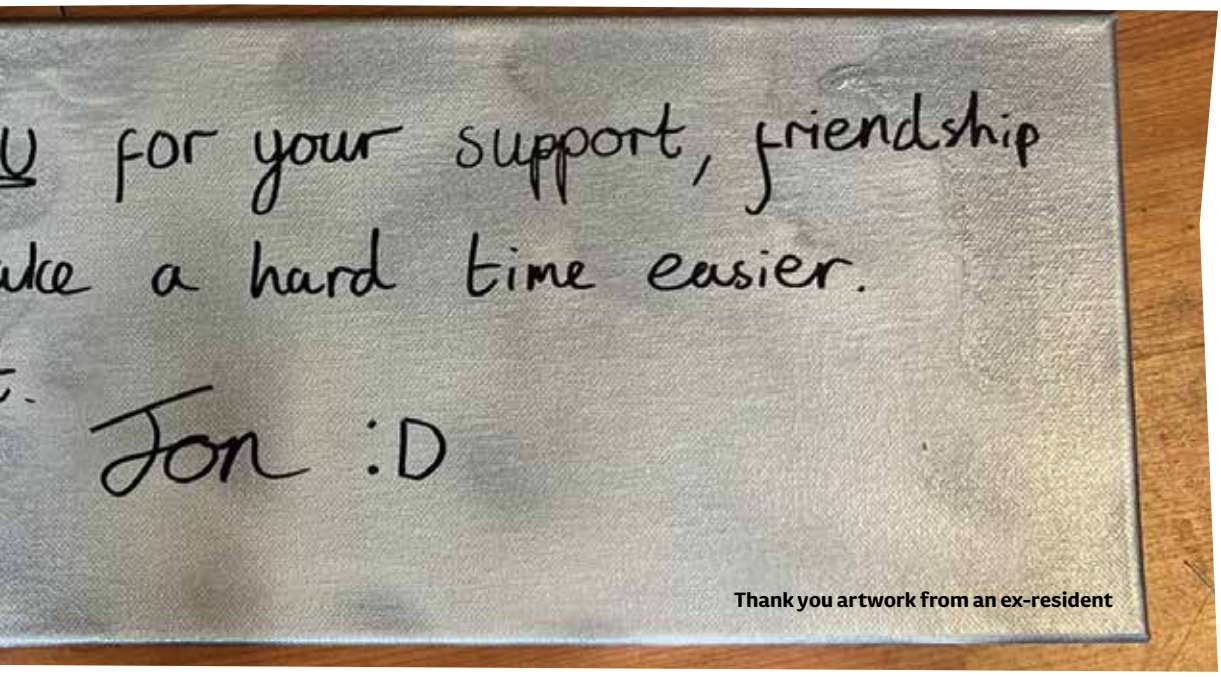
The charity operates a commercial lease with the founder and previous trustee Robert Crozier (since retired) to lease the property and associated land at the St. Agnes site. An independent lease valuation was conducted in October 2016 (see note on p. **37**).

Objectives, Activities and Public Benefit

The charitable objectives of Glen Carne are to relieve the need, hardship and distress of disadvantaged people in Cornwall, in particular, but not exclusively by providing or assisting in the provision of accommodation, support, training and any other assistance as the directors may decide from time to time.

The Trustees are satisfied that the charity's objectives meet the public benefit of accommodation and training.

The Trustees confirm that they have taken into account the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.



Thank you artwork from an ex-resident

Achievements and Performance

Capacity and Facilities

Glen Carne houses 35 residents at its main site in St. Agnes, catering for residents with complex needs who may have been homeless or sofa-surfing in the past. Referrals are received from voluntary and statutory agencies including Cornwall Council, homeless charities, probation, drug and alcohol services, mental health teams and domestic abuse services. A further 32 spaces are available with our partner providers at Homeleigh, Endoc and Greenhaven who provide longer-term supported accommodation to residents with severe and enduring mental health issues and learning difficulties, around Camborne, Redruth, Truro, Penzance and Wadebridge areas.

Residents need to be free from alcohol or drug use for approximately six months before being accepted in our St. Agnes service, and Glen Carne may be used as a move-on from other support providers as part of a planned progression.

The main St. Agnes site offers three acres of land for voluntary work. The large gardens and rural locality help restore the well-being of residents who may be suffering from past homelessness, trauma and other complex needs. A gymnasium is also available for residents to exercise and improve both their physical and mental health. Our partner accommodation providers house smaller groups of residents with long-term or more complex health needs.

Applications and Support

Referrals to the St. Agnes project are invited to an interview to discuss how Glen Carne can help and establish their suitability for the service. Once accepted, new residents work with the support team on a Needs Assessment which enables staff to establish what support is required and how this can be provided. Often this includes working with specialist services for mental health support, addictions, debt issues etc. Our staff work with the residents to achieve their personal goals through a Support Plan and review regularly to help track progress and remove barriers to enable a move to independent accommodation and employment wherever possible.

For a new resident entering the service, initial steps include registration with the local GP and support services, registration on the Homechoice housing register together with provision of emergency food parcels and toiletries if necessary.

Thereafter more targeted support can be provided to focus on the resident's individual support needs including advocacy for those who qualify for social housing, signposting to specific services such as debt advice where appropriate and establishing the correct benefits are in place. The Support Plan is adapted as progress or change occurs, allowing the resident to work constructively with Glen Carne and supporting services to enable their progression into independent living. The Support Plan includes health and wellbeing needs, financial and benefit issues, volunteering and training opportunities, personal safety and plans for the future.

Floating support and drop-in sessions are also available for residents who have recently moved into independent accommodation, including landlord advocacy and benefit support to ensure the new tenancy has every chance of success.

61%

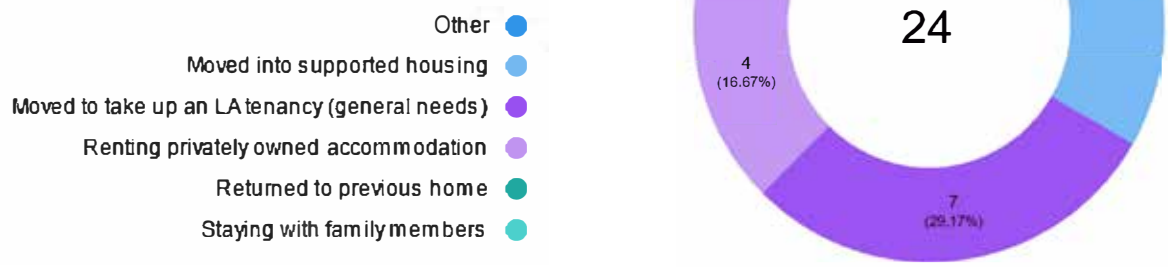
increase in referrals on the previous year

Performance

During 2022/23 Glen Carne received **124 referrals** to the main St. Agnes service, a huge **61% increase** on the previous year.

The total number of residents moving through the service into independent accommodation increased following the Covid-19 pandemic and subsequent lockdown measures. A total of **24 residents** moved on from the St. Agnes service (a **92% increase** on the previous year) into the following areas:

Move on accommodation	2021–22	2020–21	2019–20
Social housing	**29%**	8%	43%
Accommodation with support	**29%**	31%	29%
Private sector	**17%**	53%	14%
Friends/family	**17%**	8%	14%
Evictions	–	–	–



The figures show a significant 68% reduction of residents moving into private sector accommodation from the previous year which remains an increasingly difficult route as demand exceeds supply, particularly in a market where permanent accommodation is reducing or changing to holiday models (see Risks and Uncertainties p. 18). Moves to further supported accommodation are broadly the same as in previous years, while progression to social housing increased by 71% from the previous year.

The charity has continued working with local community groups to provide minibus transport. Groups that have used the minibus include local youth sports clubs, over 60's cricket, various churches and groups, including CAP.

Resident training courses and opportunities for them to gain funding have increased, with Health Works offering support to encourage people back into the workplace or overcome barriers.

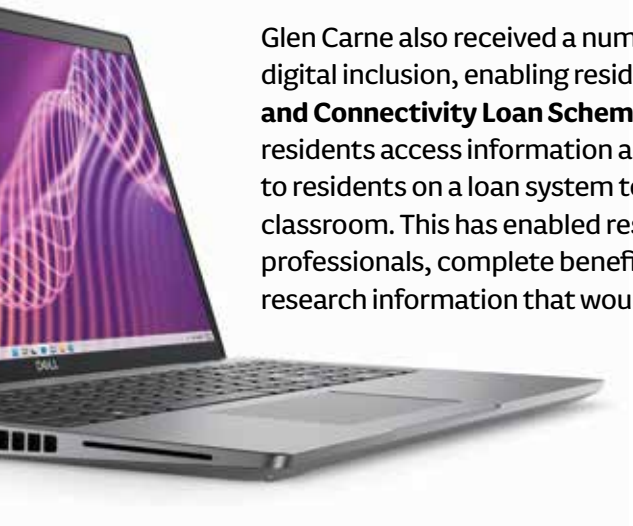
CN4C have continued to provide a Cook Well/Eat Well cookery course to help residents cook food on a budget, as well as computer sessions and bespoke training such as website design.

Glen Carne continues to work with local voluntary and statutory agencies to signpost and support residents, such as using the Foodbank service and Fareshare food donations in partnership with Tesco. CAP continues to help residents deal with debt issues and counselling with local services offering specialist support for those dealing with mental health issues.

92%
increase in residents moving on from the previous year

The Alpha course concluded during the year which was hosted at the project in conjunction with St. Kea Church.





Glen Carne also received a number of laptops from Cornwall Council to promote digital inclusion, enabling residents to improve their IT skills through their **Device and Connectivity Loan Scheme**. We have installed laptops in the classrooms to help residents access information and improve their skills. Laptops are also available to residents on a loan system to allow them personal use outside of the classroom. This has enabled residents to have online meetings with health professionals, complete benefit applications, gain IT skills among others, and research information that would otherwise have been more difficult to access.

one and all | our duty all
CORNWALL COUNCIL

Operational improvements



Alcohol and drug testing were introduced in the previous year as an attempt to reduce the risk of those residents with a history of substance misuse relapsing during their stay. This has proven to be a success and enabled additional support to be offered to those who need it whilst reducing the number of opportunist drug or alcohol misuse at the St. Agnes site and establishing firm levels of expectations for referral providers when providing suitable applicants.

During the year the overnight staffing and security at the St. Agnes site were reviewed, with the night worker joining the day staff and extending the security cover from 6pm through to 8am which has proved to be a good transition to ensure buildings and resident safety are maintained.

The upgrade to the online CRM (Inform) provided by Homeless Link has proven to be a major success and this has been rolled out to our partner providers to ensure a consistent level of support and recording when dealing with meetings, interactions, housing issues and numerous other data. This has allowed easier access to relevant information and to record outcomes and statistics for future reporting.

The telephone system has been updated to allow easier communication with staff members through a linked mobile phone network.



Project maintenance

Any supported housing project has accelerated wear and tear and redecoration and this year was no exception. Therefore general maintenance and redecoration continued while more significant expenditure was required for a replacement oil tank and external oil boiler for one of the accommodation buildings (as gas is unavailable for the St. Agnes site).



In addition to the main project at St. Agnes, **Glen Carne** works with other providers to provide housing-related support in smaller properties throughout Cornwall.

We hear from Darren who has a longer term tenancy with Glen Carne at **Pendennis House**. His care and support are delivered by **Pendennis House Ltd** with his housing-related support delivered on behalf of Glen Carne by **Enodoc Holdings**.

Before I moved to Pendennis House I lived at a place in Hayle. This was a residential home and I lived with several other people, some of whom I did not get on with very well.

I had a bedroom, but I was unhappy with this because I had to share it with another man. He was okay sometimes but would also shout and have fits, so I had staff coming and going overnight to make sure he was okay, and this disturbed me. The house had a kitchen and lounge but I had to share this so I couldn't always do or watch what I wanted. If I wanted to go into the kitchen for food or drink, I would have to wait for the person in there to finish before I could go in there as we weren't allowed to be in the kitchen if someone else was there. I also had to share a bathroom and I didn't like it as this was very dirty sometimes! It was also very noisy, and I could not relax. I also sometimes felt unsafe.

Eventually, I had to leave and I met C and N who were really nice, and this made me look forward to moving. I came up to Pendennis one day with a member of staff and met R who was really friendly and gave me a tour and showed me around Wadebridge which I really liked the look of. I then came a few days later to stay overnight and R took me around the area so I could meet some new faces and see what was going on.

Once I was accepted I was able to move into my house and although I was very nervous, I was also quite excited.

I have now lived in my home at Pendennis for just over 5 years and I love it! It is really nice to be able to have more than one room and my house feels like a home! It is bigger and better than what I had and this means I can have privacy and time by myself when I want to.

I can go in my kitchen which is next to my lounge and can do this whenever I want to get some food or a drink. It is also much bigger and I have been able to kit this out with lots of nice things and have chosen for my equipment like the kettle, toaster and microwave to be red as I really think it looks smart.

I have been able to do what I want and when I want to and have made my home look really nice with my stuff, including my posters and photos which I wasn't allowed to have up where I used to live in case this damaged the wall. I have had lots of decorating done including new carpets, paint and wallpaper and this has made my home look really, really good.

If I didn't have my house at Pendennis, I'm not sure where I would live but I would probably be stuck in a place like I used to have – which I really would not like at all! I am very happy in my home and am also really proud of my house, I never want to leave!



Pendennis House



Visit from Archbishop of Canterbury, Justin Welby and Bishop Philip Mounstephen of Truro

In June 2022 we were honoured to be chosen to be part of Archbishop Justin's tour of Cornwall.

Archbishop Justin visited several projects in the Diocese of Truro over three days as part of his Archbishop's Mission to encourage acts of loving service, creative outreach and worship.

Both Archbishop Justin and Bishop Philip of Truro together with other members of the clergy joined staff and residents for a BBQ and a chance to meet residents and talk to them about their lives and any difficulties they face. The Archbishop later gave a very honest and moving talk on how his faith has shaped his life and helped him not only in his daily life but also in some of the major challenges he has faced in the past.

We were also joined by various members of the local clergy and the local Christians Against Poverty (CAP) centre manager. CAP has an established relationship with Glen Carne which offers a free debt counselling service to residents and the local community through a team of staff and volunteers working with Kea Church in Truro.

Thanks to the staff and residents who helped to put on the event and make the day so memorable!



(Left to right) Matt Gavan (Glen Carne CEO), Archbishop Justin, Bishop Philip, Natalie Gavan (CAP Centre Manager)





Archbishop Justin gives a talk to the residents and staff in June 2022

Simon writes...



I have now been working for Glen Carne for about 9 months having started in mid-January 2023. Before this, I was working for another supported accommodation provider for about 18 months. Although I have a history that goes back a lot further with Glen Carne (somewhere in the region of 10 years) as I was a self-employed tutor working for a training provider that had the opportunity to deliver a wide variety of accredited qualifications at Glen Carne over the years, ranging from pre-tenancy and ICT through to personal development skills.

After an initial settling-in period, I have set out to work with management to introduce some new ideas around engagement activities. With my previous experience in delivering structured sessions to groups, I feel a key area I can add to the team's strengths will be in courses both previously identified as benefiting residents as well as tailored to current client group needs. The first of which has been very successful, and we now run a radio-controlled car club on a Tuesday afternoon. I already had a couple of 2-stroke petrol motored cars at home along with many spare parts which I was willing to bring in and base the sessions around. A few residents who have a mechanical interest have spent the last six months recommissioning initially one of the vehicles and then taking it up to the airfield at Perranporth (thanks to Andy getting approval for us to do this!) Unfortunately, during one of these sessions, we had a large setback as the vehicle got written off, but this helped us all realise that we enjoyed the mechanical aspects and problem-solving as much as driving the cars. Since then, we have also had another resident join the group who has skills in 3-D printing and access to a printer enabling us to start printing our own parts for the car.



