STURTS COMMUNITY TRUST

England & Wales · Charity number 1152152

Details

Status	Registered
Legal form	Charitable company
Company number	08359958
Registered	2013-05-23
Register	View on the Charity Commission register

Contact

Address	Sturts Community Trust Sturts Farm Three Cross Road West Moors Ferndown Dorset
Phone	01202870338
Email	office@sturtsfarm.com
Website	http://www.sturtscommunitytrust.org.uk

Activities

Objects: THE CHARITY'S OBJECTS ARE, FOR THE PUBLIC BENEFIT, TO RELIEVE SICKNESS, PROMOTE GOOD HEALTH, PROVIDE SOCIAL HOUSING AND/OR CARE TO, AND ADVANCE THE EDUCATION AND TRAINING OF: PEOPLE WITH A DISABILITY (WHETHER MENTAL OR PHYSICAL), THE YOUNG, THE OLD, OR PEOPLE OTHERWISE IN NEED, IN ACCORDANCE WITH THE PRINCIPLES OF DR RUDOLF STEINER (AS SUMMARISED IN SCHEDULE 2 TO THESE ARTICLES), PARTICULARLY (WITHOUT LIMITATION) BY THE ESTABLISHMENT AND MAINTENANCE OF INTENTIONAL COMMUNITIES IN THE FORM OF VILLAGES, RESIDENTIAL HOUSES, DAY CENTRES, KINDERGARTENS, SCHOOLS, COLLEGES OR OTHER TYPES OF SOCIAL AND/OR EDUCATIONAL COMMUNITY, IN WHICH BENEFICIARIES LIVE AND/OR WORK AND/OR TO WHICH THEY OTHERWISE RESORT, IN COMMUNITY WITH PERSONS PROVIDING SUPPORT (KNOWN AS 'CO-WORKERS').

Activities: A community for living and working together. A community to support and care for each other.Sturts Farm is a community working in education, care and support, agriculture, and the arts. Out of respect for the unique individuality of each human being, as inspired by the philosophy of Rudolf Steiner, it fosters social and cultural renewal through mutual support and community building.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Education/training, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing, Environment/conservation/heritage
- **Who:** People With Disabilities

Geography

- Dorset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£3,792,273	£3,615,328	£6,421,452	55
2024-08-31	£3,208,506	£3,280,838	£6,244,507	65
2023-08-31	£3,053,040	£2,992,127	£7,137,450	45
2022-08-31	£2,929,763	£2,750,453	£7,076,537	42
2021-08-31	£2,458,800	£2,317,562	£6,905,685	47
2020-08-31	£2,679,126	£2,250,946	£6,206,910	42

Trustees

Name	Role	Appointed
Benjamin Mark Lloyd Mr		2025-06-17
GABRIELLE MARY GRAY		2017-04-25
Iain Williams		2022-10-14
Joy Malyon		2019-07-22
Mark Webster		2024-03-27

Accounts

Sturts Community Trust
Consolidated Financial Statements
Year Ended 31 August 2025

Regulator of Social Housing registration number: 5089

Company registration number: 08359958

Charity registration number: 1152152

Sturts Community Trust
Financial Statements
Year Ended 31 August 2025

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Sturts Community Trust
Registered Provider Information
Year Ended 31 August 2025

Regulator of Social Housing registration number	5089
Company registration number	08359958
Charity registration number	1152152
Members of the board	Mr Mark Christopher Webster Mr Iain Williams Mrs Joy Elizabeth Malyon Mrs Gabrielle Mary Gray Mr Benjamin Mark Lloyd (appointed 17 June 2025) Mrs Caroline Rosemary Darby-Jenkins (resigned 16 December 2025)
Registered office	Sturts Farm Three Cross Road West Moors Ferndown BH22 0NF
Auditor	PKF Francis Clark Towngate House 2 – 8 Parkstone Road Poole BH15 2PW
Bankers	NatWest Ringwood branch 11 High Street Ringwood Hants BH24 1BA

Sturts Community Trust
Board Report
Year Ended 31 August 2025

The board of Sturts Community Trust presents their report, and the audited financial statements of the registered provider for the year ended 31 August 2025.

Directors of the board
The directors of the board who have served during the year were as follows:

Mr Mark Christopher Webster
Mr Iain Williams
Mrs Joy Elizabeth Malyon
Mrs Gabrielle Mary Gray
Mr Benjamin Mark Lloyd (appointed 17 June 2025)
Mrs Caroline Rosemary Darby-Jenkins (resigned 16 December 2025)

The purpose of this report is for Sturts Community Trust's Board to present audited financial statements for the year ended August 2025, which have been prepared in accordance with the Statement of Recommended Practice (SORP 2018).

Sturts Community Trust: Charitable objects
The charity's objects are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to, and advance the education and training of: people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolf Steiner (as summarised in schedule 2 to these articles), particularly (without limitation) by the establishment and maintenance of inclusive neighbourhoods in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as 'co-workers').

About Sturts Community Trust
Sturts is a grass-roots charitable organisation and an inclusive neighbourhood with a relationship-centred approach to care. We work together to create a life in common for everyone who chooses to spend their lives here.

Sturts Community Trust exists to support people facing disadvantage, exclusion or barriers to participation to live meaningful, connected and purposeful lives. We believe that every person flourishes when all parts of life are nurtured.

These three aspects: learning, connection and contribution, reflect the human need for wellbeing, meaning and community. It's a holistic approach that influences everything we do.

We help: People with disabilities.
We help by: Providing buildings/facilities/open space and services.
We operate in: Dorset.
We focus on: Education/ training, Disability, The prevention or relief of poverty, Accommodation/ housing, Environment/ conservation/heritage.

Key activities
Sturts Community Trust is a registered charity formed of three interconnected activities:
Care Together: Inclusive, relationship-centred care based on social pedagogic values.

Clover Co-Housing: An inclusive neighbourhood where people of different ages, backgrounds and support needs live side by side.

Gulliver's Enterprises: A purposeful, inclusive Social Enterprise where everyone is encouraged to reach their full potential.

Each activity has its own management team, statement of purpose and regulatory bodies. Together they form a collective commitment to Sturts' core values, which include social pedagogy, social justice and working together for the common good.

Sturts Community Trust
Board Report
Year Ended 31 August 2025

Sturts: A year in review
Building on last year's (2023-2024) themes of learning, adapting and evolving Sturts Community Trust, this year presented an opportunity to use reflections and insights gathered to create momentum. Further establishing and, where necessary, evolving Sturts' identity, culture and purpose for now and in the future.

Community reflections
The Creative Forum workshops were a rich source of insight from our community. These open, inclusive and accessible group discussions, complete with an art therapy activity, were held with members of each activity throughout 2024. Ideas and feedback were gathered, analysed and presented back to the Trustees at the 2024 autumn annual meeting held in the Print Rooms Bournemouth.

What emerged from the research and discussions was constructive and progressive. Themes of authenticity, community, care, meaningful work and what defines 'Sturtsness' surfaced organically. A reminder, if one was needed, that governance, brand, reputation and the lived experience are all connected and expansive. Helping to shape leadership development, future governance work and the organisation's ongoing narrative.

Sturts Community Trust 2025 Conference
Hosted at the RNLI college in Poole, the Sturts Conference was a genuinely inclusive gathering of hearts and minds. Companions, Co-Workers and Trustees travelled to the venue to attend, ready to share their ideas and updates in a new setting. The energy and enthusiasm in the room was palpable.

Attendees were excited to share their thoughts and experiences, enjoy a cooked lunch together, and take part in the afternoon's group activities. It felt like 'Sturtsness' in action. Open conversations, within a supportive and welcoming space, where everyone had the opportunity to speak and be heard. Anecdotal feedback from the event suggested many of the attendees came away feeling positive, motivated and hopeful for the future.

Governance review
Building on the momentum of the Sturts Community Trust Conference, the Governance Review provided an opportunity and space for trustees and leaders to revisit Sturts' purpose, values and founding ethos for future generations. What emerged was a clearer, more confident understanding of who the organisation is and what it stands for. We uncovered the core, timeless and essential elements to move forwards with, but also identified what needs to evolve.

These discussions surfaced a renewed appreciation for Sturts' lineage, principles and intentionality of its founders. The significance of 'home making' and life-sharing as foundations for wellbeing and social enterprise. How these traditions could form active practices sustaining identity, meaning and connection for the future. The delicate act of holding continuity and development in balance.

A powerful thread of discussion continuing from the Conference away day was the attempt to articulate the essence of Sturts: the distinctive quality underpinning life, culture and work here. Themes that surfaced repeatedly included the practice of authenticity and unfiltered experience, alongside joy and spontaneity. The importance of meaningful, purposeful work and deep, reciprocal care. How within the rhythms of the days, weeks, and seasons can contain community, togetherness and belonging alongside the beauty of imperfection and unpredictability. Reinforcing the recognition that opposites do coexist in harmony.

Trustees recognised that this essence is often revealed in small, everyday moments: shared work, quiet acts of care, natural interactions across roles and abilities, and the flow and constant rhythm of community life.

Articles of Association
As part of the Governance review work, the Trustees explored the Articles of Association with reverence. Together we agreed that the Articles hold deep historical and philosophical meaning, how terms like 'relief of sickness' were originally rooted in concept of societal healing rather than medicalisation. We recognised that the Articles act as a compass and that changing them requires a high threshold and careful reflection to help ensure any evolution stays aligned with founding intent.

These conversations emphasised the idea that governance is not merely administrative, it's interpretive and cultural.

Creating an ethical narrative
We conducted a lively discussion about how Sturts expresses itself outwardly. Together we established a preference for embracing reputation and authentic storytelling rather than commercial brand storytelling. Our shared desire for ethical, non-exploitative storytelling better reflects the relationships, meaningful work, community and land connection we nurture here at Sturts. In practice, this looks like the careful use of personal stories and highlighting shared endeavours rather than individual narratives.

The importance of each activity's Statements of Purpose as a guiding framework also emerged as Sturts evolves. We also discussed how this clarity extends to impact governance, communication and strategy throughout the organisation. Helping to form the concept of a brand 'family' of activities where different 'strands' have distinct personalities and purposes yet clearly belong to one cohesive whole. The narrative work is part of a wider reflection on identity and public engagement.

Value and connections
Building on storytelling for fundraising, narrative development and strategy was looking at the role of value and how we can communicate this with different audience segments. The term 'value' has so many different meanings, from social and ecological to spiritual and economic, all aspects are deeply connected.

It's also a reminder that Sturts' work is not leisure or activity-based, it's real work that has a measurable impact on people and the wider community. And while we can define value in different ways, we can measure it differently too: in outputs, but also in impact on lives, relationships and communities beyond our immediate neighbourhoods.

It strengthens the case for partnership and future funding too. The importance of reconnecting with local institutions, such as the local school and church, but it also feeds into the wider social benefits of Sturts' events, donations and community engagement, by creating bridges between Companions and the public. Helping to connect with wider societal concerns such as wellbeing, sustainability, nutrition and mental health.

We also recognised the impact of Sturts beyond its Companions, building connections with local residents, worldwide volunteers, partners and its many visitors. So, we agreed to continue fostering partnerships that align with Sturts' ethos, including corporate relations that value sustainability and community. We will continue to seek out collaborative fundraising across the Camphill-inspired landscape to reflect our commitment to integrity in public communication and association.

An expression of organisational culture
Throughout this development work, the idea emerged that governance is more than structure, it is an expression of organisation values and identity. Supporting, not constraining the reality of living in a community. Creating an alignment between governance, purpose, lived experience and the new Statements of Purpose. An understanding that board work should include a reflective, expansive element and that there should be a deeper connection between trustees. These findings will guide board development over the coming year.

Leadership, coaching and distributed responsibility
Distributed leadership is seen as a positive way of reflecting Sturts' relational culture, ensuring governance documents evolve to reflect any structural developments. Trustees recognise the ongoing value of leadership coaching to build collective, long-term leadership capacity to support this vision.

Balancing essence with operational and regulatory realities
Sturts Community Trust lives at the intersection of meaningful, relational, spontaneous human work that exists in balances with the practical requirements of compliance, safeguarding, finance and regulation. The trustees recognise that both can coexist. Structure can protect essence, and essence gives energy and purpose to meet regulatory demands well.

Sturts Community Trust
Board Report
Year Ended 31 August 2025

Finance

A major development in the charity's governance this year was the appointment of its first Finance Director. This reflects not only the increasing scale and complexity of Sturts Community Trust, but also the Board's commitment to ensuring financial stewardship is robust, strategically aligned and professionally led. With this new role in place, the organisation began a systematic update of its financial systems, internal controls and reporting structures.

Resilient, transparent governance

Working from audit feedback and the Finance Director's assessment of organisational need, the charity has strengthened its financial procedures, modernised digital accounting processes, improved segregation of duties, and enhanced both operational and trustee-level oversight.

These changes marked a significant step forward in creating a resilient and transparent financial governance framework capable of supporting the Trust's continued development.

