



# Trustees' Report and Financial Statements

**Year ended 31<sup>st</sup> March 2021**

Registered charity number: 1140893 • Company number: 07529092  
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# Contents

Charity Information .....	4
Trustees' Report .....	6
Covid-19 .....	10
Steve writes .....	12
Case Studies.....	5, 11, 15–17
Statement of Trustees' Responsibilities.....	21
Trustees' Financial Review .....	19
Independent Auditor's Report to the Members.....	22
Statement of Financial Activities .....	24
Balance Sheet .....	25
Notes and Accounting Policies .....	27





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

A man with short brown hair, wearing a dark blue vest over a light-colored shirt with a green and white floral pattern, is smiling and looking down at a brown leather bag he is holding. The background is a blurred outdoor setting with green foliage.

**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).

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### *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.

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### *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.

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### *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.



Thank you  
... for all the  
support you  
have given me.  
Client

# 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.

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## 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.

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## 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 minibs 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.



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.

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## 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**







## 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 numerous 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.



Thanks for  
helping me with  
my PIP stuff,  
You're a star!

Client



# Case Study

## I came to Glen Carne with a few clothes and very low self-esteem

**A**fter 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.









# Trustees' Financial Review

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

	2020–21	2019–20
<b>Unrestricted Funds:</b>		
Designated Funds		
Solar Panels	£40,752	£44,138
Fixed Assets	£15,606	£21,929
General Funds	£366,454	£386,569
<b>Restricted Funds</b>	£0	£1,488
<b>Total Funds</b>	<b>£422,812</b>	<b>£454,124</b>
Annual Operating Expenditure (excluding outside providers)	£708,797	£710,906
<b>Ratio of Free Reserves to Annual Operating Expenditure</b>	<b>60%</b>	<b>64%</b>

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.

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## 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

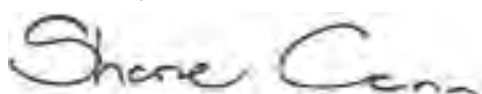
As explained more fully in the Trustees' Responsibilities Statement set out on page 21 the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and 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](http://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	Unrestrict ed funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
<b>Income and endowments from:</b>					
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
<b>Total</b>		1,348,334	270	1,348,604	1,327,047
<b>Expenditure on:</b>					
Charitable activities	8	1,374,612	1,758	1,376,370	1,339,416
<b>Total</b>		1,374,612	1,758	1,376,370	1,339,416
Net (losses)/gains on investments		(3,546)	-	(3,546)	987
<b>Net expenditure</b>	9	(29,824)	(1,488)	(31,312)	(11,382)
Transfers between funds		-	-	-	-
<b>Net expenditure before other gains/(losses)</b>		(29,824)	(1,488)	(31,312)	(11,382)
<b>Other gains and losses:</b>					
<b>Net movement in funds</b>		(29,824)	(1,488)	(31,312)	(11,382)
<b>Reconciliation of funds:</b>					
Total funds brought forward		452,636	1,488	454,124	465,506
<b>Total funds carried forward</b>		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 £
<b>Fixed assets</b>			
Tangible assets	11	56,358	66,067
Investments	12	245,635	249,181
		<u>301,993</u>	<u>315,248</u>
<b>Current assets</b>			
Debtors	13	69,507	37,047
Cash at bank and in hand		104,707	140,429
		<u>174,214</u>	<u>177,476</u>
<b>Creditors:</b> Amount falling due within one year	14	(53,395)	(38,600)
<b>Net current assets</b>		<u>120,819</u>	<u>138,876</u>
<b>Total assets less current liabilities</b>		<u>422,812</u>	<u>454,124</u>
<b>Net assets excluding pension asset or liability</b>		<u>422,812</u>	<u>454,124</u>
<b>Total net assets</b>		<u><u>422,812</u></u>	<u><u>454,124</u></u>
<b>The funds of the charity</b>			
<b>Restricted funds</b>	15		
Restricted income funds		-	1,488
		<u>-</u>	<u>1,488</u>
<b>Unrestricted funds</b>	15		
General funds		366,454	386,569
Designated funds		56,358	66,067
		<u>422,812</u>	<u>452,636</u>
		<u>                    </u>	<u>                    </u>
<b>Total funds</b>		<u><u>422,812</u></u>	<u><u>454,124</u></u>