Resident at the RC Club on a test run at Perranporth Airfield

We have plans going forward to look at other sessions and activities that fit within the current client group interests and have discussed both a project around homelessness and starting an activity based around building an arcade game as both these would help to develop residents' softer skills.

We are also looking to re-introduce several other courses I have delivered previously, starting with one that will look at dealing with debt, getting the most out of banks and credit cards and understanding payslips we aim to encourage those residents who are struggling with paying their service charge to engage in this course as part of our objective of helping them manage their finances better and reduce their arrears.



Mark's story – so far

Mark is at the stage of looking to move on to independent accommodation following housing-related support, training and work experience through Glen Carne and other agencies. Mark describes his journey so far and his hopes for the future...



My support worker tells me I've come a long way while I have been living at Glen Carne.

I was street homeless before arriving at the project, and it took a while to settle in after living on the streets. My housing support worker at Glen Carne helped me to look at what goals I had and what I needed to do to achieve them. As we worked through this, I started to join in on some of the courses available at Glen Carne, such as the Tenancy Accreditation course, as well as others which helped me to gain qualifications. I also had some work placements arranged through my support worker.

A few years ago, I decided that I wanted to go into care work and realised that to do this I needed to retake my Maths and English. I've now completed levels 1 and 2 in Maths and waiting to finish level 2 in English. I started to do some training with a local care home provider and have now been offered a full-time job in Penzance! I'm waiting to finish my training, but it is on hold until I can find a place to live in Penzance or somewhere close by to make it work. The staff are helping me to look for somewhere to live at the moment and I'm really excited to start my job.

The other residents here are like a small community, and we have group trips and sometimes eat meals together. I have helped some of the other residents move into their new homes as they leave Glen Carne and also keep in touch with some of them.

Hopefully, I will be moving myself very soon!

An Interview with Dave



In last year's report, we featured Dave who was referred to Glen Carne and he described his journey and hopes for the future. This year we continue the story now that Dave has moved on to his own accommodation. We catch up with him for a chat several months after his move ...





Thanks for taking the time to come in and speak to us.

Can you tell me how you came to be at Glen Carne?

After about 18½ years of being clean and sober, when Covid arrived I fell off the wagon and started using crack cocaine again, and within nine months I realised I needed help. I got myself into rehab and moved from the midlands down to Cornwall. I went to rehab for five months and not wanting to go back to the midlands, I decided to stay in Cornwall and they got me a place at Glen Carne.

Can you tell me how Glen Carne helped you whilst you were here?

Well, the biggest thing for me was being given a bed and a stable environment. Instead of having to go back to the midlands – obviously, Cornwall was very new to me – it was the stability I needed to start with, to get grounded in a safe environment outside of rehab. Then for the time I was here, it allowed me to do courses, like self-awareness programmes. It reconnected me with Addaction so I carried on with that support, and we did cooking, barbecues, and art classes at Glen Carne. The classes were numerous, and I met up regularly with my housing support worker and it opened up opportunities to put me in touch with other agencies such as getting doctor appointments, registrations, but also with agencies to help me look towards getting a place to move to, helping me with looking for grants to get furniture and just put everything in place. I waited and an opportunity for a place came up.

What HomeChoice banding did you start on?

I started off on the lowest one that's a D, and then being at Glen Carne I was eligible to try to get an uplift to Band B which I applied for with the help of my key worker here. I then got the band B and I just went on HomeChoice weekly, looking for houses or flats. I bid on anything that was suited to me and kept having a look online and logging in. After about 10 months on band B, I found I was ranked 35, then I'd go down to 30's and so on, going down the list until in the last 4–6 weeks I got into the top 10. I kept bidding and eventually, I got a beautiful flat in St Austell.

Did you get some benefits help while you were here?

I was only on basic Universal Credit when I came here. With the basic benefits when you buy food, there's nothing left, it becomes quite a depressing thing really. But the staff here helped me go through doing my limited capability for work and over a couple of months of filling out the forms with my housing support worker and then taking me to the assessment and tribunal I had the extra money. It made a massive difference to me; if I didn't have the extra money I might not have met the financial criteria for me to be able to afford a flat so that was one of the major things in moving forward.

And while you were with us, you did some volunteering?

I joined online volunteering with Addaction. I also joined the Positive People network, which does beach cleans,





and community cafes. It was a big thing for me as I didn't know anyone in Cornwall, so it gave me an introduction to new people with many like-minded people who were all going sober and straight into recovery. So, I got to talk to them and I heard their stories, and from people who were in recovery longer than me. I got to talk to people who kept me positive.

But you also volunteered your time with our breakfast club?

Yeah, most Wednesdays at the breakfast club at Glen Carne. I would cook for everyone, and helped with Christmas dinners (I had two Christmases here), cooking for the residents and visitors. We had fantastic barbecues – everything was supplied – and everyone helped clean up and it was a real enjoyment really.

I know you got some of the other guys involved with volunteering?

Yeah, I'm a big believer in giving something back and people don't know if they will like it until they try! It's nice to do a job with people; nice to start a job and finish a job. It was good to see everyone sit down together and eat on the lawn. Yeah, they were great days with the barbecues.

I know you've made some friendships here ...

Yes, even though I've left I still keep in contact with a few of the guys here. Mark was one of my great buddies here and he was a massive help - massive help to me. I wasn't from Cornwall, and he showed me around.

Do you think it helped you improve your confidence?

I've got to admit, I'm usually not lacking in confidence but sometimes I can be isolated and sometimes mixing is difficult – it's easier to stay behind the door and stay in your room. So, I'm a big believer in you need to push yourself out the door – to do the breakfasts, the barbecues or whatever otherwise I'd end up in a groundhog day stuck in my room doing the same thing and getting depressed. That's when I get bored and could relapse so it's all about prevention for me.

What help did you get and moving from supported accommodation into independent accommodation?

Apart from finding the flat, you've got to find the furniture, buy the furniture and move the furniture. The staff here helped pick it up and move it and found stuff online. They helped me move in with help from some of the other lads here too. I wouldn't have been in a position to move if it wasn't for the people here to help me. Without the transport, it would be nigh on impossible and would've been quite a burden. They helped me through the whole process and kept in touch.

And you accessed funding through the Council as well for the Household Support Fund?

The Household Support Fund helped me to get furniture and then Glen Carne managed to get me another fund for furniture. That fund initially had run out which was quite disappointing but then they called the next week to say they had a new fund, and could I make a list of what I needed? It got me a new fridge freezer, a slow cooker and a microwave. Plus, the things that you forget you need like an ironing board, pots and pans, linen all the things that you need for a home that are quite costly.

What has it been like moving into your new home?

To be honest, I've enjoyed every single minute. I enjoyed my time at Glen Carne, but it was always a stop-gap to receive help and help me move forward with my life and my recovery. To paint the flat was a joy, to kit it out with furniture was a joy, and to sit on my balcony is a joy. I have been there for six months now it has been wonderful, and I haven't looked back once, to be honest.

I know you've been getting out and about in the local area.

Yeah, I go out walking, I like to get out I like to mix. It's been a help that I've got a lovely place to live. I'm a big believer in if you are offered help take it! I've taken all the help I've been offered while I've been at Glen Carne.

Have you managed to make some new friends where you are?

Yes, I've made new friends and gone out on social days. With all the help I've had, I have never looked back, to be honest.

It's great to hear things are going so well and it's been a real pleasure chatting. Thanks again!

Trustees' Financial Review

The charity's reserves and its policy are set out as follows:

Unrestricted Funds:	2022–23	2021–22
Designated Funds		
Solar Panels	£33,972	£37,362
Fixed Assets	£143,450	£96,432
Long term commitments	£140,199	£0
General Funds	£191,086	£262,634
Restricted Funds	£560	£0
Total Funds	£370,668	£396,428
Annual Operating Expenditure (excluding outside providers)	£758,992	£722,373
Ratio of Free Reserves to Annual Operating Expenditure	**7%**	**36%**

In the Trustees' view, the reserves should provide the charity with adequate financial stability and the means for it to meet its charitable objectives for the foreseeable future.

The charity's unrestricted reserves of £370,108 which need to cover the future depreciation for fixed assets, any long term commitments and free reserves for operational purposes.

The designated fund for fixed assets is £177,422.

The trustees are working towards a designated fund which covers long term commitments in the event of any disaster that required the closure of the charity. This would ideally cover 6 months running costs, any lease commitments and any potential redundancy costs. The current designated reserve is £140,199 which covers redundancies plus 2 months of running costs and lease commitments.

This leaves free reserves for operational purposes of £52,487.

These reserves will be reviewed annually to assess how this meets the charitys' longer term obligations as well as its current operational requirements.

The majority of income received to the charity is provided by Housing Benefit and solar generation, with additional income provided by small grants. A charge of £15 per week is made to residents for heating and electricity contributions. The charity avoided any increase in these charges, in part due to solar panels reducing its environmental and financial impact, however this is likely to increase for subsequent years due to energy supply and cost of living increases.

Risks and Uncertainties

One of the main challenges following Covid is the difficulty in sourcing private move-on accommodation for our residents, particularly in the private sector. In Cornwall, demand far exceeds supply and many private landlords are inundated with applications. Increasingly landlords are leaving the market to either sell their portfolio or move to the AirB&B model due to several concerns which all affect the ability for landlords to continue to afford increases in administrative costs to meet changes in regulation and legislation. Added to the administrative costs are funding concerns surrounding changes to the tax structure affecting the industry and the cost of borrowing.

Tenants reliant on benefit payments are affected particularly badly due to the Local Housing Allowance having been frozen for several years meaning that there are a shrinking number of affordable properties to them. Anticipated changes coming through on the Rental Reform Bill raise concerns for landlords, particularly those with Houses of Multiple Occupation, regarding the management of tenants. These properties are the ones most likely to be affordable to benefit recipients. The restriction of suitable accommodation for those ready to move on causes bed blocking and a delay in being able to house and support those who are in crisis.

The continued increase in the cost of living poses challenges for the utility costs (electricity and oil) and rising staffing costs. Some of the increase in utility costs have been passed onto residents with a weekly increase from £15 to £17 per week. The core weekly accommodation charge also increased as a result of additional financial pressures, however, we expect core funding to continue into the foreseeable future.

The recent completion of the converted shop into accommodation will house a further two residents and generate additional income for the charity in the next financial year.







The previous industrial unit located on the site is now converted into two bedroom shared accommodation (Phase 5)

Plans for the Future

We continue to work with the DWP and look for training skills and opportunities for residents to gain employment which increased this year. Residents can work part-time and still be entitled to benefits which allow them to continue their stay. This allows a planned return to work strategy which improves opportunities for residents to move on to independent accommodation and increased hours.

We also have plans to convert an unused office room into a dedicated counselling space for visiting professionals to support and counsel residents in a relaxed and peaceful environment that overlooks the pond and gardens. The team are working on a comprehensive Resident Handbook available for 2023–24.


GAME OF THRONES



As a resident of Glen Carne (GC), I've come to realise that you naturally go through different stages, emotionally and psychologically, during your time here.

To truly gain the most benefit from being here, it is really important to see this time as a gift to yourself to allow you the time to heal and create the person you truly want to be.

This type of journey is best taken alone, as you can use your time as you see fit, without the influence of people who may distract you or prevent you from following your inner voice.

During this time alone at GC I've found it profoundly rewarding to spend time questioning everything about myself; who do I want to be, physically, emotionally, spiritually, morally, socially? What kind of things bring me joy and peace? What kind of people do I truly want in my life? What patterns have I seemed to follow in my life that brought me here? How can I ensure I don't follow these patterns anymore?

It takes time and effort to give yourself the space and environment to reflect deeply on these questions and listen to your inner voice, then take action to bring about the changes that you truly know you need and desire. The most important thing is to do the things that build a sense of self-worth and self-esteem. To surround yourself with positive people and a positive environment. To regularly watch, listen to and/or read only positive and uplifting media, and, most importantly, things that make you laugh out loud. To remove negative influences that will sabotage your journey. You will then gradually become stronger and more confident and have determination to make the most of your life.

Eventually it is possible to realise that whatever tragedies or unfortunate circumstances brought you to GC, there can be life-changing lessons to be learned from them, and in fact they hold such profound meaning that they can even be seen as a gift, a chance to start over and redefine who you are and what you will do with your life now.

Without Glen Carne this may never have happened to me, and for that I am truly grateful.

Without Glen Carne this may never have happened to me, and for that I am truly grateful.

Statement of Trustees' Responsibilities

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

Company law requires Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing 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 2015 (FRS 102);
- make judgments 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;
- prepare the financial statements on an ongoing concern basis unless it is inappropriate to presume that the charitable company 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 charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

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

Approved by the Trustees on 16th November 2023

Signed on their behalf by



Ruth Clarke
Trustee

Independent Auditor's Report to the Members of Glen Carne Limited

Opinion

We have audited the financial statements of Glen Carne Limited (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Summary Income and Expenditure account, the Balance Sheet the Statement of Cash Flows and the related notes. 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 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charity's ability to continue as a going concern for a period of at least 12 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the *Companies Act* 2006

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

- the information given in the Trustees' 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 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 charitable 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 where the *Companies Act* 2006 requires us to report to you if, in our opinion:

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

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 6 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the 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.

- Enquiry of management and those charged with governance around actual and potential litigation and claims.
- Enquiry of entity staff in tax and compliance functions to identify any instances of non-compliance with laws and regulations.
- Reviewing minutes of meetings of those charged with governance.
- Reviewing legal and professional nominal ledger accounts and online company searches.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business

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

Use of our report

This report is made solely to the Charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of the Act. Our audit work has been undertaken so that we might state to the Charity trustees 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 Charity trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Bush & Co Limited
Statutory Auditors
Chartered Accountants
2 Barnfield Crescent, Exeter, Devon, EX1 1QT
Date: 16th November 2023

Glen Carne
STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31 March 2023

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:					
Donations and legacies	4	73	1,220	1,293	772
Charitable activities	5	1,392,960	-	1,392,960	1,322,893
Investments	6	3,701	-	3,701	6,197
Other	7	8,088	-	8,088	6,481
Total		1,404,822	1,220	1,406,042	1,336,343
Expenditure on:					
Charitable activities	8	1,420,794	660	1,421,454	1,348,049
Other	9	-	-	-	(18)
Total		1,420,794	660	1,421,454	1,348,031
Net losses on investments		(10,348)	-	(10,348)	(14,696)
Net expenditure	10	(26,320)	560	(25,760)	(26,384)
		-	-	-	-
Net expenditure before other gains/(losses)		(26,320)	560	(25,760)	(26,384)
Other gains and losses:					
Net movement in funds		(26,320)	560	(25,760)	(26,384)
Reconciliation of funds:					
Total funds brought forward		396,428	-	396,428	422,812
Total funds carried forward		370,108	560	370,668	396,428

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

Glen Carne
BALANCE SHEET

at 31 March 2023

Company No. 07529092	**Notes**	**2023**	**2022**
		£	**£**
Fixed assets			
Tangible assets	12	177,422	54,234
Investments	13	144,591	174,939
		322,013	229,173
Current assets			
Stocks	14	-	79,560
Debtors	15	49,488	46,013
Cash at bank and in hand		57,792	88,391
		107,280	213,964
Creditors: Amount falling due within one year	16	(58,625)	(46,709)
Net current assets		48,655	167,255
Total assets less current liabilities		370,668	396,428
Net assets excluding pension asset or liability		370,668	396,428
Total net assets		370,668	396,428
The funds of the charity			
Restricted income funds		560	-
		560	-
Unrestricted funds	17		
General funds		52,487	262,634
Designated funds		317,621	133,794
		370,108	396,428
Total funds		370,668	396,428

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the board on 16 November 2023

And signed on its behalf by:



Ruth Clarke

Trustee

16 November 2023

Glen Carne
STATEMENT OF CASH FLOWS

for the year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net expenditure per Statement of Financial Activities	(25,760)	(26,384)
Adjustments for:		
Depreciation of property, plant and equipment	7,143	8,389
Profit on disposal of tangible fixed assets	-	(18)
Loss on revaluation of investments	10,348	14,696
Dividends, interest and rents from investments	(11,789)	(12,678)
Decrease/(Increase) in stocks	79,560	(79,560)
(Increase)/Decrease in trade and other receivables	(3,475)	23,494
Increase/(Decrease) in trade and other payables	11,916	(6,686)
Net cash provided by/(used in) operating activities	67,943	(78,747)
Cash flows from investing activities		
Purchases of property, plant and equipment	(130,331)	(7,159)
Proceeds from sale of investments	20,000	56,000
Dividends, interest and rents from investments	11,789	12,678
Net cash (used in)/from investing activities	(98,542)	62,431
Net cash from financing activities	-	-
Net decrease in cash and cash equivalents	(30,599)	(16,316)
Cash and cash equivalents at the beginning of the year	88,391	104,707
Cash and cash equivalents at the end of the year	57,792	88,391
Components of cash and cash equivalents		
Cash and bank balances	57,792	88,391
	57,792	88,391

Glen Carne
NOTES TO THE ACCOUNTS

for the year ended 31 March 2023

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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 charity constitutes a public benefit entity as defined by FRS102.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Glen Carne
NOTES TO THE ACCOUNTS

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

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

Tangible fixed assets and depreciation

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

Leasehold property	5% Straight line
Computer Equipment	25% Straight line
Vehicles	25% Reducing balance
Household Capital Items	10% Straight line

Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

Trade and other debtors

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

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

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

Leased assets

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.
Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.
Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation. Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.
Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term.
In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

Pension costs

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payments obligations. The contributions are recognised as expenses when they fall due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

2 **Company status**

The company is a private company limited by guarantee and consequently does not have share capital.