Care Together

This year has seen Care Together deepen its identity as a skilled, relationship-centred and pedagogically informed support service. The team continues to embed a social-pedagogical framework adapted to the unique culture and history of Camphill, creating environments where Companions can live meaningful, connected and rhythmically grounded lives.

A community of practice

Our central focus this year has been to continue embedding social pedagogy into everything we do. With a highly qualified workforce, a significant number of which are Tier 2 skilled workers, Care Together has worked to align professional pedagogical methods with Sturts' culture of co-production and community living.

This has included creating home environments where Companions actively shape their daily lives. Building strong daily, weekly and annual routines that offer structure, comfort and a recognisable rhythm. It's also involved aligning community life with the natural cycles of the farm, including festivals and seasonal celebrations that are familiar, accessible and Companion-led.

These practices ensure that the life Companions experience is not a service delivered to them, but a shared life created with them.

Reflective and relational skill-building

In addition to technical training, emphasis has also been placed on nurturing a reflective practice and relational awareness within the team. This reflective depth is at the heart of effective social pedagogy and is becoming a defining characteristic of Care Together's work. The team is able to achieve this in a number of different ways.

Staff are encouraged to open themselves to the community environment and consider how their actions shape the emotional climate and relationships. They build confidence by making thoughtful, attuned choices in their interactions, all while working consciously with the rhythm, routine and lived culture of the community setting.

Continued professional development

A major organisational commitment has been the continuation of weekly face-to-face training to ensure consistently strong compliance and documentation. This includes robust safeguarding, incident monitoring and alignment with industry regulatory standards to ensure a safe, professional and well-led service we can all be proud of.
Leadership pathways have also been strengthened through mentoring and by setting clearer expectations for emerging leaders to nurture the talent we have, be proactive in their development, all while empowering them to be the best they can be. Both initiatives have had a visible impact on staff confidence and cohesion.

Senior Support Workers

The combination of pedagogical training, compliance development and weekly reflective practice has significantly strengthened the large group of newly recruited Senior Support Workers. As confidence and skills develop, they are stepping into their roles with clarity and assurance. It all helps to create a highly committed, resilient and stable core team with strong long-term commitment, benefiting both Companions and Sturts as a whole.

Supporting ageing Companions
This year the team has supported several significant transitions this year. They have increased health and support needs among ageing Companions. Through coordinated planning, safeguarding oversight and a thoughtful adaptation of routines, the Care Together service has ensured that individuals continue to experience safety, dignity and continuity during periods of change.

Improved communication systems
An intensive-support practice review highlighted communication as a top priority area to act on. In response to this, Care Together launched a structured, skills-based training programme centred on the Picture Exchange Communication System (also known as PECS).

The first stage has focused on embedding picture boards to support Companions in making requests and expressing preferences has strengthened everyday communication. This work is now being expanded to create consistent visual timetables across all settings, helping Companions understand and anticipate their day with greater independence. The next stage will explore digital communication tools, enabling Companions who use iPads to engage with PECS in more flexible and personalised ways.

Early outcomes have already demonstrated an improved expressive capacity for several Companions, and an increased ability to request, comment and communicate choices to create a greater independence in daily routines. It's also given staff more confidence in recognising and responding to individual communication needs.

Building on the theme of better communication, the introduction of newsletters and activity coordination is now fully embedded and consistently practised across the organisation. These tools have helped Companions and their families anticipate the rhythm of the year, facilitated involvement in planning celebrations, events and seasonal activities and provided a space to communicate the charity's collective achievements and values.

These positive changes all help to reflect the communication principles emerging from the Governance Review: relational, authentic and grounded in everyday practice, which is aligned with the co-housing and care ethos of Sturts as an organisation.

Clover Co-Housing
Sturts now functions as a multi-generational, inclusive neighbourhood, with residents ranging from newborns to individuals in their 90s. There are 16 children within the Co-Housing households, strengthening the neighbourhood vibrancy, intergenerational participation, shared celebrations and informal support networks.

Challenges and delays
While the year was a progressive and productive one, unfortunately due to issues outside of our control, several goals from last year's Co-Housing plan could not be achieved. Issues such as financial pressures in the early part of the year, the need to pause development work until the new Homes England capital funding framework became clear and, consequently, the impact of this funding on the Ikigai project. The Homes England funding represents 50% of the Ikigai project, so unfortunately could not progress without clarity.

Ikigai Project
Planning permission for the Ikigai project has been successfully achieved, which represents a major milestone for us all. The Ikigai 30-year business planning work was also successfully completed this year.

However, following this, the charity made the strategic decision to pause further progress until the government changes and uncertainty around national funding programmes were resolved. Work is expected to continue in the coming year, once Home England's new funding programme has been fully announced.

Once this has been confirmed, the team will be progressing to tender with detailed drawings, completing the Homes England Investment Partner application and submitting the Homes England Capital Grant application to commence the first stages of the fundraising campaign.

Communication and community engagement
The immediate Co-Housing community has been continually updated throughout the year. However, engagement with other stakeholders, such as families, commissioners, prospective tenants, has not yet taken place. This would be premature until Homes England funding is secured. Homes England has been kept fully informed of the project and have given positive indications. Structured stakeholder engagement will be a priority for the next year.

Co-Housing team professionalism
The Co-Housing Co-Director achieved Chartered Institute of Housing (CIH) membership this year, significantly strengthening the professional leadership of the housing activity.

The Co-Housing team has also appointed a CIH-trained Senior Housing Officer. There is now an *increased capacity for housing compliance, tenancy management, neighbourhood-level coordination,* regulatory alignment, policy implementation and operational oversight.

These proactive developments mean Co-Housing now has a qualified, professional leadership structure. It has the internal capability required to support Ikigai, manage growth and uphold sector standards.

Strengthening housing processes
Implementing Fixflo for reporting and tracking housing repairs and maintenance is now fully embedded and used consistently across all neighbourhoods. Added benefits of this system is that it supports health and safety auditing, neighbourhood responsibility monitoring and has an improved level of responsiveness and record-keeping.

Tenant voice, compliance and social value
Work has started on a tenant satisfaction survey, covering all tenants, including those with high communication and support needs. The survey framework is in development and will be completed and implemented in the coming year.

The tenancy schedule requires an updated to reflect current housing legislation to ensure clarity for both tenants and staff. This will also take place in the coming year.

New complaints procedure
There were no formal complaints received within the Co-Housing function this year. This is generally understood to reflect the high level of engagement with tenants who feel they are actively involved in leading their own maintenance programme. It's supported by Fixflo and regular dialogue. Nevertheless, a new, two-stage complaints procedure has been implemented in line with Housing Ombudsman directives, to ensure compliance with current industry regulations and expectations.

Evidencing Community Impact
Co-Housing intends to improve how social value and community impact are captured and evidenced. This includes wellbeing, inclusion and intergenerational community outcomes.

The organisation also intends to align more closely with HACT (also known as the Housing Associations' Charitable Trust), adopting sector-recognised social value metrics. Sturts will explore HACT's Green Credits model to evidence the environmental and sustainability value of future building upgrades.

A small but important operational aim is to communicate electricity and gas tariffs clearly within the Form 4 rent uplift process, especially where district heating systems mean utilities appear as service charges.

Community engagement and associative links
The Co-Housing community has been building associative partnerships and links with like-minded organisations, particularly those involved in inclusive neighbourhood design and community-led housing.

A partnership with St Mary's Church's Vicar, Revd Lizzie Campbell, has led to an autism-adapted church service at 3.30pm on the last Monday of the month. Increasing accessibility and strengthening local community integration for Sturts and beyond.

For the younger generation, a new partnership with a nursery provider has enabled local children to access early years provision in the natural surroundings of Sturts Farm. This includes creating a temporary forest school structure in the woodland. These additions clearly demonstrate the intergenerational and associative character of the co-housing model.

Cultural and spiritual foundations
Building upon our governance themes around authenticity, identity and shared vision, regular retreat-style sessions have been introduced. Offering space and opportunity for reflection on meaning, purpose and personal connection to the organisation's values.

Herrnhut and Tilla König study
The community has also engaged in a study of Sturts historical foundations, particularly through the influence of Tilla König and her background in the Herrnhut (also known as Moravian) community in Saxony. This historical research has supported a reconnection with the therapeutic, spiritual and communal impulses central to the organisation's origins. Looking to the past, in this context, is helping to support the plans and evolution for the future.

Gulliver's Enterprises
The Social Enterprise team continued to provide meaningful daily rhythms of work, skill development and social connection through farming, horticulture, food production and creative activities through 2024-2025.

Participation within this area of Sturts has demonstrated an increase in our Companions' independence and confidence, while improving mental health and emotional wellbeing with a meaningful routine. Meanwhile, working in small production teams has nurtured practical, transferable and employment-related skills helping to develop a stronger sense of purpose, identity and community contribution within Sturts and beyond.

Volunteers have continued to contribute across the Market Garden, the Creative Workshop, Farm open days and community events. Important community contributions this year have included the Ellingham Show, which supported the purchase of a rotavator. A grant from West Moors Town Council helped fund a new hen house, and consistently strong local attendance for our annual fundraisers all demonstrate the depth of community ownership, awareness, collaboration and partnership that underpins the Social Enterprise.

Governance and oversight
The Social Enterprise activity operates within the Governance Framework of Sturts Community Trust. Trustees provide strategic oversight, financial scrutiny, safeguarding and quality assurance. Health and safety, food hygiene and risk management procedures are in place across all operational areas and are reviewed regularly.

Community outreach
Our work within the wider communities has gone from strength to strength too. Building on previous years' activities, which now includes weekly educational visits from a local school in the village. Funded by an agricultural grant, these regular land-based learning experiences offer students the opportunity to learn more about the working life of a farm. They help to share knowledge and hopefully to inspire curiosity into their local environment and nature, gaining an understanding of how their food is grown and produced, including the responsibilities of caring for animals and the land itself.

Beyond school age, our weekly Meet-Up Monday events have continued to help reduce social isolation for all who take part. Thanks to funding from the TNL Community Fund, and intertwined with the Growing Connected Lives initiative, Meet-Up Monday forms a combination of consistent and low-pressure social engagement for people experiencing loneliness, providing a great opportunity to build confidence and connections at a gentle pace.

Beyond the café, the Growing Connected Lives activity has expanded into the Market Garden and production areas as practical ways to support wellbeing, and to embed it into daily working life on the farm.

The Social Enterprise team has continued our calendar of Farm Open Days, community events and fundraisers throughout the year for the general public. These events have remained free, accessible and well attended, with many families staying for the entire day, engaging with the environment, animals, food, and community. It's all helped to raise the profile of Sturts as an organisation and a charity, reinforcing the Social Enterprise's role of a welcoming, inclusive and economically active community hub.

Grants and fundraising success
Two of our major annual fundraisers within our calendar of events, FarmFest and West Moors Classic Car Show, helped raise a combined £3,565 towards new farm infrastructure. These funds, alongside a grant from West Moors Town Council, have made the purchase of a new hen house possible. This community investment supports increased egg production, expanded learning opportunities and greater skill development and meaningful job roles for the people we support.

Industry recognition
Three of the Social Enterprise's own brand product, Gulliver's, received 2-star recognition at the Great Taste Awards. This national-recognised benchmark awards products for outstanding quality and flavour. Gulliver's sausage roll, Gulliver's brownie and Gulliver's organic/biodynamic milk were all given a 2-star-award, which is what the Great Taste team deem to be, "above and beyond delicious."

This recognition reflects the quality of ingredients, care in production and integrity of the farm-to-fork process across the Social Enterprise and places these products within the highest tier of awarded UK food products.

Market Garden and horticultural development
The Market Garden underwent a change in leadership and daily practice due to maternity leave within the team. A stronger internal structure has emerged from these adjustments, helping to stabilise the garden team effectively and create a better operational rhythm.

The Market Garden space itself has also undergone some improvements. There are now three fully functional polytunnels, helping to provide more reliable crop production. The new accessible pathways have improved participation and movement across the site. While a new tearoom provides a welcoming space for volunteers, Companions and visitors, helping to create a sense of identity and place within the community.

Thanks to several key grants this year, investments in essential infrastructure was made possible. Alongside the polytunnels and more accessible Market Garden pathways, the team were able to buy a new plough to support sustainable soil management and food production. Financial contribution from the Ellingham Show also helped to purchase a new rotavator, strengthening the long-term capacity of the Social Enterprise activity and supporting its agricultural and horticultural operations.

Dairy and meat production
Progress this year has focused on improving operational consistency with dairy production. We achieved this by moving to pasteurised milk, which has stabilised daily routines, created clearer and safer workflow structures, and improved hygiene reliability. Companions can now engage in dairy processes with greater predictability, creating opportunities to build on this engagement for the future.

The 'Learn to lead' model
Strengthening the use of small, inclusive production teams across the daily rhythms and responsibilities of chickens, pigs, milking and dairy processing, the Market Garden and Creative Workshop has been consistently strengthening ownership, teamwork and increased participation for Companions with the Social Enterprise.