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**

	<b>2021</b> <b>£</b>	<b>2020</b> <b>£</b>
<b>Cash flows from operating activities</b>		
<b>Net expenditure per Statement of Financial Activities</b>	(31,312)	(11,382)
<b>Adjustments for:</b>		
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
<b>Net cash used in operating activities</b>	<u>(54,558)</u>	<u>(13,630)</u>
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	15,290	14,975
<b>Net cash from investing activities</b>	<u>15,290</u>	<u>13,632</u>
<b>Net cash from financing activities</b>	<u>-</u>	<u>-</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	(39,268)	2
<b>Cash and cash equivalents at the beginning of the year</b>	140,429	-
<b>Cash and cash equivalents at the end of the year</b>	<u>101,161</u>	<u>2</u>
<b>Components of cash and cash equivalents</b>		
Cash and bank balances	104,707	140,429
	<u>104,707</u>	<u>140,429</u>

**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.



**Glen Carne**  
**NOTES TO THE ACCOUNTS**

**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 £
<b>Income and endowments from:</b>			
Donations and legacies	220	715	935
Charitable activities	1,311,137	-	1,311,137
Investments	8,116	-	8,116
Other	6,859	-	6,859
<b>Total</b>	1,326,332	715	1,327,047
<b>Expenditure on:</b>			
Charitable activities	1,339,186	230	1,339,416
<b>Total</b>	1,339,186	230	1,339,416
Net gains on investments	987	-	987
<b>Net income</b>	(11,867)	485	(11,382)
<b>Net income before other gains/(losses)</b>	(11,867)	485	(11,382)
<b>Other gains and losses:</b>			
<b>Net movement in funds</b>	(11,867)	485	(11,382)
<b>Reconciliation of funds:</b>			
Total funds brought forward	464,503	1,003	465,506
<b>Total funds carried forward</b>	452,636	1,488	454,124

**Glen Carne**  
**NOTES TO THE ACCOUNTS**

**4 Income from donations and legacies**

	<b>Restricted</b>	<b>Total 2021</b>	<b>Total 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Donations & Legacies	270	270	935
	<u>270</u>	<u>270</u>	<u>935</u>

**5 Income from charitable activities**

	<b>Unrestricted</b>	<b>Total 2021</b>	<b>Total 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Grant Income</b>			
<b>Primary Purpose</b>			
<b>Trading</b>			
Housing (Glen Carne)	595,410	595,410	612,298
Housing (Outside)	737,634	737,634	698,839
	<u>1,333,044</u>	<u>1,333,044</u>	<u>1,311,137</u>

**6 Income from investments**

	<b>Unrestricted</b>	<b>Total 2021</b>	<b>Total 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
CCLA COIF Charities Fund	8,116	8,116	8,116
	<u>8,116</u>	<u>8,116</u>	<u>8,116</u>

**7 Other income**

	<b>Unrestricted</b>	<b>Total 2021</b>	<b>Total 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Solar Panels	7,174	7,174	6,859
	<u>7,174</u>	<u>7,174</u>	<u>6,859</u>



**Glen Carne**  
**NOTES TO THE ACCOUNTS**

**8 Expenditure on charitable activities**

	Unrestricte d	Restricted	Total 2021	Total 2020
	£	£	£	£
<i>Direct expenditure on charitable activities</i>				
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
<i>Support Costs</i>				
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



**Glen Carne**  
**NOTES TO THE ACCOUNTS**

*Governance costs*

Accountancy	1,930	-	1,930	2,294
Audit fees	6,472	-	6,472	6,000
	<u>8,402</u>	<u>-</u>	<u>8,402</u>	<u>8,294</u>
	<u>1,374,612</u>	<u>1,758</u>	<u>1,376,370</u>	<u>1,339,416</u>

**9 Net expenditure before transfers**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
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
	<u>232,291</u>	<u>221,267</u>

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:

	<b>2021</b>	<b>2020</b>
	<b>Number</b>	<b>Number</b>
Charitable Activities	7	6
	<u>7</u>	<u>6</u>