3 **Statement of Financial Activities - prior year**

	Unrestricted funds 2022	Restricted funds 2022	Total funds 2022
	£	£	£
Income and endowments from:			
Donations and legacies	12	760	772
Charitable activities	1,322,893	-	1,322,893
Investments	6,197	-	6,197
Other	6,481	-	6,481
Total	1,335,583	760	1,336,343
Expenditure on:			
Charitable activities	1,347,289	760	1,348,049
Other	(18)	-	(18)
Total	1,347,271	760	1,348,031
Net gains on investments	(14,696)	-	(14,696)
Net income	(26,384)	-	(26,384)
Net income before other gains/(losses)	(26,384)	-	(26,384)
Other gains and losses:			
Net movement in funds	(26,384)	-	(26,384)
Reconciliation of funds:			
Total funds brought forward	422,812	-	422,812
Total funds carried forward	396,428	-	396,428

4 Income from donations and legacies

	Unrestricted	Restricted	Total 2023	Total 2022
	£	£	£	£
Donations & Legacies	73	1,220	1,293	772
	73	1,220	1,293	772

5 Income from charitable activities

	Unrestricted	Total 2023	Total 2022
	£	£	£
Primary Purpose Trading			
Housing (Glen Carne)	654,370	654,370	626,875
Housing (Outside)	737,522	737,522	696,018
Housing (Privately funded)	1,068	1,068	-
	1,392,960	1,392,960	1,322,893

6 Income from investments

	Unrestricted	Total 2023	Total 2022
	£	£	£
CCLA COIF Charities Fund	3,701	3,701	6,197
	3,701	3,701	6,197

7 Other income

	Unrestricted	Total 2023	Total 2022
	£	£	£
Solar Panels	8,088	8,088	6,410
Other income	-	-	71
	8,088	8,088	6,481

8 Expenditure on charitable activities

	Unrestricted	Restricted	Total 2023	Total 2022
	£	£	£	£
Direct expenditure on charitable activities				
Rent	185,215	-	185,215	197,215
Lease payments	36,854	-	36,854	35,962
Support payments	618,548	-	618,548	583,064
Household maintenance	78,932	-	78,932	74,889
Council tax	5,114	-	5,114	4,947
Fire safety	2,977	-	2,977	2,264
Professional fees	28,582	-	28,582	18,219
Client provision	4,870	660	5,530	4,463
Security	96,891	-	96,891	84,456
	1,057,983	660	1,058,643	1,005,479
Support Costs				
Wages	237,465	-	237,465	213,681
Staff NIC (Employers)	19,379	-	19,379	17,260
Pensions	5,399	-	5,399	5,032
Staff training	5,269	-	5,269	353
Staff welfare	457	-	457	394
Travel and subsistence	2,711	-	2,711	2,120
Contractors	-	-	-	8,200
Light, heat and power	30,801	-	30,801	29,425
Insurance	8,857	-	8,857	8,513
Motor vehicles	9,635	-	9,635	9,124
Telephone and fax	4,873	-	4,873	-
IT expenses	3,463	-	3,463	3,109
Licences	2,625	-	2,625	229
Printing, postage and stationary	2,028	-	2,028	7,373
sundry expenses	8,099	-	8,099	9,288
Cleaning	4,651	-	4,651	6,813
Marketing and promotion	-	-	-	2,789
Legal and professional fees	13	-	13	-
Bank charges	136	-	136	463
Depreciation	7,143	-	7,143	8,389

	353,004	-	353,004	332,555
Governance costs				
Accountancy	3,135	-	3,135	3,535
Audit fees	6,672	-	6,672	6,480
	9,807	-	9,807	10,015
	1,420,794	660	1,421,454	1,348,049

9 Other expenditure

	Total 2023 £	Total 2022 £
Amortisation, depreciation, impairment, profit/loss on disposal of fixed assets	-	(18)
	-	(18)

10 Net expenditure before transfers

	2023 £	2022 £
This is stated after charging:		
Depreciation of owned fixed assets	7,143	8,389
Auditors' remuneration	6,672	6,480

11 Staff costs

Salaries and wages	237,465	213,681
Social security costs	19,379	17,260
Pension costs	5,399	5,032
	262,243	235,973

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

Total employee benefits received by key management personnel	103,212	104,117

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

	2023 Number	2022 Number
Charitable Activities	8	7
	8	7

12 Tangible fixed assets

	Land and buildings	Computer Equipment	Vehicles	Household Capital Items	Total
	£	£	£	£	£
Cost or revaluation					
At 1 April 2022	67,788	9,636	39,350	67,145	183,919
Additions	116,809	2,393	-	11,129	130,331
At 31 March 2023	184,597	12,029	39,350	78,274	314,250
Depreciation and impairment					
At 1 April 2022	30,426	7,692	30,127	61,440	129,685
Depreciation charge for the year	3,389	738	2,306	710	7,143
At 31 March 2023	33,815	8,430	32,433	62,150	136,828
Net book values					
At 31 March 2023	150,782	3,599	6,917	16,124	177,422
At 31 March 2022	37,362	1,944	9,223	5,705	54,234

13 Investments

	Other investments - Listed	Total
	£	£
Cost or revaluation		
At 1 April 2022	174,939	174,939
Revaluation	(10,348)	(10,348)
Disposals	(20,000)	(20,000)
At 31 March 2023	144,591	144,591
Net book values		
At 31 March 2023	144,591	144,591
At 31 March 2022	174,939	174,939

Other investments

CCLA COIF charities fund opening balance 139,760.80 units, disposal of 16,976.49 units leaving a remaining 122,784.31 units.

	2023	2022
	£	£
Market value of listed investments	144,591	174,939

14 Stocks

	2023	2022
	£	£
Work in progress	-	79,560
	-	79,560

15 **Debtors**

	2023	2022
	£	£
Prepayments and accrued income	49,488	46,013
	49,488	46,013

16 **Creditors:**
amounts falling due within one year

	2023	2022
	£	£
Trade creditors	25,877	15,671
Other taxes and social security	4,897	5,165
Other creditors	1,180	1,083
Accruals and deferred income	26,671	24,790
	58,625	46,709

17 Movement in funds

	At 1 April 2022	Incoming resources (including other gains/losses)	Resources expended	Gross transfers	At 31 March 2023
	£	£	£	£	£
Restricted funds:					
Restricted income funds:					
Acts	-	1,220	(660)	-	560
Total	-	1,220	(660)	-	560
Unrestricted funds:					
General funds	262,634	1,404,822	(1,413,651)	(201,318)	52,487
Designated funds:					
Tangible fixed assets	133,794	-	(7,143)	50,771	177,422
Long term commitments	-	-	-	140,199	140,199
Total	133,794	-	(7,143)	190,970	317,621
Revaluation Reserves:					
Revaluation fund	-	(10,348)		10,348	-
Total revaluation reserves	-	(10,348)	-	10,348	-
Total funds	396,428	1,395,694	(1,421,454)	-	370,668

Purposes and restrictions in relation to the funds:

Revaluation reserves	Represent the amount by which investments exceed their historical cost.
Restricted funds:	
Acts	Donations given for specific individual client needs.
Designated funds:	
Tangible fixed assets	As per charity SORP a fund set up to match depreciation to fixed assets in future years.
Long term commitments	A fund set up to match the trustee reserves policy.

18 **Analysis of net assets between funds**

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fixed assets	177,422	-	177,422
Investments	144,591	-	144,591
Net current assets	48,095	560	48,655
	370,108	560	370,668

19 **Commitments**

Operating lease commitments

Annual commitments under non-cancellable operating leases are as follows:

	2023 Land and buildings	2023 Other	2022 Land and buildings	2022 Other
	£	£	£	£
Operating leases with expiry date:				
In the second to fifth years inclusive	370,423	-	-	-
	370,423	-	-	-

20 **Related party disclosures**

Name of related party	Robert Crozier
Description of relationship between the parties	Father of Support Manager Andrew Crozier and father-in-law to Chief Executive Officer Matthew Gavan
Description of transaction and general amounts involved	Rents the St Agnes property to the charity at an annual rent of £185,215 (2022: £197,215)

Controlling party

The company is limited by guarantee and has no share capital; thus no single party controls the company.

Notes:



Glen Carne

Support Office: 01872 554141 / 552061
Operations Office: 01872 554022
info@glencarne.org.uk
Barkla Shop, St. Agnes, Cornwall TR5 0XN

www.glencarne.org.uk

Registered charity number: 1140893
Company registered by guarantee. Company number: 7529092

This annual report was designed and produced by Glen Carne

Thank you to our residents for permission to use case studies, quotes and selected images

GLEN CARNE

England & Wales - Charity number 1140893

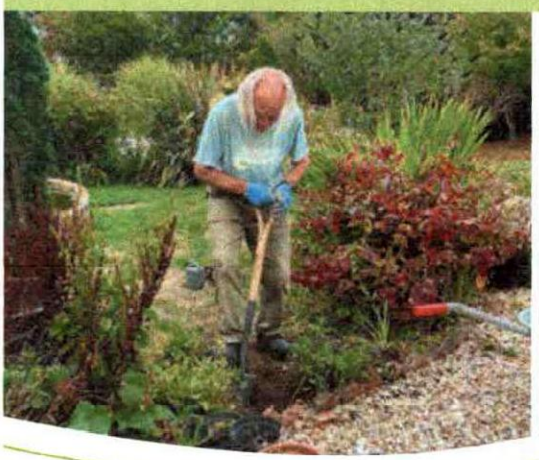
Accounts



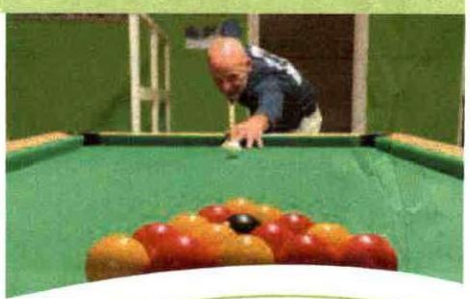
Trustees' Report and Financial Statements

Year ended 31st March 2022

Registered charity number: 1140893 • Company number: 07529092







Carne Glen

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konnect
enable, motivate & inspire

Celebrating completion of Life Skills course provided by Konnect Communities

Certificate of achievement

Keith Langley

An amazing place that helped me get back on track, thanks Andy and co!

Client review







Charity Information

Registered Office

Glen Carne
Barkla Shop
St. Agnes
Cornwall
TR5 0XN

Banking

HSBC
81 Fore Street
Redruth
Cornwall
TR15 2BW

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Independent Auditor

Bush & Co Limited
2 Barnfield Crescent
Exeter
Devon
EX1 1QT

Solicitor

Stephens Scown
Osprey House
Malpas Road
Truro
Cornwall
TR1 1UT

Key Management Personnel

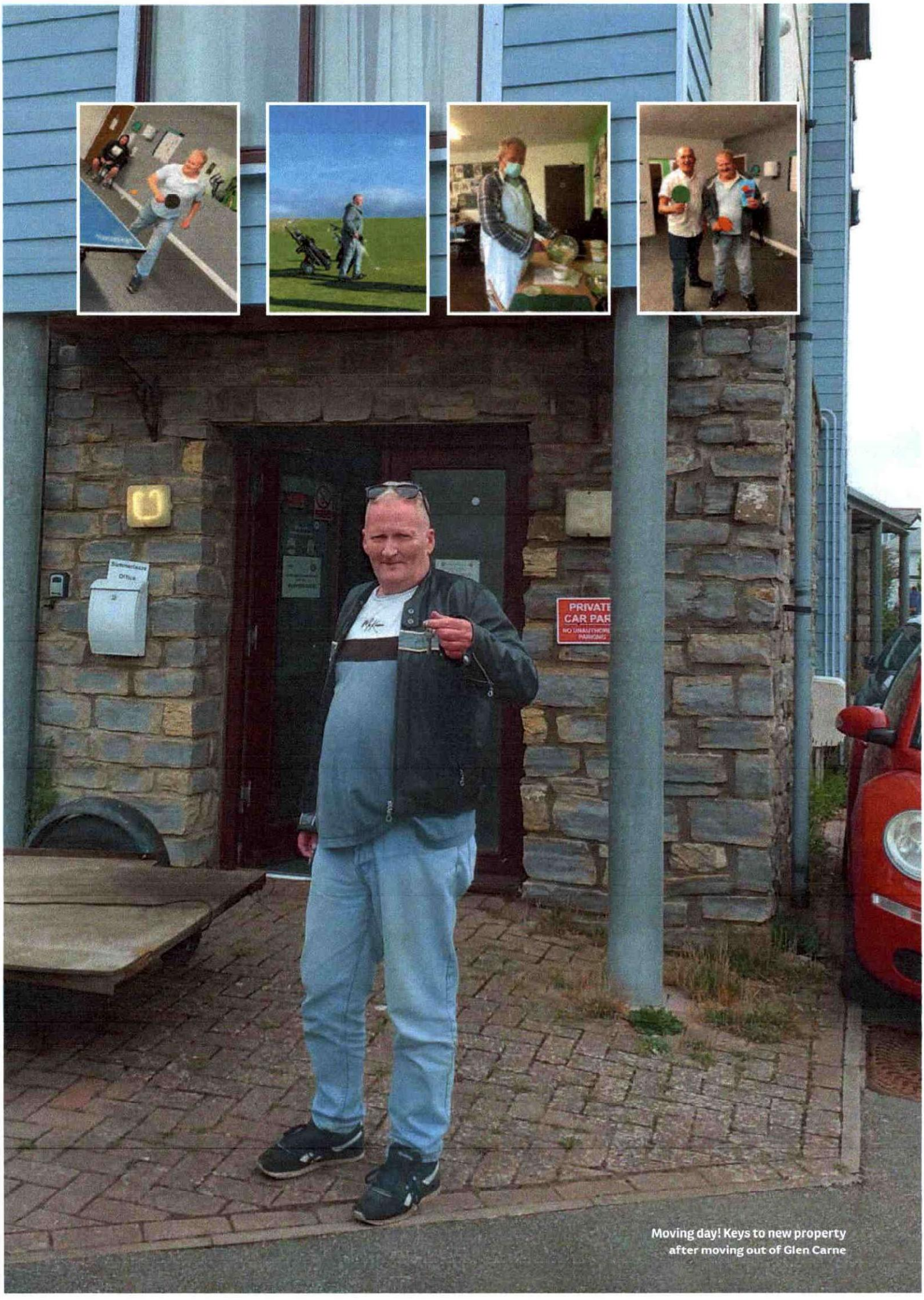
Key Management Personnel include all trustees, the CEO and senior management.