A major highlight of this was the development of a Companion who has progressed from requiring very intensive support to being able to collect cows, prepare them for milking, complete the milking process, process the milk and deliver it to the farm shop with minimal prompting. As you can imagine, this development has had a profound impact on his confidence, identity, sense of purpose and relationships. It's further evidence, if it were needed, of the therapeutic and relational depth of meaningful work at Sturts.

Creative Workshop
The Creative Workshop has spent the year linking creativity, horticulture, community and enterprise. The team has started to develop simple cosmetic products. They have also contributed artwork for festivals and community events to help support identity and celebration across the organisation.

A new, dedicated puppetry workshop has been created, which includes space for sewing, costume-making, prop development and puppet creation. Additional support has been recruited to enable Companions to participate in textile and costume creation.

Preparations are already underway for the Social Enterprise's first puppet performance, Stone Soup, which will be held in the grain store next year. Based on an Eastern European folktale that explores displacement, compassion and communal generosity, Stone Soup's themes resonate strongly with Sturts' ethos, while the initiative brings together creativity, storytelling, companionship, shared production and cultural life at the farm.

Looking ahead
Community goals for 2025-2026 include exploring a partnership with the UK Men In Sheds Association (UKMSA). This collaboration would potentially help support intergenerational links, social connection, skills-based contribution and positive wellbeing for the local and wider community.

Market Garden developments for the future will focus on increasing activities that support gross motor skills and accessible horticultural participation to create stronger, more predictable learning pathways for Companions. This includes expanding perennial fruits, developing herb and flower beds which links with the cosmetics micro-enterprise, and prioritising easier-to-grow vegetable varieties to build confidence and progress skills.

Strategic priorities for the Social Enterprise next year include evolving and expanding participation with the Growing Connected Lives initiative. We also plan to strengthen educational links with local schools. Our Creative Workshop and Puppetry programme plans to develop further to include a public performance. We hope egg and dairy production capacity will increase thanks to the new infrastructure. Sustainable training, employment and leadership pathways for Companions will continue to grow.

<u>Value for Money statement</u>

2024-2025 review

Sturts Community Trust is a small, registered provider of specialist housing, supplying supported living within the context of a co-housing model.

Its vision is centred on the concept of living connected lives. It is this connection between people, and part of the organisation, that aims to achieve higher levels of quality within the constraints of the available finance.

SCT has a proven track record in fundraising, which has enabled its high-quality building for low levels of loan finance. This success is based on the outcomes for the people involved in the project. Therefore, all projects involve people from all levels of the organisation, so that the result is something that fits with the needs of those that use it.

Governance and plans to develop

The culture within our Board reflects that of the whole organisation. The Board will consider all projects in the context of the history and charitable goals of the Community. It contains skills and knowledge from a wide range of backgrounds to ensure both the operational plans and development projects are well manged.

All projects require a robust business case that considers Value for Money and clearly defined benefits for those whom the charity supports.

The benefit of being a small, well-connected Community is that Board members have been able to see and be involved in decision making.

Developments are based on improving the quality of people's lives, rather than increasing market share. Decisions are made balancing commercial pressures, maintaining the Community ethos and responding to the ever-present demand for services.

The 7-Year Plan is therefore 'our' plan for our setting and 'we' will work on achieving it together. It is this working together, detailed in our agreements, which delivers high-quality projects at a reasonable cost.

The trustees have undertaken a Governance review and will be implementing a new meeting structure by delegating a set of committees for the three main activities of the trust.

How we look after our properties

Sturts Community Trust's Co-Housing Community works through its inclusive neighbourhoods to manage maintenance needs. Maintenance plans are devised through monthly neighbourhood meetings and a three-monthly walk-through audit undertaken by the person responsible for Neighbourhood Liaison and a neighbourhood representative. Building schedules are reviewed and monitored through a monthly Co-Housing Management meeting attended by Community members.

SCT's approach to maintenance is to use good quality materials that can cope with heavy usage. It operates a preferred contractor system of firms that can prove they can deliver quality and responsible work practices that benefit those we support. Annual reviews of the list of contractors are undertaken and, periodically quotes are sought from other contractors to check market value.

SCT is committed to sustainable purchases in maintaining property and is committed to reducing utility costs for both Community members with additional needs and those on low incomes. Therefore, the quarterly committee meetings focus on well-prepared budget forecasts balanced against quality outcomes.

Management team

The focus of our management approach is to get a higher level of engagement from Community members. To achieve this, higher level of housing management is required to enable those with additional needs to be fully involved in the life of the Community. However, this is offset by low levels of voids, disputes and complaints.

New supply

There was no supply of new housing in this year.

Sturts Community Trust, as a Co-Housing Community, has limited capacity to expand housing due to maintaining an ethos of connected decision making and restrictions of planning in the greenbelt. Therefore, the 7-Year Plan details one further residential development. Sturts Community Trust will apply for grant funding from the 2026 Homes England scheme to support new developments. Completion is unlikely before 2028, with approximately 15% of new supply delivered upon completion.

Re-investment
The small nature of the Co-Housing and new development has had a big impact on the percentage of re-investment. This can be seen by the change in figures between 2020 at 12.77%, 2021 at 21.36%, 2022 at 0.67%, 2023 at 1.93%, 2024 at 0% and 2025 at 0.36%.

However, this said, the amount re-invested remains high. This is attributable to the change in model of service provision and the conversion of larger shared housing into smaller, self-contained units with shared facilities. Work continues in this respect, and it is deemed necessary in responding to Good Practice criteria detailed by Care Quality Commission.

'Right support – Right care – Right culture' – published October 2022

Gearing
Sturts Community Trust has made it a policy term that the charity will not exceed the 2021 gearing level of 10.81% and this policy will underpin future development decisions.

Operating Margin
Sturts Community Trust has opened a series of interest-bearing accounts and has developed and ratified an Investment Policy.

Sturts Community Trust will include in all cyclical maintenance an assessment of sustainability, insulation, and renewables.

SCT will commission further financial modelling on the funding of the maintenance programme long-term.

Value for Money Metrics	2025	2024
Metric 1 – Reinvestment %	0.36%	0%
Metric 2 – New supply delivered %	0% for social housing units 0% for non-social housing units	0% for social housing units 0% for non-social housing units
Metric 3 – Gearing %	5.28%	5.60%
Metric 4 – Earnings before interest, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover	0.89	0.30
Metric 5 – Headline social housing cost per unit	£42,856	£39,864
Metric 6 – Operating Margin %	-19.23% for social housing units 4.94% total	9.57% for social housing units -0.67% total
Metric 7 – Return on capital employed (ROCE) %	2.57%	-0.30%

Financial review

We are reporting a surplus / (deficit) the year ended 31 August 2025 of £187,181 (association), £176,945 (group) (2024: (£21,482) - association, (£72,332) - group).

Reserves Policy

The Board has considered the financial position of the association and what reserves are necessary to safeguard the viability of the association's operations in the future. As explained in the going concern accounting policy the board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements and consider these to be sufficient for the association to be able to continue as a going concern.

The Board has set aside sums to cover specific risks and known costs that will arise in the future. The properties were transferred at fair values and are essential for our operations but the capital they represent is not available to spend. The Board has also set aside sums towards meeting the retirement needs and the planned social activities of the Co-workers. These sums have been set aside to designated reserves as shown in Note 16, "Reserves".

This leaves us with a surplus of free reserves of £278,062 (association), £216,975 (group) (2024: £138,989 – association, £88,139 - group) in free reserves at the year-end (calculated by deducting the net book value of fixed assets excluding 'land and buildings' of £121,799 (2024: £111,377) (see note 9) which are not covered by designations or restrictions, from the general unrestricted fund balance of £399,861 (association), £338,774 (group) (2024: £250,366 – association, £199,516 - group) (see note 16)). The current policy of the Trust is to ensure that free reserves and the ability to realise cash quickly from our fixed assets are sufficient to cover three months' expenditure in the event of any major financial issue. The free reserves at the end of the financial year represent 28 day's expenditure and there is currently the potential to offer fixed assets as collateral should the need arise to raise funding at short notice. The intention is to build up free reserves for the future, and the Board is considering what actions are required to increase funding to meet this objective.

Risk management

The Board has established a process for reviewing the key risks facing the Trust and for ensuring that actions are taken to manage those risks. A detailed annual risk assessment exercise is carried out by each activity and the results of these are reported to the Board. The Board have considered the major risks to which the association is exposed, as set out in these reports, and are satisfied that systems and procedures are in place to manage those risks or that action is being taken to establish such systems and procedures.

Principal risks and uncertainties

The board examines the major risks that the association faces each financial year when preparing and updating the budget. The principal risks identified are:

- Reduction in income through the financial pressures from local authorities.
- A lack of suitably trained staff.
- Increased inflation and impact on costs.

The association has developed systems to monitor and control these risks and to mitigate any impact that they may have on the association in the future.

Reference and administrative details

The organisation is a charitable company limited by guarantee and a registered provider of social housing, incorporated on 14th January 2013, registered as a charity on 23rd May 2013 and registered as a housing association 5th March 2020.

The company was established under a Memorandum of Association, which established the objects and powers of the Association and is governed under its Articles of Association.

Structure Governance and Management

Governing Document

The association operates under a Memorandum and Articles of Association as incorporated on the 23rd of May 2013 and as amended 15 May 2018.

In accordance with the SORP, the accounts of the association disclose certain payments and benefits to The Board and others, which the Board believe they have the power to make under the terms of the governing document.

Appointment, retirement and training of the Board

The Board, who must be members of Sturts Community Trust, are nominated by the Board of Management. The Memorandum and Articles of Association stipulate that most of the Board must be external members who are not co-workers or otherwise resident in one of the Trust communities. Employees are not eligible to be Board members.

The Board retire by rotation after three years of service but may offer themselves for reappointment at the annual meeting of the members of the association.

An induction pack is provided for all Board members and specialist training is carried out on topics such as governance, from time to time as required. The pay of key management personnel is reviewed annually at the time the annual budget is being considered, and the factors considered are inflation, comparable pay levels and most importantly the association's ability to pay.

Members

Members of the Sturts Community Trust contribute an amount not exceeding £1 to the assets of the association in the event of winding up. There are currently 15 members of the Trust. Membership of the Trust confers certain rights with respect to general meetings of the Trust including the right to vote at such meetings.

Governance of the Association

The Board recognise their ultimate responsibility for directing the affairs of the Trust, and for ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up.

The Board meet quarterly to review reports from the activities of the association and to discuss matters which are retained by the Board such as the strategic direction of the Trust, governance issues and financial oversight.

Public Benefit

The Board have given due regard to public benefit when planning the association's activities, in accordance with Charity Commission guidance on public benefit.

This report sets out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the association exists. The association achieves its principal objects and purposes through the provision of supported accommodation and personal care to people with a learning disability and the activity of running a bio-dynamic farm. It does this within the context of an inclusive co-housing community. The association is committed to training in the above fields. The community runs community events for the local population and supports a local allotment society. These benefits are directly related to the aims of the association and are fully compliant with the Charity Commission Principles on Public Benefit.

Compliance with Governance and Financial Viability Standard

The Board confirms that Sturts Community Trust Housing Association complies with the requirements of the Governance and Financial Viability Standard 2020 and has adopted and applied the recommended practice of the Charity Governance Code for Larger Charities.

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the situation of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006 the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board on 26...... February 2026 and signed on its behalf by:

Signed by:
Ben Lloyd
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Mr Benjamin Mark Lloyd

Independent Auditor's Report to the Members of Sturts Community Trust

Opinion

We have audited the financial statements of Sturts Community Trust (the group) for the year ended 31 August 2025 which comprise the group and company Statement of Comprehensive Income, group and company Balance Sheet, group and company Statement of Changes in Reserves, group Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 group and company affairs as of 31 August 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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 association 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 board's 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 association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board 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 Board report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken during the audit:

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

Matters on which we are required to report by exception.

In the light of our knowledge and understanding of the group and its environment obtained during the audit, we have not identified material misstatements in the board report.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was 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 from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 15, the board members (who are also the directors of the association 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 board 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 board is responsible for assessing the group and company 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 board either intends to liquidate the association or to cease operations, or has 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 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 based on these financial statements.

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

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the Association. We gained an understanding of the Association and the industry in which the Association operates as part of this assessment to identify the key laws and regulations affecting the Association. As part of this, we reviewed the Association's website for indication of any regulations and certification in place and discussed these with the relevant individuals responsible for compliance. The key regulations we identified were Charity and Housing Association legislation, compliance with the Care Quality Commission ("CQC"), health and safety regulations and employment law. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Statement of Recommended Practice (SORP).

We discussed with management and trustees how the compliance with these laws and regulations in monitored and discussed policies and procedures in place. We also identified the individuals who have responsibility for ensuring that the Association complies with laws and regulations and deals with reporting any issues if they arise. As part of our planning procedures, we assessed the risk of any non-compliance with laws and regulations on the Association's ability to continue trading and the risk of material misstatement to the accounts.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved the following:

Enquiries of management regarding their knowledge of any non-compliance with laws and regulations that could affect the financial statements. As part of these enquiries, we also discussed with management whether there have been any known instances, allegations or suspicions of fraud.