**Glen Carne**  
**NOTES TO THE ACCOUNTS**

**11 Tangible fixed assets**

	<b>Solar Panels</b>	<b>Computer Equipment</b>	<b>Vehicles</b>	<b>Household Capital Items</b>	<b>Total</b>
	£	£	£	£	£
<b>Cost or revaluation</b>					
At 1 April 2020	67,788	8,431	44,000	61,595	181,814
Disposals	-	(404)	-	-	(404)
At 31 March 2021	<u>67,788</u>	<u>8,027</u>	<u>44,000</u>	<u>61,595</u>	<u>181,410</u>
<b>Depreciation and impairment</b>					
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	<u>27,036</u>	<u>7,357</u>	<u>30,809</u>	<u>59,850</u>	<u>125,052</u>
<b>Net book values</b>					
At 31 March 2021	<u>40,752</u>	<u>670</u>	<u>13,191</u>	<u>1,745</u>	<u>56,358</u>
At 31 March 2020	<u>44,141</u>	<u>1,006</u>	<u>17,588</u>	<u>3,332</u>	<u>66,067</u>

**12 Investments**

	<b>CCLA COIF Charities Fund</b>	<b>Total</b>
	£	£
<b>Cost or revaluation</b>		
At 1 April 2020	249,181	249,181
Revaluation	(3,546)	(3,546)
At 31 March 2021	<u>245,635</u>	<u>245,635</u>
<b>Net book values</b>		
At 31 March 2021	<u>245,635</u>	<u>245,635</u>
At 31 March 2020	<u>249,181</u>	<u>249,181</u>

**Analysis of investments:**

CCLA COIF charities fund 182,791.05 units

	<b>2021</b>	<b>2020</b>
	£	£
Market value of listed investments	<u>245,635</u>	<u>249,181</u>

**13 Debtors**

	<b>2021</b>	<b>2020</b>
	£	£
Other debtors	408	760
Prepayments and accrued income	<u>69,099</u>	<u>36,287</u>
	<u>69,507</u>	<u>37,047</u>



**Glen Carne**  
**NOTES TO THE ACCOUNTS**

**14 Creditors:**

amounts falling due within one year

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
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
	<u>53,395</u>	<u>38,600</u>

**15 Movement in funds**

	<b>At 1 April 2020</b>	<b>Incoming resources (including other gains/losses )</b>	<b>Resources expended</b>	<b>Gross transfers</b>	<b>At 31 March 2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Restricted funds:</b>					
<b>Restricted income funds:</b>					
Acts	455	270	(725)	-	-
Garden Project	1,033	-	(1,033)	-	-
<i>Total</i>	<u>1,488</u>	<u>270</u>	<u>(1,758)</u>	<u>-</u>	<u>-</u>
<b>Unrestricted funds:</b>					
<b>General funds</b>	386,569	1,348,334	(1,364,903)	(3,546)	366,454
<b>Designated funds:</b>					
Tangible fixed assets	66,067	-	(9,709)	-	56,358
<i>Total</i>	<u>66,067</u>	<u>-</u>	<u>(9,709)</u>	<u>-</u>	<u>56,358</u>
<b>Revaluation Reserves:</b>					
Revaluation fund	-	(3,546)		3,546	0
<i>Total revaluation reserves</i>	<u>-</u>	<u>(3,546)</u>	<u>-</u>	<u>3,546</u>	<u>0</u>
<b>Total funds</b>	<u>454,124</u>	<u>1,345,058</u>	<u>(1,376,370)</u>	<u>-</u>	<u>422,812</u>

**Glen Carne**  
**NOTES TO THE ACCOUNTS**

**16 Analysis of net assets between funds**

	<b>Unrestricted funds</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Fixed assets	56,358	56,358
Investments	245,635	245,635
Net current assets	120,819	120,819
	<u>422,812</u>	<u>422,812</u>

**17 Related party disclosures**

<i>Name of related party</i>	Robert Crozier
<i>Description of relationship between the parties</i>	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:

This image shows a single page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines or other markings on the page.



**Support Office: 01872 554141 / 552061**

**Operations Office: 01872 554022**

**[info@glencarne.org.uk](mailto:info@glencarne.org.uk)**

**Barkla Shop, St. Agnes, Cornwall TR5 0XN**

**[www.glencarne.org.uk](http://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

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