Trustees

- Paula Dunkley (Chair)
- Ruth Clarke
- Les Donnithorne
- Cllr Pete Mitchell (resigned 25/11/21)
- Chris Dennis (joined 02/09/21)

Senior Management

- Matthew Gavan (Chief Executive Officer)
- Andrew Crozier (Support Manager)



Moving day! Keys to new property after moving out of Glen Carne

Trustees' Report

Structure Governance and Management

This report serves the purposes of both a Trustees' Report and a Directors' Report as required by company law. Glen Carne is a company limited by guarantee, (company number: 7529092) governed by its Memorandum and Articles incorporated on 14th February 2011. Glen Carne is registered with the Charity Commission (charity number: 1140893).

Method of Appointment of Trustees

As set out in the Articles of Association the Board of Trustees (who are Directors for the purpose of company law) consists of no less than three members.

At every Annual General Meeting of the Company, one third of the Trustees must retire from office. The Trustees to retire are those who have been longest in office since their last election or re-election. A retiring member is eligible for re-election.

Trustee Induction and Training

All new Trustees are provided with a copy of CC3 "The Essential Trustee" guide from the Charity Commission, a Trustee Handbook which details essential information and a copy of Glen Carne's Articles of Association and latest accounts. From time to time training will be provided to update members on the roles, responsibilities and legal requirements of being a Trustee.

New and existing Trustees are invited and encouraged to attend away days, and training sessions which are held for the staff team that are relevant to the Trustees' developmental needs and understanding of the service and clients.



Structure and Decision Making

Glen Carne is managed by an elected Board of Trustees.

The Board makes decisions about policy ratification, revises the business plan and strategic direction of the organisation, as well as deciding the budget and monitoring income and expenditure. The Board also reviews the charity's delivery against its aims and objectives and supports the management with recruitment, promotion and retention of staff and volunteers. Board members may also form sub-groups relating to policy and procedural development as and when required.

The day to day running of the charity has been delegated to the senior management team.

Matters relating to arrangements for setting pay and remuneration of the charity's key management personnel are guided by NCVO benchmarks, third sector guidelines or independent consultation.

The charity operates a commercial lease with the founder and previous trustee Robert Crozier (since retired) to lease the property and associated land at the St. Agnes site. An independent lease valuation was conducted in October 2016 (see note on p. **34**).

Objectives, Activities and Public Benefit

The charitable objectives of Glen Carne are to relieve need, hardship and distress of disadvantaged people in Cornwall, in particular but not exclusively by providing or assisting in the provision of accommodation, support, training and any other assistance as the directors may decide from time to time.

The Trustees are satisfied that the charity's objects meet the public benefit of accommodation and training.

The Trustees confirm that they have taken into account the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.



View from Glen Carne looking over Barkla Shop, St Agnes

Achievements and Performance

Capacity and Facilities

Glen Carne houses 33 residents at its main site in St. Agnes, catering for clients with complex needs who may have been homeless or sofa-surfing. Referrals are received from voluntary and statutory agencies including Cornwall Council, homeless charities, probation, drug and alcohol services, mental health teams and domestic abuse services. A further 32 spaces are available with our partner providers at Homeleigh and Greenhaven who provide longer-term supported accommodation to clients with severe and enduring mental health issues and learning disabilities, around Camborne, Redruth, Truro, Penzance and Wadebridge.

Clients must be free from alcohol or drug use for approximately six months prior to being accepted at our St. Agnes service, and Glen Carne may be used as a move on from other support providers as part of a staged support plan.

Our St. Agnes site offers three acres of land for voluntary work. The large gardens and rural locality are helpful in restoring wellbeing to clients who may be suffering from complex needs. A gymnasium is also available for clients to exercise and improve both their physical and mental health. Our other accommodation services in the local community house smaller groups of clients with high support needs.

Applications and Support

Referrals to the St. Agnes project are invited to an interview to discuss how Glen Carne can help and establish their suitability for the service. Once accepted, new clients work with the support team on a Needs Assessment which enables staff to establish what support is required and how this can be provided. Often this includes working with specialist services for mental health support, addictions, debt issues etc. Our staff work with the client to achieve their own personal goals through a Support Plan and reviewed regularly to help track progress and remove barriers to enable a move to independent accomodation or employment wherever possible.

For a new client entering the service, initial steps include registration with the local GP and support services, registration on the housing register together with provision of emergency food parcels and toiletries.

Thereafter more targeted support can be provided to focus on the client's own individual support needs including advocacy for those who qualify for social housing, signposting to specific services such as debt advice where appropriate and establishing the correct benefits are in place. The Support Plan is adapted as progress or change occurs, allowing the client to work constructively with Glen Carne and supporting services to enable their progression into independent living. The Support Plan includes health and wellbeing needs, financial and benefit issues, volunteering and training opportunities, personal safety and plans for the future.

Floating support and drop in sessions are also available for clients who have recently moved into independent accommodation, including landlord advocacy and benefit support to ensure the new tenancy has every chance of success.

Performance

During 2021/22 Glen Carne received **77** referrals to the main St. Agnes service, a **2%** reduction on the previous year, however figures for both years were affected by the Covid-19 pandemic.

The total number of clients moving to independent accommodation this year decreased slightly as a continued result of the Covid-19 pandemic and subsequent lockdown measures which effectively closed up many opportunities for moving to alternative accommodation. A total of 13 clients moved on from the St. Agnes service (a 7% reduction on the previous year) into the following areas:

- Social Housing **7.69%** (reduction from 43% for the previous year)
- Accommodation with Support: **30.77%** (29% for the previous year)
- Private sector: **53.85%** (increase from 14% for the previous year)
- Friends/Family: **7.69%** (reduction from 14% for the previous year)
- Evictions: **0%** (as in the previous year)
- Employment: **15.38%** (increase from 0% for the previous year)

The move on data shows an increase of clients moving into private sector accommodation which is a welcome change from the previous years' figures. However, this remains an increasingly difficult route as demand exceeds supply, particularly in a market where permanent accommodation is changing into temporary holiday lets in many areas. This increase has resulted in a reduction in clients moving to social housing, whereas clients moving to friends and family and other further supported accommodation remained in line with the previous year. We are pleased to report no evictions were necessary during the previous year.

15%

clients moving on from Glen Carne gained employment during 2021/22

The figures also show signs of improvement for employment opportunities where 15% of the clients also gained a job as part of their move on.

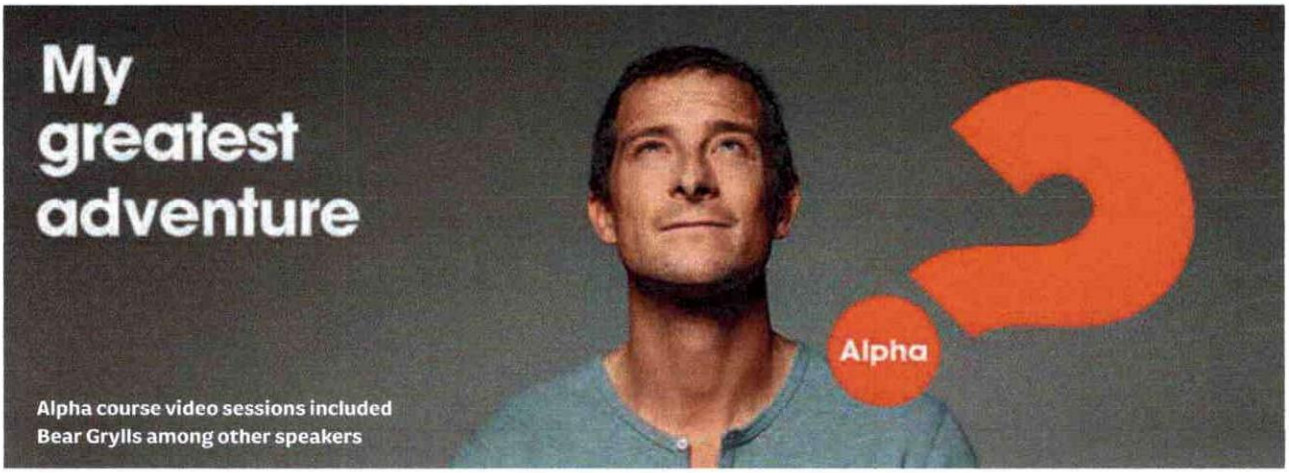
The charity has started to resume work with local community groups to provide minibus transport, which was postponed for much of the previous two years. The minibus was used with Imagine If, City Life Church, as well as local sports and youth groups. Partner meetings also started to resume in person, including various landlord meetings, and visits from Cornwall Council, Foodbank, Health for Works, Pluss, local DWP Job Centre etc to help promote the project and encourage suitable referrals.



Life Skills course awards with Konnect Communities

Client training courses also increased, after Covid-19 measures. Konnect Cornwall provided a six-session course to promote overcoming barriers and open opportunities for employment. CN4C provided a Cook Well/Eat Well cookery course to help clients cook food on a budget, as well as other cooking other dishes from around the world. A local Outdoor Pursuits course provided clients with team-building opportunities and self-esteem, while an IT-based Tablet course helped to improve computer skills. A Household Skills course helped to equip those clients who needed additional support sustaining a tenancy. We have continued working with CAP for addressing client debt issues and links with numerous services for bespoke counselling.

An 11-week Alpha course was hosted at the project in conjunction with St. Kea Church, Truro. This offered clients the opportunity to explore the Christian faith in a relaxed setting over a meal. Each session was hosted at Glen Carne and used the Alpha video series with a discussion afterwards. This also included an inspiring "Real Lives" talk at St. Kea with a guest speaker who had moved from a life of substance misuse and crime into running his own supported housing project.



Alpha course video sessions included Bear Grylls among other speakers

Staff continued to support clients with food and supplies during peak Covid-19 periods and worked with the Foodbank and Fareshare to gain supplies for emergencies for those who were ill and could not shop for themselves. During the year the gymnasium resumed operation and our breakfast club reopened to provide a weekly opportunity for clients to volunteer help, receive a hot meal, socialize and gain cooking skills in a safe environment.

Clients were able to participate in some social activities including a walking club which encourages opportunities for conversation and counselling, a golf trip to Hollywell Bay and table tennis competitions at the St. Agnes site.

Operational improvements

In an attempt to reduce the risk of those clients with a history of substance misuse relapsing during their stay, drug and alcohol testing was introduced. This has helped to reduce the instances of opportunistic drug or alcohol misuse at the St Agnes site and set firmer levels of expectations for referral providers in providing suitable applicants.

In August 2021 a new member of the housing support team was employed to cover evenings which overlapped with the day staff to provide an enhanced supported environment for clients. Security guards continue to cover the St Agnes site from midnight to ensure buildings and client safety are maintained.

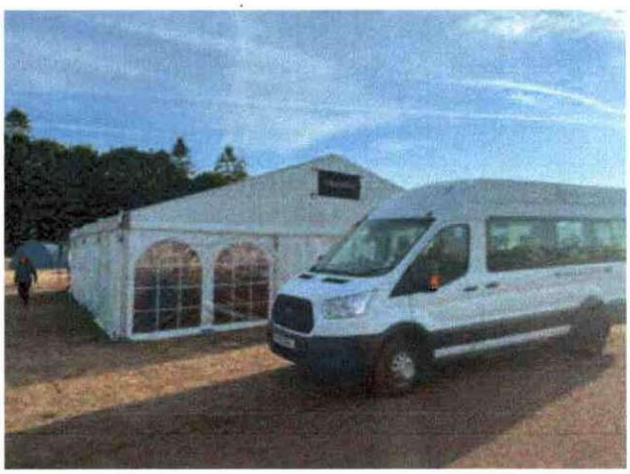
A significant improvement to client support planning was a move away from a paper-based system to an online CRM. The system (Inform) is a Salesforce system provided by Homeless Link and used with many larger providers to allow staff to more accurately capture meetings, interactions, housing issues and numerous other data. This has allowed support workers to more easily access information and capture outcomes and statistics for future reporting, in addition to improving the clients' level of service. It is intended that our partner providers who provide longer-term accommodation in the community will also use the same system for their clients in the future.

in-form
by Homeless Link

Project maintenance

During the year various improvements were made including updated signage to the project, a replacement boiler to one of the accommodation buildings, and improvements to office privacy, in addition to the accelerated wear and tear and redecoration expected in a supported housing environment.

Phase 4 building solar array was offline for around two months due to a faulty inverter which was subsequently replaced. This unfortunately reduced the income and savings generated for this building during late spring.



Minibus used for youth trip with Grace Church

Tom's Story

Due to abuse suffered in my teen years and the unfortunate break down of my family unit, I started to suffer with severe depression and anxiety. To cope I started self-medicating with drugs. It was the only way I could block out the pain and bad memories of my formative years. Over time my using started to increase to the point where I had no control and succumbed to addiction for 15 years. I was high functioning and worked through most of this time, but eventually my addiction started to take everything from me: My physical health, the remnants of my mental health, my money, my home and my friends.

After experiencing homelessness, violence and several suicide attempts, I found my self in residential rehab in Cornwall. After completing treatment, I would have been homeless again if it were not for Glen Carne.

On arrival to Glen Carne The first thing that struck me was the stunning location on the north coast of Cornwall and the beautiful grounds. The staff were friendly and welcoming and immediately set about making plans to get me much needed medical and dental care for long standing issues. Furthermore, they supported my application for ESA and my disabled student allowance when applying for university.

Glen Carne provided a safe environment for me to continue my recovery from drugs and alcohol. I was able to volunteer to do work in the gardens, which gave me a sense of purpose and improved my self-esteem. The onsite gym enabled me to radically improve my physical fitness, as did long walks exploring the glorious coastline. My key worker also enrolled me in several courses, including sailing, Tai Chi and Qi Gong. These were great fun, increased my confidence and helped me to bond with the other residents.

Also during my time at Glen Carne I was able to complete an Access course. This enabled me to go to university to study psychology, where I have just completed my degree with first class honours. I have now been accepted onto a Master's course with a view to undertaking a PhD after.

I would like to say special thanks to the team at Glen Carne for providing me the support needed to set me on my journey. I cannot recommend Glen Carne highly enough to anyone who needs a safe space and support in rebuilding their life after homelessness, addiction or mental health issues.

This place changed my life!



Dave's story

Glen Carne works with numerous referral agencies as part of the journey of recovery for a client, whatever their support needs may be. In this account Dave describes his journey from Chy Colom residential rehabilitation (We Are With You) into Glen Carne.



Hi, my name is Dave and I am an alcoholic and an addict.