Reviewed filings with Companies House and The Charity Commission and whether there was any serious incident reports made during the year.

Reviewed audit documentation from the CQC to confirm compliance with standards and ensuring continued registration with the CQC through the CQC website.

Reviewed legal and professional costs to identify any possible non-compliance.

Reviewed Board minutes.

Audited 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.

Sturts Community Trust
Independent Auditor's Report
Year Ended 31 August 2025

Audited the risk of fraud in revenue recognition (completeness and cut-off of companion contract income / completeness of farm shop sales), including analytical procedures and substantive testing of contract income, farm shop sales proof in total test and substantive testing of cash takings.

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

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:
Adrian Way
F1621310ED2748D...

Adrian Way FCA FCCA
Senior Statutory Auditor
For and on behalf of
PKF Francis Clark
Chartered Accountants and Statutory Auditors
Towngate House
2 – 8 Parkstone Road
Poole
BH15 2PW

Date: 27 February 2026

Sturts Community Trust
Statement of Comprehensive Income (Including Income and Expenditure Account)
Year Ended 31 August 2025

	Group 2025	Group 2024	**Association 2025**	Association 2024
	Total £	Total £	**Total £**	Total £
Turnover	**3,792,273**	3,208,506	**3,792,273**	3,208,506
Cost of sales	**(3,615,328)**	(3,280,838)	**(3,605,092)**	(3,229,988)
Operating (deficit) / surplus	**176,945**	(72,332)	**187,181**	(21,482)
Total comprehensive income for the year	**176,945**	(72,332)	**187,181**	(21,482)

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The income and expenditure account was approved on 26 February 2026 and signed on behalf of the board by:

Signed by:
Ben Lloyd
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Mr Benjamin Mark Lloyd

The notes on pages 24 to 37 form part of these accounts.

Sturts Community Trust
Balance Sheet
Year Ended 31 August 2025

Company registration number: 08359958

	Note	**Group 2025**	Group 2024	**Association 2025**	Association 2024
		£	£	**£**	£
Fixed assets					
Tangible fixed assets	8,9	**6,386,018**	6,449,864	**6,386,018**	6,449,864
		6,386,018	6,449,864	**6,386,018**	6,449,864
Current assets					
Stocks		**70,473**	73,707	**70,473**	73,707
Debtors	10	**426,665**	213,247	**488,329**	250,540
Investments	11	**604**	604	**604**	604
Cash at bank and in hand		**544,028**	584,391	**543,450**	584,082
		1,041,770	871,949	**1,102,856**	908,933
Creditors: amounts falling due within one year	12	**(216,026)**	(262,925)	**(216,026)**	(249,059)
Net current assets / (liabilities)		**825,744**	609,024	**886,830**	659,874
Total assets less current liabilities		**7,211,762**	7,058,888	**7,272,848**	7,109,738
Creditors: amounts falling due after more than one year	13	**(790,310)**	(814,381)	**(790,310)**	(814,381)
Total net assets / (liabilities)		**6,421,452**	6,244,507	**6,482,538**	6,295,357
Reserves					
Unrestricted funds	16	**6,419,175**	6,242,230	**6,480,261**	6,293,080
Restricted funds	16	**2,277**	2,277	**2,277**	2,277
Total Reserves		**6,421,452**	6,244,507	**6,482,538**	6,295,357

The financial statements were approved and authorised for issue by the Board on 26 February 2026 and signed on behalf of the board by

Signed by:
Ben Lloyd
90010B547DE840F...
Mr Benjamin Mark Lloyd

The notes on pages 24 to 37 form part of these accounts.

Sturts Community Trust
Statement of Changes in Reserves
Year Ended 31 August 2025

Group

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2023	334,656	-	5,982,183	6,316,839
Surplus / (deficit) for the year	(135,140)	2,277	60,531	(72,332)
Total comprehensive income	(135,140)	2,277	60,531	(72,332)
At 31 August and 1 September 2024	199,516	2,277	6,042,714	6,244,507
Surplus / (deficit) for the year	139,258	-	37,687	176,945
Total comprehensive income	139,258	-	37,687	176,945
At 31 August 2025	338,774	2,277	6,080,401	6,421,452

Association

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2023	334,656	-	5,982,183	6,316,839
Surplus / (deficit) for the year	(84,290)	2,277	60,531	(21,482)
Total comprehensive income	(84,290)	2,277	60,531	(21,482)
At 31 August and 1 September 2024	250,366	2,277	6,042,714	6,295,357
Surplus / (deficit) for the year	149,494	-	37,687	187,181
Total comprehensive income	149,494	-	37,687	187,181
At 31 August 2025	399,860	2,277	6,080,401	6,482,538

The notes on pages 24 to 37 form part of these accounts.

Sturts Community Trust
Statement of Cash Flows
Year Ended 31 August 2025

	Note	Group 2025 £	Group 2024 £
Cash flow from operating activities	17	**129,130**	211,501
Net cash flow from operating activities		**129,130**	211,501
Cash flow from investing activities			
Purchase of tangible fixed assets		**(74,597)**	(50,207)
Receipts from sale of tangible fixed assets		**405**	-
Interest receivable and similar income		**-**	-
Net cash flow from investing activities		**(74,192)**	(50,207)
Cash flow from financing activities			
Advances/ Repayment of loans and borrowings		**(39,951)**	(36,372)
Interest payable and similar charges		**(55,350)**	(54,768)
Net cash flow from financing activities		**(95,301)**	(91,140)
Net increase / (decrease) in cash and cash equivalents		**(40,363)**	70,154
Cash and cash equivalents at 1 September 2024		**584,391**	514,237
Cash and cash equivalents at 31 August 2025		**544,028**	584,391
Cash and cash equivalents consists of:			
Cash at bank and in hand		**544,028**	584,391
Cash and cash equivalents at 31 August 2025		**544,028**	584,391

The notes on pages 24 to 37 form part of these accounts.

Sturts Community Trust
Notes to the Financial Statements
Year Ended 31 August 2025

1 Summary of significant accounting policies

(a) General information and basis of preparation

Sturts Community Trust is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the registered provider information on page 1 of these financial statements. The nature of the registered provider's operations and principal activities are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

The registered provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the registered provider, and rounded to the nearest £.

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

(b) Group accounts

The registered provider is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Sturts Community Trust, and of its subsidiary Twin Oaks (Co-Housing) Construction Ltd (registered company no 12040819).

(c) Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

(d) Depreciation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Tools and equipment	20% reducing balance
Housing and other property	10 - 50 years straight line
Furniture and fittings	20% reducing balance
Motor vehicles	25% reducing balance

(e) Impairment

All fixed assets are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

(f) Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

(g) Stocks

Stock consists of livestock, processed meat, other farm produce, and bought farm shop stock. Livestock, meat and produce are valued at estimated sales value less estimated cost to sell. Estimates are based upon published price lists from local markets and national websites, along with local knowledge and experience.

Shop stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow-moving stocks. Cost is determined using the first-in, first-out method (FIFO).

(h) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(i) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

(j) Loans and borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Concessionary loans include those payable to third parties which are interest free or below market interest rates and are received to advance charitable purposes. All loans are measured at cost, less impairment as permitted by section 34 of FRS 102.

Interest expense is recognised based on the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the association has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

(k) Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight-line basis over the period of the lease.

(l) Tax

The activities of the registered provider are partially exempt from VAT.

The Association is registered for VAT and can recover VAT on a proportion of its purchases. VAT incurred on purchases which is not recoverable is included along with the expense to which it relates, or the item acquired, in the income and expenditure account or balance sheet respectively.

(m) Turnover and other income

Turnover represents income from the various activities undertaken by the group. All income is recognised once the association has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations are recognised when the association has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the association before the association is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the association and it is probable that these conditions will be fulfilled in the reporting period.

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

Social housing grant (SHG) is recognised when receivable. Where developments have been financed wholly or partly by SHG, the SHG is recognised as income. Housing association grants are included under SHG headings. If housing properties are disposed of, social housing grants are repayable to the Homes & Communities Agency (HCA) or subject to restrictions on use and included within creditors as part of a “Recycled Capital Grant Fund” under most circumstances.

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

- The donor specifies that the grant or donation must only be used in future accounting periods; or

- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Trading income is recognised as earned (that is, as the related goods or services are provided).

Investment income is recognised on a receivable basis.

Income from charitable and social housing activities is recognised as earned (as the related goods or services are provided) under contract.

Other income is recognised on a receivable basis.

(n) Expenditure

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

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable expenditure comprises those costs incurred by the association 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.

These include the costs attributable to the association's compliance with constitutional and statutory requirements, including audit, strategic management and board meetings and reimbursed expenses.

(o) Pensions and other post-retirement obligations

The association 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.

(p) Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to / from restricted reserves are made as appropriate.

Unrestricted general reserve – these funds can be used in accordance with the objectives of the Association at the discretion of the board.

Designated reserves are part of unrestricted reserves which have been designated by the Board for a particular purpose. Such designations may be reversed by future Board decisions.

Details of reserves are shown in note 16.

(q) Going concern

The financial statements have been prepared on a going concern basis. As explained in the annual report the board have considered current risks, future uncertainty and the impact on the association's operations and finances in the short to medium term. In the opinion of the board, the association has sufficient working capital to continue to meet its financial obligations and pay its liabilities as they fall due for the foreseeable future and therefore the financial statements have been prepared on a going concern basis. The board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure are sufficient with the level of reserves held for the association to be able to continue as a going concern.

2 Turnover, cost of sales, administrative expenditure and operating surplus / (deficit)

The association has not provided information required by part 1 of the Accounting Direction for Social Housing in England 2022 on the grounds that it is small.

3 Social housing turnover and costs - Group and Association

	2025	2024
	£	£
Rents receivable excluding service charges	**575,996**	523,269
Service charges receivable	**253,793**	217,821
Revenue grants receivable	**42,596**	42,266
Capital grants receivable	**-**	-
Social housing activity expenditure	**(1,242,819)**	(1,156,047)
Operating surplus / (deficit) from social housing activities	**395,534**	232,215
Net surplus / (deficit) from social housing activities	**(159,583)**	70,953
Void losses	**-**	-

Accommodation owned - Group and Association

	Number of units at 31 August 2025	Number of units at 31 August 2024
Completed units:		
- Social Housing	**29**	29
	29	29

4 Surplus / (deficit) on ordinary activities - Group and Association

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	2025	2024
	£	£
Auditor's remuneration (including expenses and benefits in kind) for audit	**27,800**	22,330
Depreciation of fixed assets	**137,770**	127,433

5 Auditor's remuneration - Group and Association

	2025 £	2024 £
Fees payable to the Registered Provider's auditor for the audit of the Registered Provider's annual accounts	**27,800**	22,330
Fees payable to the Registered Provider's auditor for services other than those of external audit	**5,717**	6,905
	33,517	29,235

6 Board and key management personnel remuneration - Group and Association

The total remuneration for key management personnel amounted to £63.0k (2024 - £155.3k).

7 Staff costs - Group and Association

The average number of employees, including members of the executive team, calculated on a full-time equivalent was 55 employees (2024 – 48).

The aggregate remuneration of such employees was as follows:

	2025 £	2024 £
Wages and salaries	**1,405,771**	1,281,235
Social security costs	**124,657**	103,871
Pension costs	**21,705**	22,451
	1,552,133	1,407,557

8 Tangible fixed assets – housing properties – Group and Association

	Land and buildings	Total
	£	£
Cost:		
At 1 September 2024	4,563,744	4,563,744
Additions	13,850	13,850
Transfers	-	-
At 31 August 2025	4,577,594	4,577,594
Depreciation:		
At 1 September 2024	648,637	648,637
Charge for the year	80,424	80,424
At 31 August 2025	729,061	729,061
Net book value:		
At 31 August 2025	3,848,533	3,848,533
At 31 August 2024	3,915,107	3,915,107

9 Tangible fixed assets – other – Group and Association

	Land and buildings	Furniture and fittings	Motor vehicles	Tools and equipment	Total
	£	£	£	£	£
Cost or valuation:					
At 1 September 2024	2,702,683	221,424	69,745	105,451	3,099,303
Additions	20,815	-	26,072	13,860	60,747
Disposals	-	-	(12,745)	-	(12,745)
At 31 August 2025	2,723,498	221,424	83,072	119,311	3,147,305
Depreciation:					
At 1 September 2024	279,303	187,628	42,913	54,702	564,546
Charge for the year	28,509	6,759	10,800	11,278	57,346
Eliminated on disposals	-	-	(12,072)	-	(12,072)
At 31 August 2025	307,812	194,387	41,641	65,980	609,820
Net book value:					
At 31 August 2025	2,415,686	27,037	41,431	53,331	2,537,485
At 31 August 2024	2,423,380	33,796	26,832	50,749	2,534,757

Total fixed assets:

	2025	2024
	£	£
Housing properties	**3,848,533**	3,915,107
Other	**2,537,485**	2,534,757
	6,386,018	6,449,864

Sturts Community Trust
Notes to the Financial Statements
Year Ended 31 August 2025

10 Debtors

	Group 2025 £	Group 2024 £	**Association 2025 £**	Association 2024 £
Trade debtors	**304,734**	171,271	**304,734**	171,271
Prepayments and accrued income	**42,764**	5,727	**42,764**	5,727
Other debtors	**79,167**	35,842	**79,123**	32,134
VAT recoverable	**-**	407	**-**	407
Amounts owed by subsidiary	**-**	-	**61,708**	41,001
	426,665	213,247	**488,329**	250,540

11 Current asset investments – Group and Association

	2025 £	2024 £
Listed investments	**604**	604
	604	604

12 Creditors: amounts falling due within one year

	Group 2025 £	Group 2024 £	**Association 2025 £**	Association 2024 £
Bank loans	**24,221**	38,101	**24,221**	38,101
Trade creditors	**48,774**	60,069	**48,774**	46,203
Concessionary loans	**2,000**	4,000	**2,000**	4,000
Other taxation and social security	**27,941**	28,939	**27,941**	28,939
Other creditors	**27,151**	49,395	**27,151**	49,395
Accruals	**64,466**	40,710	**64,466**	40,710
Deferred income	**19,754**	41,711	**19,754**	41,711
VAT Liability	**1,719**	-	**1,719**	-
	216,026	262,925	**216,026**	249,059

13 Creditors: amounts falling due after more than one year – Group and Association

	2025	2024
	£	£
Bank loans	**586,773**	608,844
Concessionary loans	**203,537**	205,537
	790,310	814,381

Bank loans are secured with fixed and floating charges against the freehold property of the housing association.