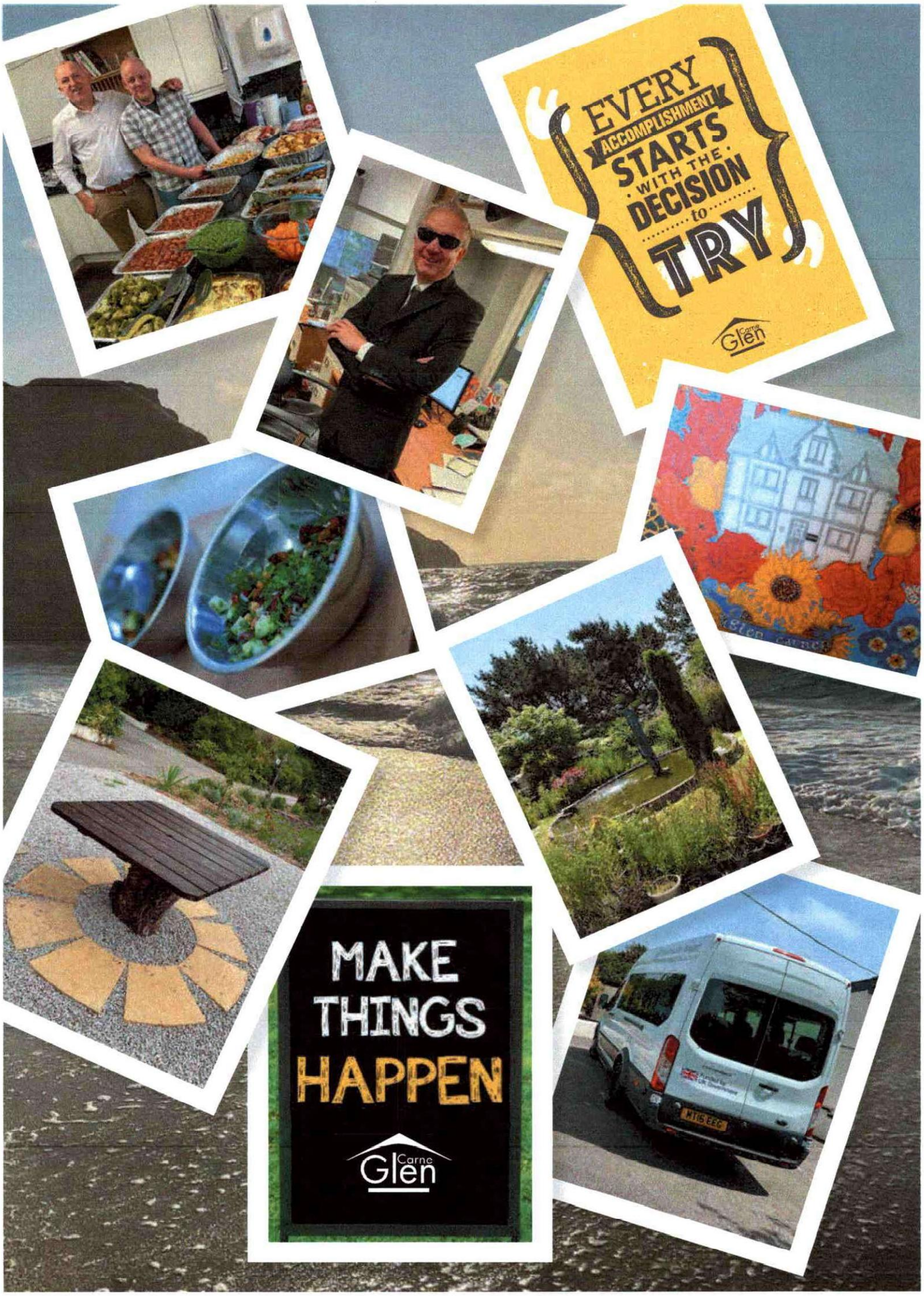
I am 52 years old and did not have the best start in life and I grew up in a very dysfunctional house. My mother was an alcoholic, which made her disown me at the age of eight which left me and my sister to fend for ourselves. That led to me to a path of crime and into addiction which resulted in me doing several prison terms. The addiction continued for many decades, and took me to some very dark places in my life. It made me lose my family and the people that I loved, but that was because I had no power over my addiction, so I had to move away to get the help that I needed.

I had moved in and out of Cornwall for about 12 years but couldn't get recovery at first, so it took many years in and out of different fellowships until I finally got funded for treatment. That is when my life changed as I had lost everything by then, even the will to live.

I went into treatments and gave it my all and the staff at Chy could see that I was broken, but knew that there was something in me. They worked with me to change me into the person that I was supposed to be.

I was in rehab at Chy for 6 months and done all that I had to do to get well. Then I moved to Glen Carne to learn how to live life which will give me the support to be independent again. It will also teach me new skills to face the outside world without fear and also help me give back what I have taken away. I can tell you the last time that I had a drink and used a substance and that was on the 17th February 2021 which I couldn't have recovered or maintained without the help and work that I have done in Chy and at Glen Carne.

So this is a thank you from a man that spent over 38 years in addiction and now can live the life that I was destined to live.


EVERY ACCOMPLISHMENT STARTS WITH THE DECISION to TRY
Carne Glen
MAKE THINGS HAPPEN
Carne Glen

Trustees' Financial Review

The charity's reserves and its policy are set out as follows:

	2021–22	2020–21
Unrestricted Funds:		
Designated Funds		
Solar Panels	£37,362	£40,752
Fixed Assets	£96,432	£15,606
General Funds	£262,634	£366,454
Restricted Funds	£0	£0
Total Funds	£396,428	£422,812
Annual Operating Expenditure (excluding outside providers)	£722,373	£708,797
Ratio of Free Reserves to Annual Operating Expenditure	**36%**	**52%**

In the Trustees' view, the reserves should provide the charity with adequate financial stability and the means for it to meet its charitable objectives for the foreseeable future, and associated measures as a result of the Covid-19 pandemic.

The Trustees propose to maintain the charity's free reserves at a level of six months (50%) operational expenditure which equates to £361,187. The charity had accumulated unrestricted funds of £396,428, of which £133,794 relates to fixed assets and capital work in progress leaving £262,634 000 in free reserves at 31 March 2022. This is less than the reserves policy by £98,553 as a result of capital expenditure in developing further accommodation (Phase 5) which will generate additional funds in future years once operational.

The provision of the free reserves allows the charity to continue to improve the accommodation and surrounding grounds over the coming year for the benefit of clients.

The Trustees review the amount of reserves that are required to ensure that they are adequate to fulfill the charity's continuing obligations on a continuing basis.

Total income was £1,336,343. Total expenditure was recorded at £1,376,370.

The majority of income received to the charity is provided by Housing Benefit and solar generation, with additional income provided by small grants. A charge of £14 per week is made to clients for heating and electricity contributions. The charity has avoided any increase in these charges, in part due to solar panels reducing its environmental and financial impact.

Risks and Uncertainties

The ongoing effect of Covid-19 and the withdrawal of European funding streams used for client training and provision have been felt during the past 12 months. Training has gradually restarted as conditions allow through smaller pots of alternative funding provided by local training providers. The difficulty in sourcing private move on accommodation during this period continued, not only through the restrictions of Covid-19, but also the changing landscapre of privately available accommodation in Cornwall.

The increase in cost of living is an increasingly significant challenge for all housing providers. One area of concern are large increases in utility costs (electricity and oil) together with necessary rising staffing costs.

Due to increasing costss over the last 12 months due to Covid-19 and the cost of living, the core weekly accommodation charge will need to increase in the next financial year. We expect core funding to continue into the foreseeable future.

Plans for the Future

Covid-19 also delayed plans to convert an existing building (previously a shop) into two bedroomed accommodation with self-contained facilities. It is planned this will be completed by the end of 2022. As we journey out of the Covid-19 pandemic more opportunites for employment are available for clients, and we are working with the local DWP to promote employment while remaining in supported accommodation to help transition into independent living.



The previous industrial unit located on the site is now being converted into two bedroom shared accommodation (Phase 5)

Statement of Trustees' Responsibilities

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

Company law requires Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing 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 2015 (FRS 102);
- make judgments 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;
- prepare the financial statements on an ongoing concern basis unless it is inappropriate to presume that the charitable company 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 charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

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

Approved by the Trustees on **27 October 2022**

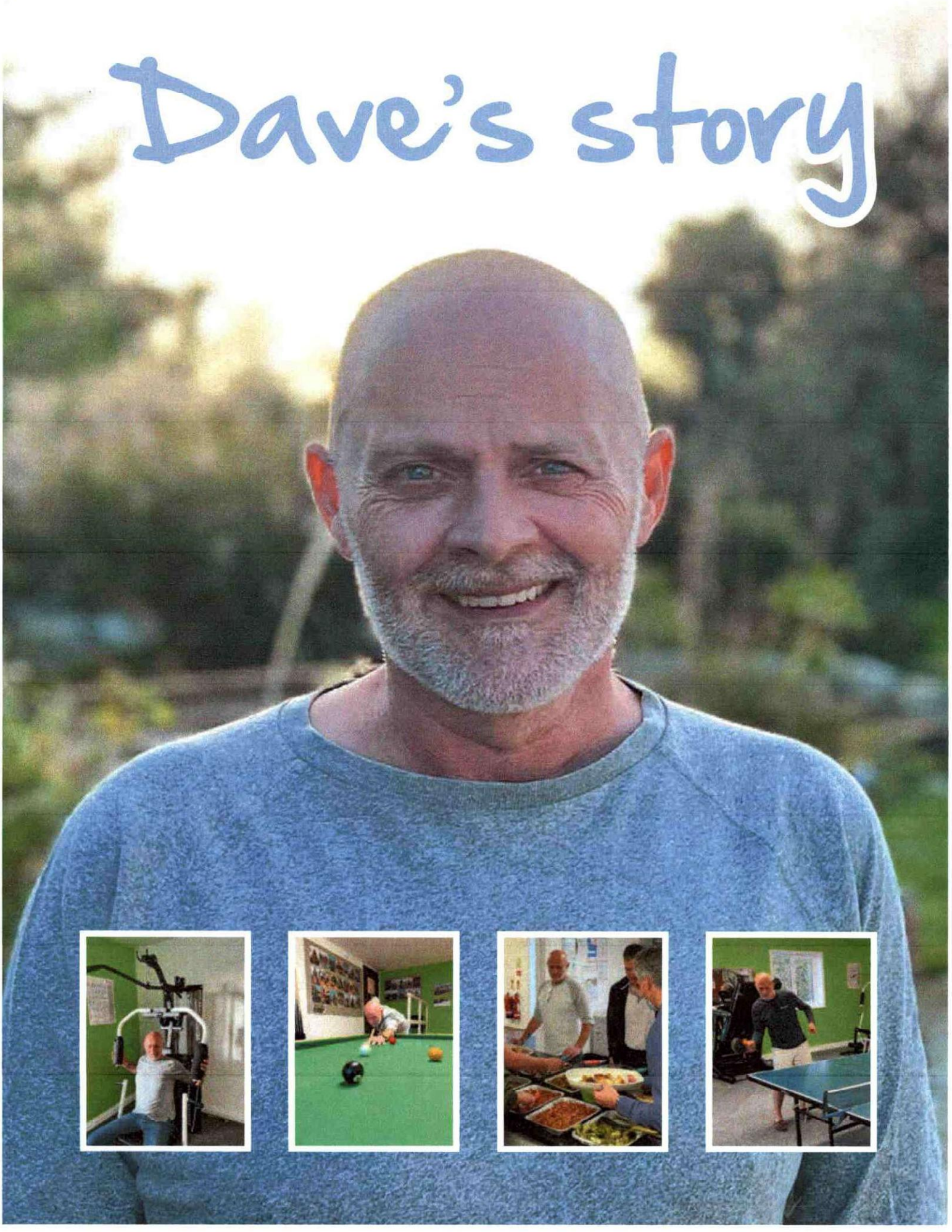
Signed on their behalf by



.....

Ruth Clarke
Trustee

Dave's story



I'd been clean for seventeen and a half years, and then Covid hit and my life collapsed like a stack of cards.

I started using again, but luckily I got myself into rehab within eleven months. But within that eleven months, I'd sold everything, my car, my van, the business. So I went into rehab, but I had no idea what I was going to do after it finished. I didn't want to go back to the Midlands, so I looked around Cornwall for places to stay. 99% of the ones that were offered to me were wet houses, which is what I didn't want. I didn't want to go back to an environment where I was surrounded by people drinking or using drugs. Luckily, I came to Glen Carne, which to be honest, has been a godsend for me. It's given me time to breathe, without the whole weight of the world on my shoulders. It's been great not having to worry about bills or getting back into work, to be honest, I really didn't feel ready for that. It's given me the space I needed to continue with my recovery, for that I'm very grateful.

The staff have been great and showing what benefits I'm entitled to, getting me involved with in-house courses and volunteering. I've also enrolled on courses outside of Glen Carne, which have improved my chance of getting work when I leave.

I'm now in a position where I'm fortunate enough to have good accommodation with 24-hour staff. It's also given me the opportunity to interact with people of all ages, that's something that I hadn't done for many years. I'd stepped back from society and being here has really improved my self-confidence and self-esteem. There are people here that are older than me and others that are younger, and it's been nice getting so many different perspectives.

Little things like the courses, barbecues, the pool and table tennis competitions have helped me come out of my shell. I volunteer my time with the breakfast club every Wednesday morning and It's feels really good that I'm making a positive contribution to the project.

I'm rebuilding my life again and the staff have steered me the right direction and supported me in the things that I want to do. Instead of being on my own and worrying about stuff, I have people talk it through with and not just my key-worker, but that's also with the other clients. I've built up friendships here that I'll continue when I leave Glen Carne.

It's given me breathing space, support and somewhere that's safe and secure. Having time to look at what I want to do instead of rushing into something that's not right and is going to make me unhappy. That would make me go downhill.

I'm hoping to get back into full-time employment and find a place of my own to live. The staff have registered me with the Homechoice register and helped me to get a banding uplift, which makes it much more likely that I'll be able to access social housing which is affordable.

Glen Carne is set in 3 acres of beautiful gardens, away from the city and towns and that's been really important in my recovery, and not having temptations on my doorstep. We're surrounded by fantastic coastal walks, I like being active and I hike a lot, which is great for my mental health. So I know, even if I have a bad day, I can get out and then come back to a safe environment, that's been really important for me. I'm seeing something that I like, I'm seeing something that picks me up and motivates me to do something positive. I'm only able to do that, because I know I've got the support of the staff behind me.

I've had some long-term physical health issues which I'm getting treatment for. If I'd been on my own in a horrible bedsit somwhere, I don't know if I would have done anything about it, the staff here have helped me access specialist support. Being at Glen Carne and their holistic approach has made me think that I need to look after myself to be able to have a future.

I feel happy now and at peace with everything that's going on. I'm able to see a future, something over the horizon, where I couldn't see that when I first came out of rehab 18 months ago. Back then I didn't have much hope, and now that's completely changed.

Thank you to everyone at Glen Carne for their help and support.

Independent Auditor's Report to the Members of Glen Carne Limited

Opinion

We have audited the financial statements of Glen Carne Limited (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Summary Income and Expenditure account, the Balance Sheet the Statement of Cash Flows and the related notes. 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charity's ability to continue as a going concern for a period of at least 12 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the *Companies Act* 2006

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

- the information given in the Trustees' 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 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 charitable 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 where the *Companies Act* 2006 requires us to report to you if, in our opinion:

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

Responsibilities of the trustees

As explained more fully in the Trustees' Responsibilities Statement set out on page 6 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the 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.

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

Use of our report

This report is made solely to the Charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of the Act. Our audit work has been undertaken so that we might state to the Charity trustees 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 Charity trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Shane Cann

S S Cann ACA FCCA CTA
Senior Statutory Auditor for and on behalf of
Bush & Co Limited Chartered Accountants

2 Barnfield Crescent, Exeter, Devon, EX1 1QT

Date: 13 December 2022

Glen Carne
STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31 March 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:					
Donations and legacies	4	12	760	772	270
Charitable activities	5	1,322,893	-	1,322,893	1,333,044
Investments	6	6,197	-	6,197	8,116
Other	7	6,481	-	6,481	7,174
Total		1,335,583	760	1,336,343	1,348,604
Expenditure on:					
Charitable activities	8	1,347,289	760	1,348,049	1,376,370
Other	9	(18)	-	(18)	-
Total		1,347,271	760	1,348,031	1,376,370
Net losses on investments		(14,696)	-	(14,696)	(3,546)
Net expenditure	10	(26,384)	-	(26,384)	(31,312)
Net expenditure before other gains/(losses)		(26,384)	-	(26,384)	(31,312)
Other gains and losses:					
Net movement in funds		(26,384)	-	(26,384)	(31,312)
Reconciliation of funds:					
Total funds brought forward		422,812	-	422,812	454,124
Total funds carried forward		396,428	-	396,428	422,812

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

Glen Carne
BALANCE SHEET

at 31 March 2022

Company No. 07529092	**Notes**	**2022**	**2021**
		£	**£**
Fixed assets			
Tangible assets	12	54,234	56,358
Investments	13	174,939	245,635
		229,173	301,993
Current assets			
Capital work in progress	14	79,560	-
Debtors	15	46,013	69,507
Cash at bank and in hand		88,391	104,707
		213,964	174,214
Creditors: Amount falling due within one year	16	(46,709)	(53,395)
Net current assets		167,255	120,819
Total assets less current liabilities		396,428	422,812
Net assets excluding pension asset or liability		396,428	422,812
Total net assets		396,428	422,812
The funds of the charity			
Restricted funds	17		
Unrestricted funds	17		
General funds		262,634	366,454
Designated funds		133,794	56,358
		396,428	422,812
Total funds		396,428	422,812

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the board on 27 October 2022

And signed on its behalf by:

Ruth Clarke

Trustee
27 October 2022

Glen Carne
STATEMENT OF CASH FLOWS

for the year ended 31 March 2022

	2022 £	2021 £
Cash flows from operating activities		
Net expenditure per Statement of Financial Activities	(26,384)	(31,312)
Adjustments for:		
Depreciation of property, plant and equipment	8,389	9,709
Profit on disposal of tangible fixed assets	(18)	-
Dividends, interest and rents from investments	(12,678)	(15,290)
Increase in capital work in progress	(79,560)	-
Decrease/(Increase) in trade and other receivables	23,494	(32,460)
(Decrease)/Increase in trade and other payables	(6,686)	14,795
Net cash used in operating activities	(93,443)	(54,558)
Cash flows from investing activities		
Proceeds from sales of property, plant and equipment	912	-
Purchases of property, plant and equipment	(7,159)	-
Proceeds from sale of investments	56,000	-
Dividends, interest and rents from investments	12,678	15,290
Revaluations of investments	14,696	3,546
Net cash from investing activites	77,127	18,836
Net cash from financing activities	-	-
Net decrease in cash and cash equivalents	(16,316)	(35,722)
Cash and cash equivalents at the beginning of the year	104,707	140,429
Cash and cash equivalents at the end of the year	88,391	104,707
Components of cash and cash equivalents		
Cash and bank balances	88,391	104,707
	88,391	104,707

for the year ended 31 March 2022

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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 charity constitutes a public benefit entity as defined by FRS102.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Glen Carne
NOTES TO THE ACCOUNTS

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

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

Tangible fixed assets and depreciation

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

Leasehold property	5% Straight line
Computer Equipment	25% Straight line
Vehicles	25% Reducing balance
Household Capital Items	10% Straight line

Trade and other debtors

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

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

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

Leased assets

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.
Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.
Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation. Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.
Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term.
In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

Pension costs

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payments obligations. The contributions are recognised as expenses when they fall due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

2 **Company status**

The company is a private company limited by guarantee and consequently does not have share capital.

3 **Statement of Financial Activities - prior year**

	Unrestricted funds 2021	Restricted funds 2021	Total funds 2021
	£	£	£
Income and endowments from:			
Donations and legacies	-	270	270
Charitable activities	1,333,044	-	1,333,044
Investments	8,116	-	8,116
Other	7,174	-	7,174
Total	1,348,334	270	1,348,604
Expenditure on:			
Charitable activities	1,374,612	1,758	1,376,370
Total	1,374,612	1,758	1,376,370
Net gains on investments	(3,546)	-	(3,546)
Net income	(29,824)	(1,488)	(31,312)
Transfers between funds	-	-	
Net income before other gains/(losses)	(29,824)	(1,488)	(31,312)
Other gains and losses:			
Net movement in funds	(29,824)	(1,488)	(31,312)
Reconciliation of funds:			
Total funds brought forward	452,636	1,488	454,124
Total funds carried forward	422,812	-	422,812

4 Income from donations and legacies

	Unrestricted	Restricted	Total 2022	Total 2021
	£	£	£	£
Donations & Legacies	12	760	772	270
	12	760	772	270

5 Income from charitable activities

	Unrestricted	Total 2022	Total 2021
	£	£	£
Primary Purpose Trading			
Housing (Glen Carne)	626,875	626,875	595,410
Housing (Outside)	696,018	696,018	737,634
	1,322,893	1,322,893	1,333,044

6 Income from investments

	Unrestricted	Total 2022	Total 2021
	£	£	£
CCLA COIF Charities Fund	6,197	6,197	8,116
	6,197	6,197	8,116

7 Other income

	Unrestricted	Total 2022	Total 2021
	£	£	£
Solar Panels	6,410	6,410	7,174
Other income	71	71	-
	6,481	6,481	7,174

8 Expenditure on charitable activities

	Unrestricted	Restricted	Total 2022	Total 2021
	£	£	£	£
Direct expenditure on charitable activities				
Rent	197,215	-	197,215	197,215
Lease payments	35,962	-	35,962	39,686
Support payments	583,064	-	583,064	620,994
Household maintenance	74,889	-	74,889	71,395
Council tax	4,947	-	4,947	5,065
Fire Safety	2,264	-	2,264	5,444
Professional fees	18,219	-	18,219	4,292
Client provision inc garden project	3,703	760	4,463	5,523
Security	84,456	-	84,456	73,721
	1,004,719	760	1,005,479	1,023,335
Support Costs				
Wages	213,681	-	213,681	211,045
Staff NIC (Employers)	17,260	-	17,260	16,690
Pensions	5,032	-	5,032	4,556
Staff training	353	-	353	1,736
Staff welfare	394	-	394	1,390
Travel and subsistence	2,120	-	2,120	963
Contractors	8,200	-	8,200	28,714
Light, heat and power	29,425	-	29,425	23,591
Insurance	8,513	-	8,513	6,768
Motor vehicles	9,124	-	9,124	8,889
IT expenses	3,109	-	3,109	3,740
Licences	229	-	229	-
Printing, postage and stationary	7,373	-	7,373	6,928
sundry expenses	9,288	-	9,288	12,005
Cleaning	6,813	-	6,813	4,872
Marketing and promotion	2,789	-	2,789	155
Legal and professional fees	-	-	-	1,393
Specific Bad Debts written off	-	-	-	1,203
Bank charges	463	-	463	286
Depreciation	8,389	-	8,389	9,709
	332,555	-	332,555	344,633

Governance costs				
Accountancy	3,535	-	3,535	1,930
Audit fees	6,480	-	6,480	6,472
	10,015	-	10,015	8,402
	1,347,289	760	1,348,049	1,376,370

9 Other expenditure

	Unrestricted	Total 2022	Total 2021
	£	£	£
Amortisation, depreciation, impairment, (profit)/loss on disposal of fixed assets	(18)	(18)	-
	(18)	(18)	-

10 Net expenditure before transfers

	2022	2021
This is stated after charging:	£	£
Depreciation of owned fixed assets	8,389	9,709
Auditors' remuneration	6,480	6,472

11 Staff costs

Salaries and wages	213,681	211,045
Social security costs	17,260	16,690
Pension costs	5,032	4,556
	235,973	232,291

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

Total employee benefits received by key management personnel	104,117	101,425

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

	2022 Number	2021 Number
Charitable Activities	7	7
	7	7

12 Tangible fixed assets

	Land and buildings	Computer Equipment	Vehicles	Household Capital Items	Total
	£	£	£	£	£
Cost or revaluation					
At 1 April 2021	67,788	8,027	44,000	61,595	181,410
Additions	-	1,609	-	5,550	7,159
Disposals	-	-	(4,650)	-	(4,650)
At 31 March 2022	67,788	9,636	39,350	67,145	183,919
Depreciation and impairment					
At 1 April 2021	27,036	7,357	30,809	59,850	125,052
Depreciation charge for the year	3,389	336	3,074	1,590	8,389
Disposals	-	-	(3,756)	-	(3,756)
At 31 March 2022	30,425	7,693	30,127	61,440	129,685
Net book values					
At 31 March 2022	37,363	1,943	9,223	5,705	54,234
At 31 March 2021	40,752	670	13,191	1,745	56,358

13 Investments

	Other investments - Listed	Total
	£	£
Cost or revaluation		
At 1 April 2021	245,635	245,635
Revaluation	(14,696)	(14,696)
Disposals	(56,000)	(56,000)
At 31 March 2022	174,939	174,939
Net book values		
At 31 March 2022	174,939	174,939
At 31 March 2021	245,635	245,635

Other investments

CCLA COIF charities fund opening balance 182,791.05 units, disposal of 43,030.58 units leaving a remaining 139,760.80 units.

	2022	2021
	£	£
Market value of listed investments	174,939	245,635

14 Capital work in progress

	2022	2021
	£	£
Work in progress	79,560	-
	79,560	-

15 **Debtors**

	2022	2021
	£	£
Other debtors	-	408
Prepayments and accrued income	46,013	69,099
	46,013	69,507

16 **Creditors:**
amounts falling due within one year

	2022	2021
	£	£
Trade creditors	15,671	13,995
Other taxes and social security	5,165	5,066
Other creditors	1,083	1,719
Accruals and deferred income	24,790	32,615
	46,709	53,395

17 Movement in funds

	At 1 April 2021	Incoming resources (including other gains/losses)	Resources expended	Gross transfers	At 31 March 2022
		£	£	£	£
Restricted funds:					
Restricted income funds:					
Acts	-	760	(760)	-	-
Total	-	760	(760)	-	-
Unrestricted funds:					
General funds	366,454	1,335,583	(1,338,900)	(100,503)	262,634
Designated funds:					
Tangible fixed assets	56,358	-	(8,371)	85,807	133,794
Total	56,358	-	(8,371)	85,807	133,794
Revaluation Reserves:					
Revaluation fund	-	(14,696)	-	14,696	-
Total revaluation reserves	-	(14,696)	-	14,696	-
Total funds	422,812	1,321,647	(1,348,031)	-	396,428

18 Analysis of net assets between funds

	Unrestricted funds	Total
	£	£
Fixed assets	54,234	54,234
Investments	174,939	174,939
Net current assets	167,255	167,255
	396,428	396,428

19 **Related party disclosures**

Name of related party	Robert Crozier
Description of relationship between the parties	Father of Support Manager Andrew Crozier and father-in-law to Chief Executive Officer Matthew Gavan
Description of transaction and general amounts involved	Rents the St Agnes property to the charity at an annual rent of £197,215 (2021: £197,215)

Controlling party

The company is limited by guarantee and has no share capital; thus no single party controls the company.

Notes:



Glen Carne

Support Office: 01872 554141 / 552061
Operations Office: 01872 554022
info@glencarne.org.uk
Barkla Shop, St. Agnes, Cornwall TR5 0XN

www.glencarne.org.uk

Registered charity number: 1140893
Company registered by guarantee. Company number: 7529092

This annual report was designed and produced by Glen Carne

Thank you to our clients for permission to use case studies, quotes and selected images

GLEN CARNE

England & Wales - Charity number 1140893

Accounts



Trustees' Report and Financial Statements

Year ended 31st March 2021

Registered charity number: 1140893 • Company number: 07529092







Carne Glen

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I just wanted to say a big thank you for looking after my little bro and getting him back on his feet!

Client family member







Charity Information

Registered Office

Glen Carne
Barkla Shop
St. Agnes
Cornwall
TR5 0XN

Banking

HSBC
81 Fore Street
Redruth
Cornwall
TR15 2BW

CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Independent Auditor

Bush & Co Limited
2 Barnfield Crescent
Exeter
Devon
EX1 1QT

Solicitor

Stephens Scown
Osprey House
Malpas Road
Truro
Cornwall
TR1 1UT

Key Management Personnel

Key Management Personnel include all trustees, the CEO and senior management.

Trustees

- Paula Dunkley (Chair)
- Ruth Clarke
- Les Donnithorne
- Cllr Pete Mitchell

Senior Management

- Matthew Gavan (Chief Executive Officer)
- Andrew Crozier (Support Manager)

Patron

Sarah Newton

Dave's story



I never imagined I would have been in the situation I was, when a dear friend rang Glen Carne for me. To have nothing left, to be actually homeless.

Without Glen Carne, without all of the support they have given me, I really don't know where I would have been in life right now. I am so grateful, to have a roof over my head, a bed to sleep in, a hot shower, and a kitchen to make food in. It's those small things in life we take for granted that really are important. I would like to say "thank you" from the bottom of my heart to everybody that has a role in Glen Carne from its small humble beginnings to where it is now and what it does for everybody who resides here.

My stay at Glen Carne allowed me to get off the merry-go-round and take the time I needed to find myself, to take better care of myself in my thoughts and my body, and to be grateful for what I have and who I am.

Trustees' Report

Structure Governance and Management

This report serves the purposes of both a Trustees' Report and a Directors' Report as required by company law. Glen Carne is a company limited by guarantee, (company number: 7529092) governed by its Memorandum and Articles incorporated on 14th February 2011. Glen Carne is registered with the Charity Commission (charity number: 1140893).

Method of Appointment of Trustees

As set out in the Articles of Association the Board of Trustees (who are Directors for the purpose of company law) consists of no less than three members.

At every Annual General Meeting of the Company, one third of the Trustees must retire from office. The Trustees to retire are those who have been longest in office since their last election or re-election. A retiring member is eligible for re-election.

Trustee Induction and Training

All new Trustees are provided with a copy of CC3 "The Essential Trustee" guide from the Charity Commission, a Trustee Handbook which details essential information and a copy of Glen Carne's Articles of Association and latest accounts. From time to time training will be provided to update members on the roles, responsibilities and legal requirements of being a Trustee.

New and existing Trustees are invited and encouraged to attend away days, and training sessions which are held for the staff team that are relevant to the Trustees' developmental needs and understanding of the service and clients.

Structure and Decision Making

Glen Carne is managed by an elected Board of Trustees.

The Board makes decisions about policy ratification, revises the business plan and strategic direction of the organisation, as well as deciding the budget and monitoring income and expenditure. The Board also reviews the charity's delivery against its aims and objectives and supports the management with recruitment, promotion and retention of staff and volunteers. Board members may also form sub-groups relating to policy and procedural development as and when required.

The day to day running of the charity has been delegated to the senior management team.

Matters relating to arrangements for setting pay and remuneration of the charity's key management personnel are guided by NCVO benchmarks, third sector guidelines or independent consultation.

The charity operates a commercial lease with the founder and previous trustee Robert Crozier (since retired) to lease the property and associated land at the St. Agnes site. An independent lease valuation was conducted in October 2016 (see note on p.36).