14 Leases – Group and Association

Operating leases - lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Not later than one year	**7,497**	5,906
Later than one and not later than five years	**5,325**	7,927
Later than five years	**-**	-
	12,822	13,833

15 Pension and other schemes – Group and Association

The housing association operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the housing association to the scheme and amounted to £21,705 (2024 - £22,451).

Contributions totalling £Nil (2024 - £4,980) were payable to the scheme at the year end and are included within other creditors.

16 Reserves

Reconciliation of movement in funds – Group

	Brought Forward 01/09/2024	Income	Expenditure	Transfers	Other Recognised Gains / (Losses)	Carried Forward 31/08/2025
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	199,516	3,772,278	(3,492,782)	(140,237)	-	338,774
Designated unrestricted funds						
Benevolent fund	397,093	-	(2,780)	38,632	-	432,945
Social fund	3,102	-	(10,197)	25,981	-	18,887
Property capital fund	5,494,002	-	(108,933)	70,619	-	5,455,688
Property maintenance fund	28,517	-	(636)	15,000	-	42,881
Social enterprise capital fund	12,000	-	-	10,000	-	22,000
Planned and cyclical maintenance	108,000	-	-	-	-	108,000
Restricted funds						
Cabin	-	19,995	-	(19,995)	-	-
Accessible vegetable growing for all	2,277	-	-	-	-	2,277
	6,244,507	3,792,273	(3,615,328)	-	-	6,421,452

	Brought Forward 01/09/2023	Income	Expenditure	Transfers	Other Recognised Gains / (Losses)	Carried Forward 31/08/2024
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	334,656	3,189,286	(3,094,301)	(230,125)	-	199,516
Designated unrestricted funds						
Benevolent fund	415,222	-	(32,829)	14,700	-	397,093
Social fund	-	-	(21,953)	25,055	-	3,102
Property capital fund	5,566,961	-	(107,329)	34,370	-	5,494,002
Property maintenance fund	-	-	(7,483)	36,000	-	28,517
Social enterprise capital fund	-	-	-	12,000	-	12,000
Planned and cyclical maintenance	-		-	108,000	-	108,000
Restricted funds						
Garden improvements	-	10,000	(10,000)	-	-	-
Accessible vegetable growing for all	-	9,220	(6,943)	-	-	2,277
	6,316,839	3,208,506	(3,280,838)	-	-	6,244,507

The specific purposes for which the funds are to be applied are as follows:

Co-worker benevolent fund - This is a fund created to contribute towards meeting the retirement needs of the Co-workers. The Camphill Communities have created a benevolent fund for retired Co-workers, which the Trust has joined and contributes to.

Co-worker social fund - The social fund can be applied for to cater for exceptional circumstances of unmet need.

Property capital fund - This fund has been created to reflect, the value of land and buildings held by the Trust, net of any bank loans and property related loans outstanding at the balance sheet date.

Property development fund - This is a fund created to set aside funds for the building of new Trust properties.

Sturts Community Trust
Notes to the Financial Statements
Year Ended 31 August 2025

Social enterprise capital fund - established to support future capital developments related to Gulliver's Farm Shop & Kitchen and The Farmyard Project. This fund ensures resources are set aside to finance infrastructure improvements, farm building enhancements, and strategic growth initiatives in alignment with the organisation's seven-year plan. It also serves as a foundation for future fundraising efforts.

Planned and cyclical maintenance - designated for housing-related upkeep, covering essential upgrades such as boilers, kitchens, bathrooms, structural electrical and gas works, damp remediation, and window replacements. Its purpose is to ensure long-term property maintenance and infrastructure compliance with the Good Homes Standards.

Association

	Brought Forward 01/09/2024	Income	Expenditure	Transfers	Other Recognised Gains / (Losses)	Carried Forward 31/08/2025
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	250,366	3,772,278	(3,482,547)	(140,237)	-	399,861
Designated unrestricted funds						
Benevolent fund	397,093	-	(2,780)	38,632	-	432,945
Social fund	3,102	-	(10,197)	25,981	-	18,887
Property capital fund	5,494,002	-	(108,933)	70,619	-	5,455,688
Property maintenance fund	28,517	-	(636)	15,000	-	42,881
Social enterprise capital fund	12,000	-	-	10,000	-	22,000
Planned and cyclical maintenance	108,000	-	-	-	-	108,000
Restricted funds						
Cabin	-	19,995	-	(19,995)	-	-
Accessible vegetable growing for all	2,277	-	-	-	-	2,277
	6,295,357	3,792,273	(3,605,092)	-	-	6,482,538

Sturts Community Trust
Notes to the Financial Statements
Year Ended 31 August 2025

	Brought Forward 01/09/2023	Income	Expenditure	Transfers	Other Recognised Gains / (Losses)	Carried Forward 31/08/2024
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	334,656	3,189,286	(3,043,451)	(230,125)	-	250,366
Designated unrestricted funds						
Benevolent fund	415,222	-	(32,829)	14,700	-	397,093
Social fund	-	-	(21,953)	25,055	-	3,102
Property capital fund	5,566,961	-	(107,329)	34,370	-	5,494,002
Property maintenance fund	-	-	(7,483)	36,000	-	28,517
Social enterprise capital fund	-	-	-	12,000	-	12,000
Planned and cyclical maintenance	-	-	-	108,000	-	108,000
Restricted funds						
Garden improvements	-	10,000	(10,000)	-	-	-
Accessible vegetable growing for all	-	9,220	(6,943)	-	-	2,277
	6,316,839	3,208,506	(3,229,988)	-	-	6,295,357

17 Reconciliation of operating surplus / (deficit) to cash flow from operating activities (group)

	2025 £	2024 £
Surplus / (deficit) for the year	**176,945**	(72,332)
Depreciation	**137,770**	127,433
Investment income	**-**	-
Finance costs	**55,350**	54,768
(Gains) / losses on investments	**-**	-
(Profit) / loss on disposal of tangible fixed assets	**268**	-
(Increase) / Decrease in stocks	**3,234**	(13,097)
(Increase) / Decrease in debtors	**(213,418)**	37,293
Increase / (Decrease) in creditors	**(9,062)**	38,901
Increase / (Decrease) in deferred income	**(21,957)**	38,535
Net cash flow from operating activities	**129,130**	211,501

18 Related party transactions - Association

During the year the Trust made the following related party transactions:

Signpost HR Solutions
(A company in which C Darby-Jenkins, a member of the Board of the housing association, is a director and shareholder)
Fees for HR services were charged to the housing association during the year totalling £5,069 (2024 - £5,198). At the balance sheet date, the amount due to Signpost HR Solutions was £Nil (2024 - £638).

Twin Oaks (Co-Housing) Construction Limited
(Subsidiary)

During the year advances of £20,707 (2024 - £41,000) were made to Twin Oaks (Co-Housing) Construction Ltd from Sturts Community Trust. The amount due from Twin Oaks (Co-Housing) Construction Limited at the balance sheet date is £61,708 (2024: £41,001).

Related beneficiaries
During the year two beneficiaries of the Association services were related to members of the Board. The transactions were made on terms equivalent to those that prevail in an arm's length transaction.

STURTS COMMUNITY TRUST

England & Wales - Charity number 1152152

Accounts

Sturts Community Trust
Financial Statements
Year Ended 31 August 2024

Regulator of Social Housing registration number: 5089

Company registration number: 08359958

Charity registration number: 1152152

Sturts Community Trust
Financial Statements
Year Ended 31 August 2024

Contents

Sturts Community Trust
Registered Provider Information
Year Ended 31 August 2024

Regulator of Social Housing registration number	5089
Company registration number	08359958
Charity registration number	1152152
Members of the board	Mrs Caroline Rosemary Darby-Jenkins Mrs Gabrielle Mary Gray Mrs Joy Elizabeth Malyon Mr Mark Christopher Webster (appointed 27 March 2024) Mrs Caroline Louise Wigley (resigned 14 November 2023) Mr Iain Williams Mr Benjamin Mark Lloyd (resigned 20 August 2024)
Registered office	Sturts Farm Three Cross Road West Moors Ferndown BH22 0NF
Auditor	PKF Francis Clark Towngate House 2 – 8 Parkstone Road Poole BH15 2PW
Bankers	NatWest Ringwood branch 11 High Street Ringwood Hants BH24 1BA

Sturts Community Trust
Board Report
Year Ended 31 August 2024

The board of Sturts Community Trust presents their report, and the audited financial statements of the registered provider for the year ended 31 August 2024.

Directors of the board
The directors of the board who have served during the year were as follows:

Mrs Caroline Rosemary Darby-Jenkins
Mrs Gabrielle Mary Gray
Mrs Joy Elizabeth Malyon
Mr Mark Christopher Webster (appointed 27 March 2024)
Mrs Caroline Louise Wigley (resigned 14 November 2023)
Mr Iain Williams
Mr Benjamin Mark Lloyd (resigned 20 August 2024)

The purpose of this report is for Sturts Community Trust's Board to present audited financial statements for the year ended August 2024, which have been prepared in accordance with the Statement of Recommended Practice (SORP 2018).

Principles
Sturts Community Trust (SCT) aims to foster social and cultural wellbeing through mutual support (co-production) and community building out of respect for the uniqueness of each human being.

SCT works in agriculture, care and support, housing, education and the arts. We promote citizenship for all those involved in its activities. We believe that personal development, participation and the opportunity to contribute towards creating a healthy sense of belonging and purpose promotes wellbeing in both the individual and within the organisation.

The vision for Sturts Community Trust is for adults with additional support needs to be able to live as independently as their circumstances permit. In a safe, caring and enriching community environment, with access to opportunities to work, sport and the arts. And to participate in life with greater connection to the wider local community.

Intention

Our intention is to create a welcoming, lively, social and culture centre linking with West Moors in Dorset. It enables local people to take part, whether that be through working, volunteering, growing food, attending events, sharing in social and cultural events, or indeed receiving support.

Sturts Community Trust's focus and key activities

Care and Support: A strong focus on gaining a consistent level of compliance in social care.

Co-Housing: Our neighbourhood model takes its direction from existing co-housing and community housing structures.

Co-Production: Refocusing the social enterprise within the local community by establishing a vibrant farm shop and reinvigorating a neglected farm.

Learning and practice: A process of increasing professionalism and reflective learning culture through the development of a skills-based training in social pedagogy.

Summary of the main activities

Care Together
The Care Together team supports people in their own homes in all activities of daily living. Combining the principles of social pedagogy and active support, the team supports 26 people in six different and inclusive neighbourhoods. Due to the nature of the co-housing community, the team organically becomes part of the extended community and integrated fully into the lives of the people they support.

Registered with the CQC to deliver personal care, the Care Together team places a strong emphasis on rhythm and routines of the day, week and year. This includes healthy, home-cooked food and shared meals, a tidy and welcoming home, and the security of long-term, supportive relationships.

Day Service at Sturts Farm and Gullivers Farm, Shop & Kitchen
The Day Service is at the centre of our social enterprise. This programme is designed to develop skills and encourage personal development. We focus on working in teams, while also considering the specific needs of an individual and providing 1:1 support where required.

Gullivers Farm, Shop & Kitchen
Gullivers Farm Shop first opened in October 2015. The mission was to provide our customers with top quality, seasonal and local produce. It might be made or grown by us or sourced from the best local farmers, producers and growers.

Sturts and Gullivers' farming team
Sturts and Gullivers' land is farmed using Biodynamic/Organic methods, certified by Demeter. Biodynamic/Organic methods seek to maximise the health and wellbeing of the soil, animals, food and people. Biodynamic agriculture and food production is a special type of ecological farming, with extra responsibilities regarding animal welfare, closed nutrient cycles and ecology.