Objectives, Activities and Public Benefit

The charitable objectives of Glen Carne are to relieve need, hardship and distress of disadvantaged people in Cornwall, in particular but not exclusively by providing or assisting in the provision of accommodation, support, training and any other assistance as the directors may decide from time to time.

The Trustees are satisfied that the charity's objects meet the public benefit of accommodation and training.

The Trustees confirm that they have taken into account the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.



Achievements and Performance

Capacity and Facilities

Glen Carne houses 33 residents at the St. Agnes site, catering for clients with complex needs and may have previously been homeless or sofa-surfing. Referrals are received from voluntary and statutory agencies including Cornwall Council, homeless charities, probation, drug and alcohol services, mental health teams and domestic abuse services. A further 32 spaces are available with our partner providers at Homeleigh and Greenhaven who provide longer-term supported accommodation to clients with severe and enduring mental health issues and learning disabilities, around the Camborne, Redruth, Penzance and Wadebridge areas.

Clients must be free from alcohol or drug use for approximately six months prior to starting our service, and Glen Carne may be used as a move on from other support providers as part of a staged support plan.

Our St. Agnes site offers three acres of land for voluntary work and optional Horticultural training. The large gardens and rural locality are helpful in restoring wellbeing to clients who may be suffering from complex needs. A gymnasium is also available for clients to exercise and improve both their physical and mental health.

Applications and Support

Potential clients are invited to an interview to discuss how Glen Carne can help and establish their suitability for the service. Once accepted, new clients work with the support team on a Needs Assessment which enables staff to establish what support is required and how this can be provided. Often this includes working with specialist services for mental health support, addictions, debt issues etc. Our staff work with the client to achieve their own personal goals through a Support Plan.

For a new client entering the service, initial steps include registration with the local GP and support services, registration on the housing register together with provision of emergency food parcels and toiletries, if required.



Thereafter more targeted support can be provided to focus on the client's own individual support needs including advocacy for those who qualify for social housing, signposting to specific services such as debt advice where appropriate and establishing the correct benefits are in place. The Support Plan is adapted as progress or change occurs, allowing the client to work constructively with Glen Carne and supporting services to enable their progression into independent living. The Support Plan includes health and wellbeing needs, financial and benefit issues, volunteering and training opportunities, personal safety and plans for the future.

Floating support and drop in sessions are also available for clients who have recently moved into independent accommodation, including landlord advocacy and benefit support to ensure the new tenancy has every chance of success.

Performance

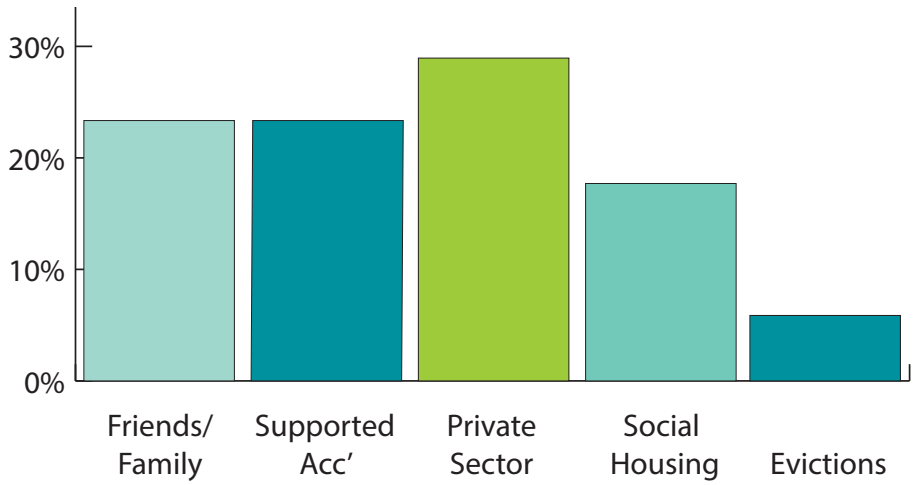
During 2020/21 Glen Carne received 79 referrals to the main St. Agnes service, a 10% increase on the previous year.

However, as anticipated in last years' report the total number of clients moving to independent accommodation this year decreased as a direct result of the Covid-19 pandemic and subsequent lockdown measures which effectively closed up many opportunities for moving to alternative accommodation. Therefore, a total of 14 clients moved on from the St. Agnes service (a 20% reduction on the previous year). Due to the changing landscape of available move on accommodation, this translated into the following areas:

- Social Housing 43% (increase from 18% in the previous year)
- Accommodation with Support: 29% (increase from 23.5% in the previous year)
- Private sector: 14% (down from 29% in the previous year)
- Friends/Family: 14% (down from 23.5% in the previous year)
- Evictions: 0% (down from 6% in the previous year)

These figures show a significant increase in eligible clients securing Social Housing, and the reduction in locally available private sector accommodation.

Glen Carne has worked with many local community groups over the years to provide a meeting space, voluntary work opportunities and minibus transport. These areas of community work were postponed in many cases due to Covid-19, including our Timecredits incentive scheme for volunteers. Our intention is to restart these initiatives as soon as conditions allow.



Percentage of clients moving on to further accommodation

Similarly, many client training courses were postponed due to Covid-19 measures. During the year we were able to run a handful of socially distanced sessions, including the Tenancy Accreditation course, rights and responsibilities, dealing with debt, IT and basic cookery. Other socially distanced events such as the walking club and client shopping trips continued in limited numbers.

Covid-19

The impact of Covid-19 cannot be overstated during 2020/21 and continues to bring challenges into the new year.

At the start of lockdown, we experienced many challenges with clients adjusting to the new restrictions. The external courses that usually help occupy and empower clients were also cancelled by our training providers, causing a noticeable gap in training and social activities.

The site was restricted to essential visitors only, and many supporting agencies were severely restricted in what they could provide to our clients caused by the lockdown.

Staff were vaccinated and tested regularly for Covid-19. PPE measures were implemented and a four-day working week was established with optional home-working to reduce the numbers of staff in the office. Extra temporary staff were brought in to cover existing staff who were clinically vulnerable or ill, which continued for the majority of the year. Additional PPE was purchased including office screens to reduce the risk of infection.

Staff and trustee meetings both moved online to reduce grouping people together. Staff also made use of texting technology to keep in contact with clients to give updates, links and advice as necessary.

A daily housing cleaning service was implemented to include cleaning all door handles, light switches, kitchens and other high contact surfaces daily to reduce the risk of infection for clients and staff. A kitchen rota was established to reduce footfall in the kitchen and other communal areas, and the breakfast club was also suspended. Communal facilities such as computers were temporarily removed from use and the gym was also closed in line with government instructions.

Staff supported clients with special shopping trips and also worked with the Foodbank to gain supplies for emergencies and those who were ill and could not shop for themselves. The minibus was used solely for shopping trips and not by outside groups during these restrictions.

At the time of writing, restrictions have eased and the "new normal" is in place with signs of training courses and other opportunities returning, albeit at a reduced capacity, and the gym and other facilities starting to return. To date, we have been fortunate in very few confirmed Covid-19 cases on-site.

Matt Gavan, CEO



Gym closure during lockdown



Let me introduce myself, my name is Graham

My journey to Glen Carne started twelve years ago really, when divorce and limited access to my children led to mental health issues. I then moved from the North East to Wiltshire.

With help from an aunt I rebuilt my life and returned to self employment as a gardener, and after eight years formed another relationship.

In late 2019 I became homeless when that relationship ended. With no family support available and living in my work vehicle, my mental health issues and ghosts starting returning and I found myself in Cornwall.

Why Cornwall people ask? Well I have a long affinity with the area and I was still fleeing mental health issues from the past, I have had friends and contacts here for over thirty years, some who are helping me more now and have become a real support.

After six months living in Cornwall in my work vehicle, I was receiving mental health support from Pentreath – a local charity that helped me a lot – and then introduced me to Glen Carne. I have also received lots of support from Perennial, a national gardeners charity.

Initially I was uneasy about moving in to what was a totally new environment and unsure if Glen Carne could help me, but on meeting staff and listening to their assurances I moved in.

So twelve months later, I find their assurances that Glen Carne was a safe, quiet and supportive place to be just that.

After completing various courses and help with benefits and plans for future housing options being explored, and working in their gardens to keep my Horticulture skills sharp, this has now enabled me to take steps such as completing a website to help me return to self employment as a gardener.

I would like to thank Glen Carne and all who have helped me on my journey to better health and restored my faith in people and society again.

Steve writes...

I have been a support worker at Glen Carne for five years





I have visited many housing projects over the past 18 years and Glen Carne feels more like a supportive community.

Residents share general house duties and their issues with staff – and between themselves if they feel this is appropriate. Peer support can be a useful tool used in the right way.

Glen Carne is a temporary supported housing project where the residents stay averages around 12 months.

I feel that the project has evolved over this period helping adult males to:

- Achieve their potential whatever may be.
- A safe space to rebuild their lives, relationships, regain confidence, life skills, education, employment, training and gain suitable accommodation.
- Continue to support residents through their journey from a new start to where they are ready to move on.

Our residents come from a diverse background and cultures, mainly from Cornwall but not exclusively.

All we ask is that they work with us and meet us halfway. This can include weekly contact meetings, attending GP's or other health appointments and general engagement with the service.

The staff come from various backgrounds and this, in turn, works as we all bring different skill sets to the project.

We work with numinous other agencies around the area, including:

- Drug and alcohol services
- Social housing
- Private landlords
- Department of Work and Pensions

Our aim is to take the client when they arrive and allocate a support worker which if possible match the needs of the client.

We then complete Needs and Risk Assessments which leads into their Support Plan. Once we have identified their needs, we will work with them over the coming months to try to achieve these identified goals.

Steve – Housing Support Worker

Time Credits

Volunteering

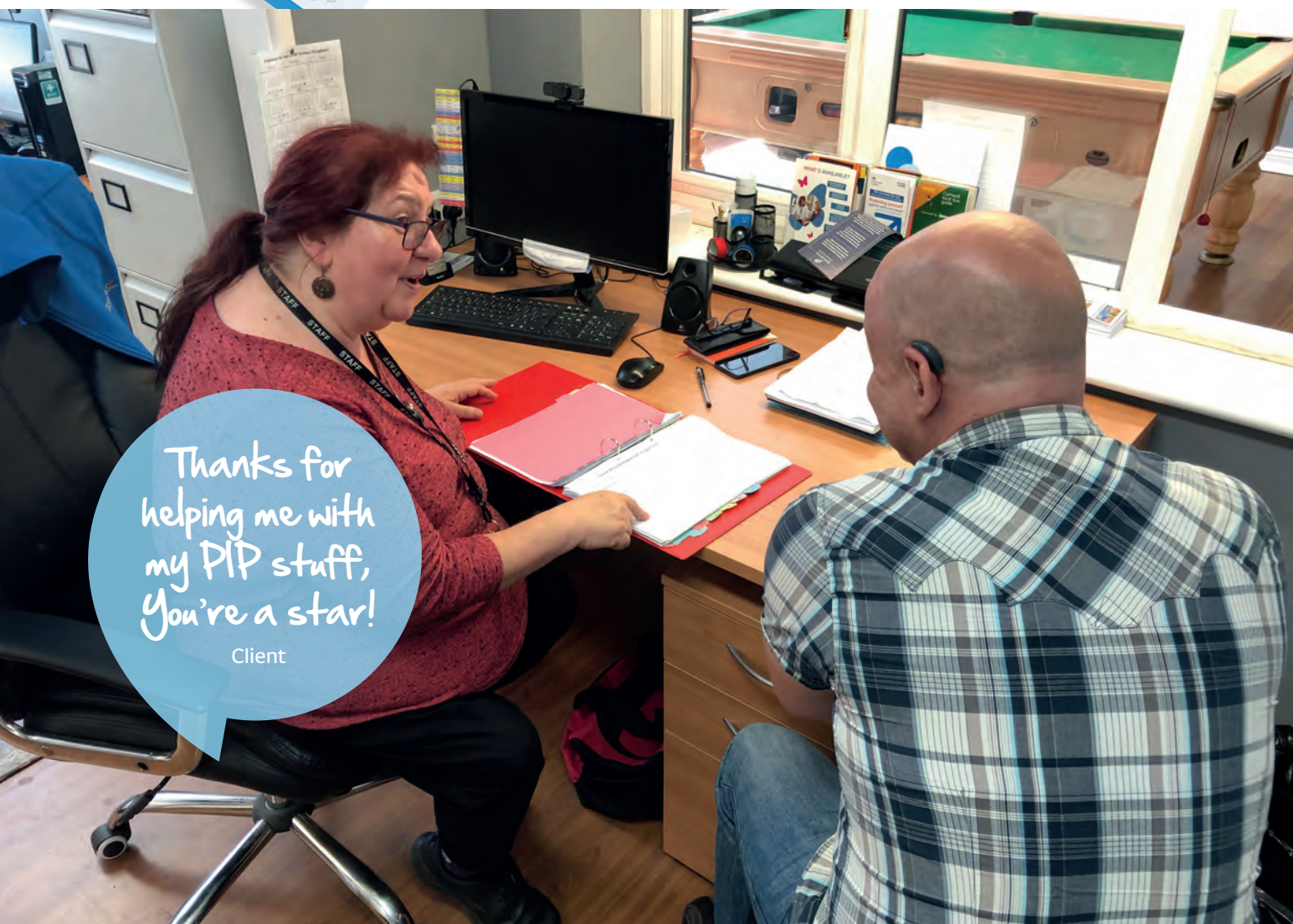
Due to the Covid-19 pandemic the majority of volunteering opportunities were reduced in order to comply with Government guidance.

Our Timecredits scheme is therefore temporarily closed and will restart as conditions allow.



Carne Glen

Tempo



Case Study

I came to Glen Carne with a few clothes and very low self-esteem

After being welcomed warmly by management and key workers alike my journey began. I battled depression but with staff support and getting me the right help I got through it. Training courses were made available which helped. I also had to have an operation and to be honest if it wasn't for being here I never would have had it. It was the best thing I had done. Unless you stay here and see what a good job they do you can't appreciate it. Through the pandemic they did their best to help us through it. Unfortunately I got Covid, but I was supported daily to see how I was. Again I'm very grateful.

It's now time for me to move on. I have a flat which I never would have got unless I was here. If you work with them they will make your journey a good one. I'm proof.

Many thanks to my support worker Steve Perrin for everything he has done and to all the staff and management. I'm over the moon at the end of my journey here and a new chapter begins.



Will's story

When I first came to Glen Carne I was very anxious and depressed

I didn't talk to people as I suffered from serious social anxiety. I also had addiction issues, the staff were awesome. They talk to me as a person instead of just another addict. I no longer have a drug addiction.

They helped with getting me to the doctors for medication, shopping trips so I didn't have to go alone, and also have someone to talk to without being judged.

About three months into my stay my father passed away and one staff member asked if I had a suit for the funeral. I said no, so he took me to a clothes store and help me get a suit. They also arranged a lift to and from the funeral.

I signed up for some of the courses that were being done on the premises which helped a lot with my anxiety. During my stay, they noticed I had really bad hearing and talked to me about getting my hearing checked. I agreed and we spoke to the hospital and now wear hearing aids which have helped a lot.

If it wasn't for Glen Carne I would still be homeless or worse, I cannot thank them enough for the chance they've given me to change my life for the better.



Alistair's story



During 2016 I was living in a spiritual community in the north of Scotland

I then left to spend the next two months living in a tent on a camp site near Inverness. I travelled back to Cornwall and was camped at St. Ives and then Penzance. I arrived at Glen Carne without money or access to the benefits system.