Our method of regenerative farming means there is no need for the multitude of chemicals that modern farming relies upon. We simply revert to ploughing and weeding instead. It means topsoil and subsoils on our land become healthier, aerated, and living.

Market Garden workshop
At Sturts Community Trust we work with nature to grow high quality seasonal produce throughout the year. This is farmed on a rotation system where the farm is seen as a whole organism.

Our team is formed of paid employees, volunteers and Companions, who work together to grow a wide variety of organic/biodynamic fruit, vegetables, salad leaves and herbs for local pubs and restaurants, and provide the local community from our farm shop. The Gullivers' Deli Kitchen bases menus around what is being grown in our Market Garden and is usually harvested in the morning it arrives in the shop and on your plate in the café.

Clover Co-Housing
We have a number of community housing schemes, known as Clover Co-Housing. These are located on two farm sites, Sturts and Gullivers, and within the local West Moors community.

Clover Co-Housing Housing is arranged into six small mixed neighbourhoods with accommodation, ranging from one bedroom to five-bedroomed properties. Four neighbourhoods are on Sturts Farm, and one is on the adjoining farm, Gullivers. The other is in West Moors. Each neighbourhood house between 10 and 17 people, including those with additional support needs, where communication will need to be adapted in order to be truly inclusive.

<u>Introduction</u>

Learning, adapting and evolving

Following the celebrations, reflection and reconnection of our 40th anniversary year, this year (2023-2024) delivered a fresh focus on the Trust's plans for its future.

Evolving each area of the charity, in line with the Trust's principles, called for inclusive design processes and development workshops within our community.

Our teams have taken part in progressive training projects while continuing to uphold the high standards, routines and responsibilities that make up everyday life. The organisation itself has also undergone a comprehensive governance review.

We're incredibly proud of the work we've done, and the milestones we've achieved along the way. From meeting fundraising targets to widening our community events, the continued effort, collaboration and dedication of our people demonstrate our ongoing commitment to the organisation's mission, purpose and values.

Never one to rest on our laurels, it's safe to say work is already well underway to continue building upon this success for the next year and beyond. Watch this space.

A year in review

Sturts Community Trust

Our comprehensive governance review took place in the year ended 2024. It was an in-depth, inclusive process featuring input from all divisions. Leicester Aldridge reviewed all governance documentation and helped to establish a system for updates.

For the coming year we will host a Trustee away day consolidating this year's governance work, culminating in a Spring charitable conference. Here, results from inclusive forums will be shared with the entire team.

Care Together

A new training development project is underway to systematically upskill existing staff in areas of compliance. This includes support planning, risk assessment, incident reporting and analysis.

The goal is to deepen skill levels, enhance leadership with our team, providing person-centred support, while continuing to strengthen team and Companion relationships.

Enriching lives

The Care Together team's social pedagogy framework has significantly contributed to embedding practice and enriching cultural life among staff, Companions and the broader community.

Key initiatives have included establishing a dedicated group to organise festivals and cultural events to celebrate the diversity of our community, not only enriching Companions' lives, but also encouraging deeper connections among all participants.

The role of activity coordinator, emerging from the Social Pedagogy Group, has played a vital part in planning and delivering a variety of social activities.

The Care Together team has also introduced a regular newsletter. This effective communication tool serves to highlight achievements, share upcoming events and showcase the collective efforts of staff and Companions.

Structure and consistency

Amidst the realities of staff rotation, the Care Together team have implemented practices to ensure stability and continuity in supporting Companions. These include a development of a weekly planner to provide clarity and consistency in scheduling activities. This tool maintains a structured routine to ensure Companions feel supported and informed, regardless of staff changes.

Handbook creation has been ongoing. These resources are designed to document best practices, guidelines and routines, acting as a valuable tool for both new and experienced staff.

Goals for the next year include:

- Implementing PECS and functional skills training in intensive support setting
- Developing the Practice Handbook on the way we do things
- Creating easy-read contracting with the people we support

Co-Housing

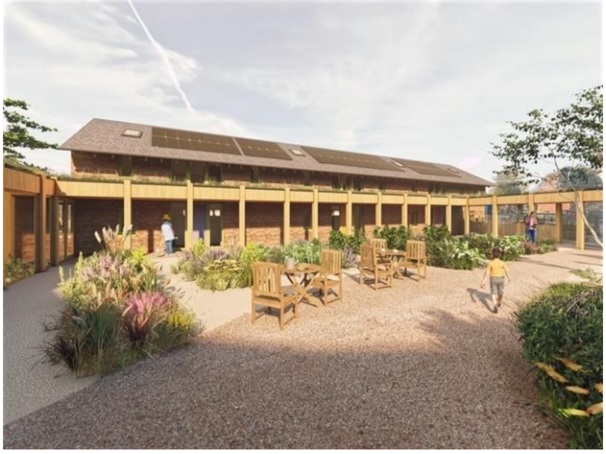
The Ikigai Project

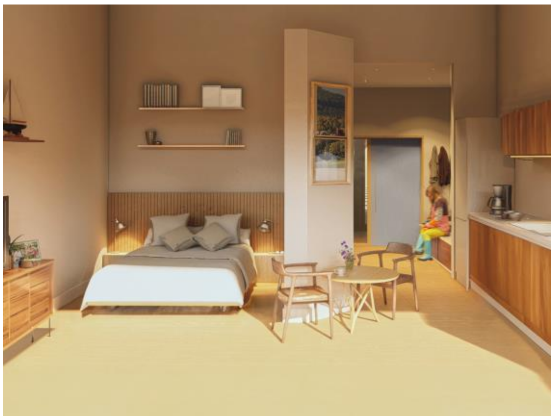
One of the most significant milestones this year has been the completion of the inclusive design process for the Ikigai project. A planning application has been submitted for a new neighbourhood with sustainability at its core, catering to some of our older Companions, featuring four family homes and a central courtyard.

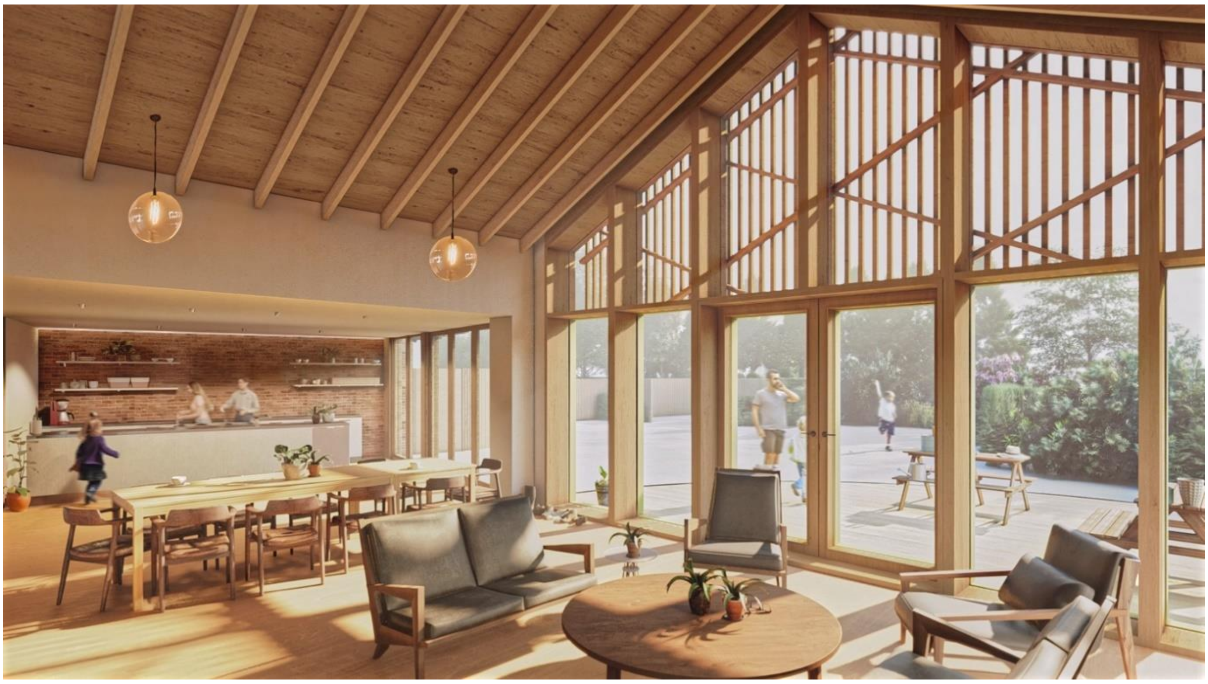
Looking ahead, we have commissioned a 30-year business plan for this project for the coming year. We anticipate a positive outcome to the planning application by November and, once this has been received, will launch a fundraising campaign.

We will hold meetings with key stakeholders and prospective tenants, with the aim to complete a detailed project plan with a confirmed start date by year-end (2024-2025).

Architect's renderings included below / overleaf.







St John's Neighbourhood Remodelling
A joint initiative with the Care Together team, the St John's Neighbourhood Remodelling project focused on enhancing accessibility for Companions with intensive support needs.

Key features of this development included the addition of a sensory room to support individuals with high sensitivity. The project also included developing practices in structured support, communication and a renewed emphasis on functional skills within the setting. For example: emphasising support through backward-chaining techniques to engage Companions in cooking.

Goals for the next year include:
• Ikigai project development: transition from planning phase to financial modelling
• Integrate financial aspects of the Ikigai project into the overall financial projections of the charity
• Clarify funding streams, including valuations of West Moors bungalows in preparation for sale
• Engage Triodos Bank to explore loan arrangements and transfer bungalows' value to the Ikigai project
• Research shared ownership arrangements with Homes England and seek legal advice from Leicester Aldridge
• Submit a grant application to Homes England for funding assessment
• Create a fundraising pack for resubmission to grant-making trusts used for Triodos project
• Hold a stakeholder family meeting to review project finances once more details are available
• Initiate a tendering process with input from Castle Lodge Construction (developers of Twin Oaks)

- Establish a clear on-site start date when financing is secured
- Monitor and respond to unexpected changes (for example: Homes England funding or project expenses)
- Address outlying issues such as the water treatment supply and new electricity supply
- Maintenance and financial clarity: conduct a detailed planned maintenance survey for more precise development
- Implement specific management accounts to track and evidence service charges
- Develop a tenancy schedule with periodic tenancies for long-standing tenants
- Build an evidence base for standards using creative methods presented to the committee
- Develop creative ideas for evidencing Homes England Standards
- Staffing: secure a housing manager with the necessary qualities who is likely to commit to long-term employment, promoting stability for the charity and the leadership team.

Social Enterprise

Gullivers Enterprises has made significant strides in supporting the wider community through free and accessible events, educational initiatives, and vital fundraising efforts.

Activities aimed to strengthen community connections, promote sustainable practices and provide learning opportunities for the people we support.

The Social Enterprise team successfully raised funds to replace essential farming equipment, secured grant support for new developments, including a new plough and polytunnel. They also expanded their outreach through inclusive community initiatives.

Increasing visitors
Progress on the Farm Shop's expansion has slowed due to the focus on the Ikigai project. However, Gullivers' annual calendar events continue to attract and engage the public, with growing participation and predictability. The Farm Shop's increasing visitor numbers means priority has shifted to first address parking needs before expanding the shop site next year.

Fundraising event highlights
West Moors FarmFest had over 1,200 people in attendance, raising £3,945. £600 of this was donated to Verwood Youth Group for their community garden project. FarmFest also benefited from support from engaged volunteers from the wider community, helping in both the planning and delivery of this event.

Family friendly seasonal events, including Pumpkin Fest and Pancake Bonanza, helped to increase visitor numbers. They also contributed to the plough fundraising goal and supported our ability to prepare land for growing.

Community initiatives
Meet-up Monday, introduced by the Social Enterprise team at Gullivers, is a weekly initiative designed to combat loneliness and foster social connections. The sessions are led by people we support, encouraging valuable skill-building and independence. Attendees have the opportunity to enjoy free hot drinks and cake in a welcoming environment.

Inclusive social media
Gullivers' social media strategy remains fully inclusive, with Companions taking a lead in social media output, sharing updates and telling the story of our activities. It's resulted in an increased awareness of our organisation's mission and values, as well as strengthened community engagement.

This year also saw the growth of our social media platforms, enabling us to reach a wider audience and showcase the invaluable contributions of the people we support.

New learning pathways
Sturts Farm is now taking steps to implement a structured learning system for people with additional needs. This initiative aims to provide clarity around skill levels and the specific support required for each

individual. Additionally, it will explore the feasibility of establishing a small-scale vocational training unit for young people with additional needs, aged 19-25, from the local area.

To achieve this, we are introducing ASDAN training in animal husbandry, horticulture, art-based activities, cooking, and retail, with elements of independent living integrated throughout the program. The project is in the initial stages, but we hope to have gained practical insights into its potential by the end of the year.

New chicken house
Over at the farm, the Land team has been working hard to build and paint a new chicken house. The project has proven engaging and enjoyable for all involved. Particularly for one Companion who, on his own initiative, chose to paint the chicken house's exterior.

Making hay
Small bales of hay are now being made at Sturts Farm. However, it's proven to be more than just food for our livestock. Having small bales of hay to hand enables the day placement Companions to work independently.

"The new day placement Companions are really enjoying being with our animals and love to care for them. They collect a small hay bale from the stack, open it and spread it in the manger for hungry cattle, supporting the Farmer and the rest of the Land team with their daily duties," explains a member of the Land team.

Kune Kune pigs
The decision to introduce Kune Kune pigs to the farm has proven to be a really positive one. We will expand this breed and, in the coming year, send the first group of piglets to slaughter, producing sausages for the Farm Shop.

Woodland Forest School expansion

The Little Elves and Fairies Nursery, working in collaboration with Elves and Fairies Woodland Nursery in Edmondsham, is going from strength to strength. As a result, we made the decision to extend provision to now include children aged 3 and over. The older children will learn and play in a beautiful new building nestled within the forest. The tree growing through its veranda is a symbol of the nursery's core principles, encouraging curiosity and connection with nature, learning through play and providing a positive, homely and calming environment for all.

Goals for the next year include:

• ASDAN-accredited learning for gardening and farming
• Develop better connections to local schools and people with additional needs within mainstream education
• Pricing of new farm buildings

Value for Money statement

2023-2024 review

Sturts Community Trust is a small, registered provider of specialist housing, supplying supported living within the context of a co-housing model.

Its vision is centred on the concept of living connected lives. It is this connection between people, and part of the organisation, that aims to achieve higher levels of quality within the constraints of the available finance.

SCT has a proven track record in fundraising, which has enabled its high quality building for low levels of loan finance. This success is based on the outcomes for the people involved in the project. Therefore, all projects involve people from all levels of the organisation, so that the end result is something that fits with the needs of those that use it.

Governance and plans to develop

The culture within our Board reflects that of the whole organisation. The Board will consider all projects in the context of the history and charitable goals of the Community. It contains skills and knowledge from a wide range of backgrounds to ensure both the operational plans and development projects are well manged.

All projects require a robust business case that considers Value for Money and clearly defined benefits for those whom the charity supports.

The benefit of being a small, well-connected Community is that Board members have been able to see and be involved in the nature of decision making.

Developments are based on improving the quality of people’s lives, rather than increasing market share. Decisions are made balancing commercial pressures, maintaining the Community ethos and responding to the ever-present demand for services.

The 7-Year Plan is therefore ‘our’ plan for our setting and ‘we’ will work on achieving it together. It is this working together, detailed in our agreements, which delivers high-quality projects at a reasonable cost.

The trustees have undertaken a Governance review and will be implementing a new meeting structure by delegating a set of committees for the three main activities of the trust.

How we look after our properties

Sturts Community Trust’s Co-Housing Community works through its inclusive neighbourhoods to manage maintenance needs. Maintenance plans are devised through monthly neighbourhood meetings and a three-monthly walk-through audit undertaken by the person responsible for Neighbourhood Liaison and a neighbourhood representative. Building schedules are reviewed and monitored through a monthly Co-Housing Management meeting attended by Community members.

SCT’s approach to maintenance is to use good quality materials that can cope with heavy usage. It operates a preferred contractor system of firms that can prove they can deliver quality and responsible work practices that benefit those we support. Annual reviews of the list of contractors are undertaken and, periodically quotes are sought from other contractors to check market value.

SCT is committed to sustainable purchases in maintaining property and is committed to reducing utility costs for both Community members with additional needs and those on low incomes. Therefore, the quarterly committee meetings focus on well-prepared budget forecasts balanced against quality outcomes.

Management team

The focus of our management approach is to get a higher level of engagement from Community members. In order to achieve this, higher level of housing management are required to enable those with additional needs to be fully involved in the life of the Community. However, this is offset by low levels of voids, disputes and complaints.

New supply

There was no supply of new housing in this year.

Sturts Community Trust, as a Co-Housing Community, has limited capacity to expand housing due to maintaining an ethos of connected decision making and restrictions of planning in the greenbelt. Therefore, the 7-Year Plan details one further residential development. Sturts Community Trust will apply for grant funding from the 2026 Homes England scheme to support new developments. Completion is unlikely before 2028, with approximately 15% of new supply delivered upon completion.

Re-investment

The small nature of the Co-Housing and new development has had a big impact on the percentage of re-investment. This can be seen by the change in figures between 2020 at 12.77%, 2021 at 21.36%, 2022 at 0.67%, 2023 at 1.93% and 2024 at 0%.

However, this said, the amount re-invested remains high. This is attributable to the change in model of service provision and the conversion of larger shared housing into smaller, self-contained units with shared facilities. Work continues in this respect, and it is deemed necessary in responding to Good Practice criteria detailed by Care Quality Commission.

'Right support – Right care – Right culture' – published October 2022

Gearing

Sturts Community Trust has made it a policy term that the charity will not exceed the current gearing level of 10.81% and this policy will underpin future development decisions.

Operating Margin

Sturts Community Trust has opened a series of interest-bearing accounts and has developed and ratified an Investment Policy.

Sturts Community Trust will include in all cyclical maintenance an assessment of sustainability, insulation, and renewables.

SCT will commission further financial modelling on the funding of the maintenance programme long-term.

Value for Money Metrics	2024	2023
Metric 1 – Reinvestment %	0%	1.93%
Metric 2 – New supply delivered %	0% for social housing units 0% for non-social housing units	0% for social housing units 0% for non-social housing units
Metric 3 – Gearing %	5.60%	9.27%
Metric 4 – Earnings before interest, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover	0.29	1.90
Metric 5 – Headline social housing cost per unit	£23,108	£22,930
Metric 6 – Operating Margin %	47.26% for social housing units -0.67% total	36.77% for social housing units -1.52% total
Metric 7 – Return on capital employed (ROCE) %	-0.30%	0.65%

Financial review

We are reporting a deficit the year ended 31 August 2024 of £21,482 (association), £72,332 (group) (2023: £46,416 – association and group).

Reserves Policy

The Board have considered the financial position of the association and what reserves are necessary to safeguard the viability of the association's operations in the future. As explained in the going concern accounting policy the board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements and consider these to be sufficient for the association to be able to continue as a going concern.

The Board have set aside sums to cover specific risks and known costs that will arise in the future. The properties were transferred at fair values and are essential for our operations but the capital they represent is not available to spend. The Board have also set aside sums towards meeting the retirement needs and the planned social activities of the Co-workers. These sums have been set aside to designated reserves as shown in Note 18, "Reserves".

This leaves us with a surplus of free reserves of £138,989 (2023: £242,295) in free reserves at the year-end (calculated by deducting the net book value of fixed assets excluding 'land and buildings' of £111,377 (2023: £92,361) (see note 10) which are not covered by designations or restrictions, from the general unrestricted fund balance of £250,366 (2023: £334,656) (see note 18)). The current policy of the Trust is to ensure that free reserves and the ability to realise cash quickly from our fixed assets are sufficient to cover three months' expenditure in the event of any major financial issue. The free reserves at the end of the financial year represent 12 day's expenditure and there is currently the potential to offer fixed assets as collateral should the need arise to raise funding at short notice. The intention is to build up free reserves for the future and the Board are considering what actions are required to increase funding so as to meet this objective.

Risk management

The Board have established a process for reviewing the key risks facing the Trust and for ensuring that actions are taken to manage those risks. A detailed annual risk assessment exercise is carried out by each activity and the results of these are reported to the Board. The Board have given consideration to the major risks to which the association is exposed, as set out in these reports, and are satisfied that systems and procedures are in place to manage those risks or that action is being taken to establish such systems and procedures.

Principal risks and uncertainties

The board examines the major risks that the association faces each financial year when preparing and updating the budget. The principal risks identified are:

• Reduction in income through the financial pressures from local authorities.
• A lack of suitably trained staff.
• Increased inflation and impact on costs.

The association has developed systems to monitor and control these risks and to mitigate any impact that they may have on the association in the future.

Reference and administrative details

The organisation is a charitable company limited by guarantee and a registered provider of social housing, incorporated on 14th January 2013, registered as a charity on 23rd May 2013 and registered as a housing association 5th March 2020.

The company was established under a Memorandum of Association, which established the objects and powers of the Association and is governed under its Articles of Association.

Structure Governance and Management

Governing Document

The association operates under a Memorandum and Articles of Association as incorporated on the 23rd May 2013 and as amended 15 May 2018.

In accordance with the SORP, the accounts of the association disclose certain payments and benefits to The Board and others, which the Board believe they have the power to make under the terms of the governing document.

Charitable objects

The Association's objects are, for the public benefit, to relieve sickness, promote good health, provide social housing and/ or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

Appointment, retirement and training of the Board

The Board, who must be members of Sturts Community Trust, are nominated by the Board of Management. The Memorandum and Articles of Association stipulate that a majority of the Board must be external members who are not co-workers or otherwise resident in one of the Trust communities. Employees are not eligible to be Board members.

The Board retire by rotation after three years of service but may offer themselves for reappointment at the annual meeting of the members of the association.

An induction pack is provided for all Board members and specialist training is carried out on topics such as governance, from time to time as required. The pay of key management personnel is reviewed annually at the time the annual budget is being considered, and the factors taken into account are inflation, comparable pay levels and most importantly the association’s ability to pay.

Members

Members of the Sturts Community Trust contribute an amount not exceeding £1 to the assets of the association in the event of winding up. There are currently 15 members of the Trust. Membership of the Trust confers certain rights with respect to general meetings of the Trust including the right to vote at such meetings.

Governance of the Association

The Board recognise their ultimate responsibility for directing the affairs of the Trust, and for ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up.

The Board meet together at least quarterly to review reports from the activities of the association and to discuss matters which are retained by the Board such as the strategic direction of the Trust, governance issues and financial oversight.

Public Benefit

The Board have given due regard to public benefit when planning the association's activities, in accordance with Charity Commission guidance on public benefit.

This report sets out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the association exists. The association achieves its principal objects and purposes through the provision of supported accommodation and personal care to people with a learning disability and the activity of running a bio-dynamic farm. It does this within the context of an inclusive co-housing community. The association is committed to training in the above fields. The community runs community events for the local population and supports a local allotment society. These benefits are directly related to the aims of the association and are fully compliant with the Charity Commission Principles on Public Benefit.

Compliance with Governance and Financial Viability Standard

The Board confirms that Sturts Community Trust Housing Association complies with the requirements of the Governance and Financial Viability Standard 2020, and has adopted and applied the recommended practice of the Charity Governance Code for Larger Charities.

Directors’ responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006 the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company’s auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company’s auditors are aware of that information.

Approved by the Board on 26 February 2025 and signed on its behalf by:

Mrs Caroline Rosemary Darby-Jenkins

Independent Auditor's Report to the Members of Sturts Community Trust

Opinion

We have audited the financial statements of Sturts Community Trust (the group) for the year ended 31 August 2024 which comprise the group and company Statement of Comprehensive Income, group and company Balance Sheet, group and company Statement of Changes in Reserves, group Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 group and company affairs as at 31 August 2024, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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 association 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 board's 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 association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board 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 Board report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception.

In the light of our knowledge and understanding of the group and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was 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 from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 13, the board members (who are also the directors of the association 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 board 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 board is responsible for assessing the group and company 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 board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor’s responsibilities for the audit of the financial statements

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

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

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the Association. We gained an understanding of the Association and the industry in which the Association operates as part of this assessment to identify the key laws and regulations affecting the Association. As part of this, we reviewed the Association’s website for indication of any regulations and certification in place and discussed these with the relevant individuals responsible for compliance. The key regulations we identified were Charity and Housing Association legislation, compliance with the Care Quality Commission (“CQC”), health and safety regulations and employment law. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Statement of Recommended Practice (SORP).

We discussed with management and trustees how the compliance with these laws and regulations in monitored and discussed policies and procedures in place. We also identified the individuals who have responsibility for ensuring that the Association complies with laws and regulations and deals with reporting any issues if they arise. As part of our planning procedures, we assessed the risk of any non-compliance with laws and regulations on the Association’s ability to continue trading and the risk of material misstatement to the accounts.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved the following:

Enquiries of management regarding their knowledge of any non-compliance with laws and regulations that could affect the financial statements. As part of these enquiries, we also discussed with management whether there have been any known instances, allegations or suspicions of fraud.

Reviewed filings with Companies House and The Charity Commission and whether there were any serious incident reports made during the year.

Reviewed audit documentation from the CQC to confirm compliance with standards and ensuring continued registration with the CQC through the CQC website.

Reviewed legal and professional costs to identify any possible non-compliance.

Reviewed Board minutes.

Audited 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.

Audited the risk of fraud in revenue recognition (completeness and cut off of companion contract income / completeness of farm shop sales), including analytical procedures and substantive testing of contract income, farm shop sales proof in total test and substantive testing of cash takings.