Glen Carne gave me a room, food, and arranged for me to see a doctor and got me registered with the benefit system. They also provided me with voluntary work in the gardens and arranged for me to receive mental health care plus access to psychiatrists for special therapy.

I have found Glen Carne to be a real lifesaver, I don't think I would still be in this world without their support.

In the future, I hope to be living in social housing in the Penzance area and to have some volunteering work in a local National Trust garden.


THANK
HYUNDAI

Trustees' Financial Review

The charity's reserves and its policy are set out as follows:

	2020–21	2019–20
Unrestricted Funds:		
Designated Funds		
Solar Panels	£40,752	£44,138
Fixed Assets	£15,606	£21,929
General Funds	£366,454	£386,569
Restricted Funds	£0	£1,488
Total Funds	£422,812	£454,124
Annual Operating Expenditure (excluding outside providers)	£708,797	£710,906
Ratio of Free Reserves to Annual Operating Expenditure	**60%**	**64%**

In the Trustees' view, the reserves should provide the charity with adequate financial stability and the means for it to meet its charitable objectives for the foreseeable future, and associated uncertainty in the current Covid-19 pandemic.

The Trustees propose to maintain the charity's free reserves at a level of six months (50%) operational expenditure which equates to £354,399. The charity had accumulated unrestricted funds of £422,812, of which £56,358 relates to fixed assets leaving £366,454 in free reserves at 31 March 2021. This is in excess of the reserves policy by £12,055.

The provision of the free reserves allows the charity to continue to improve the accommodation and surrounding grounds over the coming year for the benefit of clients. Permission has been granted to provide additional accommodation within a new building on the site to allow the charity to house more clients in need. The effects of the Covid-19 pandemic are yet to be fully realised, however the charity is in a secure position to navigate these ongoing challenges.

The Trustees review the amount of reserves that are required to ensure that they are adequate to fulfill the charity's continuing obligations on a continuing basis.

Total income was £1,348,604. Total expenditure was recorded at £1,376,370.

The majority of income received to the charity is provided by Housing Benefit, with occasional income provided by small grants. A charge of £14 per week is made to clients for heating and electricity contributions. The charity has avoided any increase in these charges, in part due to solar panels reducing its environmental and financial impact.

Risks and Uncertainties

The withdrawal from the European Union has impacted funding streams which are typically used for client training and provision. We are working with our training partners to source alternative funding streams and to continue the important work of training and preparing clients for moving on to independent accommodation and employment.

As previously explained the ongoing Covid-19 pandemic has had an understandable impact on the level of service delivery and has resulted in changes to staffing and office patterns to allow sufficient social distancing. The difficulty in sourcing private move on accommodation during this period has also impacted on the service and therefore reduced the ability to support clients moving on.

Although costs have increased over the last 12 months due to Covid-19, the income has remained consistent through this period. We expect core funding to continue into the foreseeable future.

Plans for the Future

The pandemic has also affected plans to convert an existing building into two bedroomed accommodation. The charity is in the process of converting an existing building on the main site into separate accommodation for two further clients with self-contained facilities. It is planned this will be completed during 2022.



Statement of Trustees' Responsibilities

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

Company law requires Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing 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 2015 (FRS 102);
- make judgments 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;
- prepare the financial statements on an ongoing concern basis unless it is inappropriate to presume that the charitable company 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 charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Trustees are aware:

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

Approved by the Trustees on 25th November 2021

Signed on their behalf by



Ruth Clarke
Trustee



Independent Auditor's Report to the Members of Glen Carne Limited

Opinion

We have audited the financial statements of Glen Carne Limited (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Summary Income and Expenditure account, the Balance Sheet the Statement of Cash Flows and the related notes. 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 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 charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charity's ability to continue as a going concern for a period of at least 12 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the *Companies Act* 2006

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

- the information given in the Trustees' Report, which includes the Directors' Report [and the Strategic 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 Strategic 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Directors' Report included within the Trustees' Report.

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

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

Responsibilities of the trustees

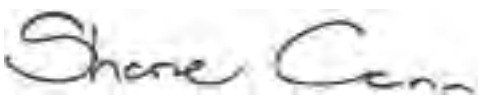
As explained more fully in the Trustees' Responsibilities Statement set out on page 21 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the 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.

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



Shane Cann

for and on behalf of Bush & Co Limited, Statutory Auditor
2 Barnfield Crescent, Exeter, Devon EX1 1QT
Date: 25th November 2021

Glen Carne
STATEMENT OF
FINANCIAL ACTIVITIES

for the year ended 31 March 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income and endowments from:					
Donations and legacies	4	-	270	270	935
Charitable activities	5	1,333,044	-	1,333,044	1,311,137
Investments	6	8,116	-	8,116	8,116
Other	7	7,174	-	7,174	6,859
Total		1,348,334	270	1,348,604	1,327,047
Expenditure on:					
Charitable activities	8	1,374,612	1,758	1,376,370	1,339,416
Total		1,374,612	1,758	1,376,370	1,339,416
Net (losses)/gains on investments		(3,546)	-	(3,546)	987
Net expenditure	9	(29,824)	(1,488)	(31,312)	(11,382)
Transfers between funds		-	-	-	-
Net expenditure before other gains/(losses)		(29,824)	(1,488)	(31,312)	(11,382)
Other gains and losses:					
Net movement in funds		(29,824)	(1,488)	(31,312)	(11,382)
Reconciliation of funds:					
Total funds brought forward		452,636	1,488	454,124	465,506
Total funds carried forward		422,812	-	422,812	454,124

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

Glen Carne
BALANCE SHEET

at 31 March 2021

Company No. 07529092	**Notes**	**2021**	**2020**
		£	**£**
Fixed assets			
Tangible assets	11	56,358	66,067
Investments	12	245,635	249,181
		301,993	315,248
Current assets			
Debtors	13	69,507	37,047
Cash at bank and in hand		104,707	140,429
		174,214	177,476
Creditors: Amount falling due within one year	14	(53,395)	(38,600)
Net current assets		120,819	138,876
Total assets less current liabilities		422,812	454,124
Net assets excluding pension asset or liability		422,812	454,124
Total net assets		422,812	454,124
The funds of the charity			
Restricted funds	15		
Restricted income funds		-	1,488
		-	1,488
Unrestricted funds	15		
General funds		366,454	386,569
Designated funds		56,358	66,067
		422,812	452,636
Total funds		422,812	454,124

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the board on 25 November 2021

And signed on its behalf by:

Ruth Clarke

Trustee

25 November 2021

Glen Carne
STATEMENT OF CASH FLOWS

for the year ended 31 March 2021

	2021 £	2020 £
Cash flows from operating activities		
Net expenditure per Statement of Financial Activities	(31,312)	(11,382)
Adjustments for:		
Depreciation of property, plant and equipment	9,709	11,174
Dividends, interest and rents from investments	(15,290)	(14,975)
Other gains/losses	-	-
Increase in trade and other receivables	(32,460)	(37,047)
Increase in trade and other payables	14,795	38,600
Net cash used in operating activities	(54,558)	(13,630)
Cash flows from investing activities		
Dividends, interest and rents from investments	15,290	14,975
Net cash from investing activities	15,290	13,632
Net cash from financing activities	-	-
Net (decrease)/increase in cash and cash equivalents	(39,268)	2
Cash and cash equivalents at the beginning of the year	140,429	-
Cash and cash equivalents at the end of the year	101,161	2
Components of cash and cash equivalents		
Cash and bank balances	104,707	140,429
	104,707	140,429

Glen Carne
NOTES TO THE ACCOUNTS

for the year ended 31 March 2021

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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 charity constitutes a public benefit entity as defined by FRS102.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Glen Carne
NOTES TO THE ACCOUNTS

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

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

Glen Carne
NOTES TO THE ACCOUNTS

Tangible fixed assets and depreciation

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

Leasehold property	5% Straight line
Computer Equipment	25% Straight line
Vehicles	25% Reducing balance
Household Capital Items	10% Straight line

Trade and other debtors

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

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

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

Leased assets

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.
Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.
Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation. Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.
Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term.
In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

Pension costs

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payments obligations. The contributions are recognised as expenses when they fall due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

2 **Company status**

The company is a private company limited by guarantee and consequently does not have share capital.

3 **Statement of Financial Activities - prior year**

	Unrestricted funds 2020	Restricted funds 2020	Total funds 2020
	£	£	£
Income and endowments from:			
Donations and legacies	220	715	935
Charitable activities	1,311,137	-	1,311,137
Investments	8,116	-	8,116
Other	6,859	-	6,859
Total	1,326,332	715	1,327,047
Expenditure on:			
Charitable activities	1,339,186	230	1,339,416
Total	1,339,186	230	1,339,416
Net gains on investments	987	-	987
Net income	(11,867)	485	(11,382)
Net income before other gains/(losses)	(11,867)	485	(11,382)
Other gains and losses:			
Net movement in funds	(11,867)	485	(11,382)
Reconciliation of funds:			
Total funds brought forward	464,503	1,003	465,506
Total funds carried forward	452,636	1,488	454,124

4 Income from donations and legacies

	Restricted	Total 2021	Total 2020
	£	£	£
Donations & Legacies	270	270	935
	270	270	935

5 Income from charitable activities

	Unrestricted	Total 2021	Total 2020
	£	£	£
Grant Income			
Primary Purpose			
Trading			
Housing (Glen Carne)	595,410	595,410	612,298
Housing (Outside)	737,634	737,634	698,839
	1,333,044	1,333,044	1,311,137

6 Income from investments

	Unrestricted	Total 2021	Total 2020
	£	£	£
CCLA COIF Charities Fund	8,116	8,116	8,116
	8,116	8,116	8,116

7 Other income

	Unrestricted	Total 2021	Total 2020
	£	£	£
Solar Panels	7,174	7,174	6,859
	7,174	7,174	6,859

8 Expenditure on charitable activities

	Unrestricted	Restricted	Total 2021	Total 2020
	£	£	£	£
Direct expenditure on charitable activities				
Rent	197,215	-	197,215	197,215
Lease payments	39,686	-	39,686	39,122
Support payments	620,994	-	620,994	582,917
Household maintenance	71,395	-	71,395	118,914
Council tax	5,065	-	5,065	6,167
Fire Safety	5,444	-	5,444	4,424
Professional fees	4,292	-	4,292	2,974
Client provision inc garden project	3,765	1,758	5,523	4,926
Security	73,721	-	73,721	50,888
	1,021,577	1,758	1,023,335	1,007,547
Support Costs				
Wages	211,045	-	211,045	199,862
Staff NIC (Employers)	16,690	-	16,690	16,880
Pensions	4,556	-	4,556	4,525
Staff training	1,736	-	1,736	2,409
Staff welfare	1,390	-	1,390	115
Travel and subsistence	963	-	963	279
Contractors	28,714	-	28,714	18,887
Light, heat and power	23,591	-	23,591	27,698
Insurance	6,768	-	6,768	6,633
Motor vehicles	8,889	-	8,889	-
IT expenses	3,740	-	3,740	8,861
Printing, postage and stationary	6,928	-	6,928	5,110
sundry expenses	12,005	-	12,005	5,385
Cleaning	4,872	-	4,872	2,759
Marketing and promotion	155	-	155	10,898
Consultancy fees	-	-	-	2,100
Legal and professional fees	1,393	-	1,393	-
Specific Bad Debts written off	1,203	-	1,203	-
Bank charges	286	-	286	-
Depreciation	9,709	-	9,709	11,174
	344,633	-	344,633	323,575

Governance costs				
Accountancy	1,930	-	1,930	2,294
Audit fees	6,472	-	6,472	6,000
	8,402	-	8,402	8,294
	1,374,612	1,758	1,376,370	1,339,416

9 Net expenditure before transfers

	2021	2020
This is stated after charging:	£	£
Depreciation of owned fixed assets	9,709	11,174
Auditors' remuneration	6,472	6,000

10 Staff costs

Salaries and wages	211,045	199,862
Social security costs	16,690	16,880
Pension costs	4,556	4,525
	232,291	221,267

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

Total employee benefits received by key management personnel	101,425	120,758

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

	2021	2020
	Number	Number
Charitable Activities	7	6
	7	6

11 Tangible fixed assets

	Solar Panels	Computer Equipment	Vehicles	Household Capital Items	Total
	£	£	£	£	£
Cost or revaluation					
At 1 April 2020	67,788	8,431	44,000	61,595	181,814
Disposals	-	(404)	-	-	(404)
At 31 March 2021	67,788	8,027	44,000	61,595	181,410
Depreciation and impairment					
At 1 April 2020	23,647	7,425	26,412	58,263	115,747
Depreciation charge for the year	3,389	336	4,397	1,587	9,709
Disposals	-	(404)	-	-	(404)
At 31 March 2021	27,036	7,357	30,809	59,850	125,052
Net book values					
At 31 March 2021	40,752	670	13,191	1,745	56,358
At 31 March 2020	44,141	1,006	17,588	3,332	66,067

12 Investments

	CCLA COIF Charities Fund	Total
	£	£
Cost or revaluation		
At 1 April 2020	249,181	249,181
Revaluation	(3,546)	(3,546)
At 31 March 2021	245,635	245,635
Net book values		
At 31 March 2021	245,635	245,635
At 31 March 2020	249,181	249,181

Analysis of investments:
CCLA COIF charities fund 182,791.05 units

	2021	2020
	£	£
Market value of listed investments	245,635	249,181

13 Debtors

	2021	2020
	£	£
Other debtors	408	760
Prepayments and accrued income	69,099	36,287
	69,507	37,047

14 **Creditors:**

amounts falling due within one year

	2021	2020
	£	£
Trade creditors	13,995	9,156
Other taxes and social security	5,066	4,621
Other creditors	1,719	2,587
Accruals and deferred income	32,615	22,236
	53,395	38,600

15 **Movement in funds**

	At 1 April 2020	Incoming resources (including other gains/losses)	Resources expended	Gross transfers	At 31 March 2021
	£	£	£	£	
Restricted funds:					
Restricted income funds:					
Acts	455	270	(725)	-	-
Garden Project	1,033	-	(1,033)	-	-
Total	1,488	270	(1,758)	-	-
Unrestricted funds:					
General funds	386,569	1,348,334	(1,364,903)	(3,546)	366,454
Designated funds:					
Tangible fixed assets	66,067	-	(9,709)	-	56,358
Total	66,067	-	(9,709)	-	56,358
Revaluation Reserves:					
Revaluation fund	-	(3,546)		3,546	0
Total revaluation reserves	-	(3,546)	-	3,546	0
Total funds	454,124	1,345,058	(1,376,370)	-	422,812

16 **Analysis of net assets between funds**

	Unrestricted funds	Total
	£	£
Fixed assets	56,358	56,358
Investments	245,635	245,635
Net current assets	120,819	120,819
	422,812	422,812

17 **Related party disclosures**

Name of related party	Robert Crozier
Description of relationship between the parties	Father of Support Manager Andrew Crozier and father-in-law to Chief Executive Officer Matthew Gavan
Description of transaction and general amounts involved	Rents the St Agnes property to the charity at an annual rent of £197,215 (2020: £197,215)

An independent commercial lease valuation was undertaken in October 2016. This review by Miller Commercial concluded the market rent would be £173,250. At the time rent was being charged £177,870pa, and has since gone up by RPI +2% each year with the exception of 2020/21 when the rent has remained the same.

The Charity Commission approved that the Charity could rent property from Mr Robert Crozier at the point of registering the charity.

Controlling party

The company is limited by guarantee and has no share capital; thus no single party controls the company.

Notes:



Glen Carne

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Operations Office: 01872 554022
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Registered charity number: 1140893
Company registered by guarantee. Company number: 7529092

This annual report was designed and produced by Glen Carne

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