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. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission, or misrepresentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Adrian Way FCA FCCA
Senior Statutory Auditor
For and on behalf of
PKF Francis Clark
Chartered Accountants and Statutory Auditors
Towngate House
2 – 8 Parkstone Road
Poole
BH15 2PW

Date: 27 February 2025

Sturts Community Trust
Statement of Comprehensive Income (Including Income and Expenditure Account)
Year Ended 31 August 2024

	Group 2024 Total £	Group 2023 (as restated) Total £	**Association 2024 Total £**	Association 2023 (as restated) Total £
Turnover	**3,208,506**	3,053,040	**3,208,506**	3,053,040
Cost of sales	**(3,280,838)**	(3,099,456)	**(3,229,988)**	(3,099,456)
Operating (deficit) / surplus	**(72,332)**	(46,416)	**(21,482)**	(46,416)
Total comprehensive income for the year	**(72,332)**	(46,416)	**(21,482)**	(46,416)

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The income and expenditure account was approved on 26 February 2025 and signed on behalf of the board by:

Mrs Caroline Rosemary Darby-Jenkins

The notes on pages 22 to 36 form part of these accounts.

Sturts Community Trust
Balance Sheet
Year Ended 31 August 2024

Company registration number: 08359958

	Note	**Group 2024 £**	Group 2023 (as restated) £	**Association 2024 £**	Association 2023 (as restated) £
Fixed assets					
Tangible fixed assets	8,9	**6,449,864**	6,527,090	**6,449,864**	6,527,090
		6,449,864	6,527,090	**6,449,864**	6,527,090
Current assets					
Stocks		**73,707**	60,610	**73,707**	60,610
Debtors	10	**213,247**	249,508	**250,540**	249,508
Investments	11	**604**	604	**604**	604
Cash at bank and in hand		**584,391**	514,237	**584,082**	514,237
		871,949	824,959	**908,933**	824,959
Creditors: amounts falling due within one year	12	**(262,925)**	(179,894)	**(249,059)**	(179,894)
Net current assets / (liabilities)		**609,024**	645,065	**659,874**	645,065
Total assets less current liabilities		**7,058,888**	7,172,155	**7,109,738**	7,172,155
Creditors: amounts falling due after more than one year	13	**(814,381)**	(855,316)	**(814,381)**	(855,316)
Total net assets / (liabilities)		**6,244,507**	6,316,839	**6,295,357**	6,316,839
Reserves					
Unrestricted funds	16	**6,242,230**	6,316,839	**6,293,080**	6,316,839
Restricted funds	16	**2,277**	-	**2,277**	-
Total Reserves		**6,244,507**	6,316,839	**6,295,357**	6,316,839

The financial statements were approved and authorised for issue by the Board on 26 February 2025 and signed on behalf of the board by

Mrs Caroline Rosemary Darby-Jenkins

The notes on pages 22 to 36 form part of these accounts.

Sturts Community Trust
Statement of Changes in Reserves
Year Ended 31 August 2024

Group

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2022	337,099	-	6,026,156	6,363,255
Surplus / (deficit) for the year	(2,443)	-	(43,973)	(46,416)
Total comprehensive income	(2,443)	-	(43,973)	(46,416)
At 31 August and 1 September 2023	334,656	-	5,982,183	6,316,839
Surplus / (deficit) for the year	(135,140)	2,277	60,531	(72,332)
Total comprehensive income	(135,140)	2,277	60,531	(72,332)
At 31 August 2024	199,516	2,277	6,042,714	6,244,507

Association

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2022	337,099	-	6,026,156	6,363,255
Surplus / (deficit) for the year	(2,443)	-	(43,973)	(46,416)
Total comprehensive income	(2,443)	-	(43,973)	(46,416)
At 31 August and 1 September 2023	334,656	-	5,982,183	6,316,839
Surplus / (deficit) for the year	(84,290)	2,277	60,531	(21,482)
Total comprehensive income	(84,290)	2,277	60,531	(21,482)
At 31 August 2024	250,366	2,277	6,042,714	6,295,357

The notes on pages 22 to 36 form part of these accounts.

Sturts Community Trust
Statement of Cash Flows
Year Ended 31 August 2024

	Note	**Group 2024 £**	Group 2023 £
Cash flow from operating activities	17	**211,501**	73,233
Net cash flow from operating activities		**211,501**	73,233
Cash flow from investing activities			
Purchase of tangible fixed assets		**(50,207)**	(97,079)
Receipts from sale of tangible fixed assets		**-**	-
Interest receivable and similar income		**-**	-
Net cash flow from investing activities		**(50,207)**	(97,079)
Cash flow from financing activities			
Advances/ Repayment of loans and borrowings		**(36,372)**	(21,953)
Interest payable and similar charges		**(54,768)**	(55,688)
Net cash flow from financing activities		**(91,140)**	(77,641)
Net increase / (decrease) in cash and cash equivalents		**70,154**	(101,487)
Cash and cash equivalents at 1 September 2023		**514,237**	615,724
Cash and cash equivalents at 31 August 2024		**514,237**	514,237
Cash and cash equivalents consists of:			
Cash at bank and in hand		**584,391**	514,237
Cash and cash equivalents at 31 August 2024		**584,391**	514,237

The notes on pages 22 to 36 form part of these accounts.

1 Summary of significant accounting policies

(a) General information and basis of preparation

Sturts Community Trust is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the registered provider information on page 1 of these financial statements. The nature of the registered provider's operations and principal activities are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

The registered provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the registered provider, and rounded to the nearest £.

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

(b) Group accounts

The registered provider is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Sturts Community Trust, and of its subsidiary Twin Oaks (Co-Housing) Construction Ltd (registered company no 12040819).

(c) Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

(d) Depreciation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Tools and equipment	20% reducing balance
Housing and other property	50 years straight line
Furniture and fittings	20% reducing balance
Motor vehicles	25% reducing balance

(e) Impairment

All fixed assets are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

(e) Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

(f) Stocks

Stock consists of livestock, processed meat, other farm produce, and bought farm shop stock. Livestock, meat and produce are valued at estimated sales value less estimated cost to sell. Estimates are based upon published price lists from local markets and national websites, along with local knowledge and experience.

Shop stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out method (FIFO).

(g) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(h) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

(i) Loans and borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the association has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

(j) Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

(k) Tax

The activities of the registered provider are partially exempt from VAT.

The Association is registered for VAT and is able to recover VAT on a proportion of its purchases. VAT incurred on purchases which is not recoverable is included along with the expense to which it relates, or the item acquired, in the income and expenditure account or balance sheet respectively.

(l) Turnover and other income

Turnover represents income from the various activities undertaken by the group. All income is recognised once the association has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations are recognised when the association has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the association before the association is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the association and it is probable that these conditions will be fulfilled in the reporting period.

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

Social housing grant (SHG) is recognised when receivable. Where developments have been financed wholly or partly by SHG, the SHG is recognised as income. Housing association grants are included under SHG headings. If housing properties are disposed of, social housing grants are repayable to the Homes & Communities Agency (HCA) or subject to restrictions on use and included within creditors as part of a "Recycled Capital Grant Fund" under most circumstances.

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

- The donor specifies that the grant or donation must only be used in future accounting periods; or

- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Trading income is recognised as earned (that is, as the related goods or services are provided).

Investment income is recognised on a receivable basis.

Income from charitable and social housing activities is recognised as earned (as the related goods or services are provided) under contract.

Other income is recognised on a receivable basis.

(m) Expenditure

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

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable expenditure comprises those costs incurred by the association 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.

These include the costs attributable to the association's compliance with constitutional and statutory requirements, including audit, strategic management and board meetings and reimbursed expenses.

(n) Pensions and other post-retirement obligations

The association 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.

(o) Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to / from restricted reserves is made as appropriate.

Unrestricted general reserve – these funds can be used in accordance with the objectives of the Association at the discretion of the board.

Designated reserves are part of unrestricted reserves which have been designated by the Board for a particular purpose. Such designations may be reversed by future Board decisions.

Details of reserves are shown in note 18.

(p) Going concern

The financial statements have been prepared on a going concern basis. As explained in the annual report the board have considered current risks, future uncertainty and the impact on the association's operations and finances in the short to medium term. In the opinion of the board, the association has sufficient working capital to continue to meet its financial obligations and pay its liabilities as they fall due for the foreseeable future and therefore the financial statements have been prepared on a going concern basis. The board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves held for the association to be able to continue as a going concern.

2 Turnover, cost of sales, administrative expenditure and operating surplus / (deficit)

The association has not provided information required by part 1 of the Accounting Direction for Social Housing in England 2022 on the grounds that it is small.

3 Social housing turnover and costs - Group and Association

	2024	2023
	£	£
Rents receivable excluding service charges	**523,269**	492,294
Service charges receivable	**217,821**	198,631
Revenue grants receivable	**42,266**	32,803
Capital grants receivable	**-**	-
Social housing activity expenditure	**(670,137)**	(664,966)
Operating surplus / (deficit) from social housing activities	**579,828**	413,346
Net surplus / (deficit) from social housing activities	**70,953**	(62,150)
Void losses	**-**	-

Accommodation owned - Group and Association

	Number of units at 31 August 2024	**Number of units at 31 August 2023**
Completed units:		
- Social Housing	**29**	29
	29	29

4 Surplus / (deficit) on ordinary activities - Group and Association

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	2024	2023 (as restated)
	£	£
Auditor's remuneration (including expenses and benefits in kind) for audit	**22,330**	20,305
Depreciation of fixed assets	**127,433**	149,401

5 Auditor's remuneration - Group and Association

	2024 £	2023 £
Fees payable to the Registered Provider's auditor for the audit of the Registered Provider's annual accounts	**22,330**	20,305
Fees payable to the Registered Provider's auditor for services other than those of external audit	**6,905**	8,344
	29,235	28,649

6 Board and key management personnel remuneration - Group and Association

The total remuneration for key management personnel amounted to £155.3k (2023 - £54.8k).

7 Staff costs - Group and Association

The average number of employees, including members of the executive team, calculated on a full-time equivalent was 48 employees (2023 – 45).

The aggregate remuneration of such employees was as follows:

	2024 £	2023 £
Wages and salaries	**1,281,235**	1,061,007
Social security costs	**103,871**	78,946
Pension costs	**22,451**	19,043
	1,407,557	1,158,996

8 Tangible fixed assets – housing properties – Group and Association (as restated)

	Land and buildings	Assets under construction	Total
	£	£	£
Cost:			
At 1 September 2023	4,563,744	-	4,563,744
Additions	-	-	-
Transfers	-	-	-
At 31 August 2024	4,563,744	-	4,563,744
Depreciation:			
At 1 September 2023	569,456	-	569,456
Charge for the year	79,181	-	79,181
At 31 August 2024	648,637	-	648,637
Net book value:			
At 31 August 2024	3,915,107	-	3,915,107
At 31 August 2023	3,994,288	-	3,994,288

9 Tangible fixed assets – other – Group and Association (as restated)

	Land and buildings £	Furniture and fittings £	Motor vehicles £	Tools and equipment £	Total £
Cost or valuation:					
At 1 September 2023	2,702,683	203,073	69,745	73,595	3,049,096
Additions	-	18,351	-	31,856	50,207
At 31 August 2024	2,702,683	221,424	69,745	105,451	3,099,303
Depreciation:					
At 1 September 2023	251,155	183,468	35,187	46,484	516,294
Charge for the year	28,148	4,160	7,726	8,218	48,252
At 31 August 2024	279,303	187,628	42,913	54,702	564,546
Net book value:					
At 31 August 2024	2,423,380	33,796	26,832	50,749	2,534,757
At 31 August 2023	2,451,528	19,605	34,558	27,111	2,532,802

Total fixed assets:

	2024	2023 (as restated)
	£	£
Housing properties	**3,915,107**	3,994,288
Other	**2,534,757**	2,532,802
	6,449,864	6,527,090

10 Debtors

	Group 2024 £	Group 2023 £	**Association 2024 £**	Association 2023 £
Trade debtors	**171,271**	189,743	**171,271**	189,743
Accrued income	**5,727**	7,561	**5,727**	7,561
Other debtors	**35,842**	52,204	**32,134**	52,203
VAT recoverable	**407**	-	**407**	-
Amounts owed by subsidiary	**-**	-	**41,001**	1
	213,247	249,508	**250,540**	249,508

11 Current asset investments – Group and Association

	2024 £	2023 £
Listed investments	**604**	604
	604	604

12 Creditors: amounts falling due within one year

	Group 2024 £	Group 2023 £	**Association 2024 £**	Association 2023 £
Bank loans	**38,101**	35,537	**38,101**	35,537
Trade creditors	**60,069**	39,584	**46,203**	39,584
Other loans	**4,000**	2,000	**4,000**	2,000
Other taxation and social security	**28,939**	21,656	**28,939**	21,656
Other creditors	**49,395**	43,223	**49,395**	43,223
Accruals	**40,710**	34,084	**40,710**	34,084
Deferred income	**41,711**	3,176	**41,711**	3,176
VAT Liability	**-**	634	**-**	634
	262,925	179,894	**249,059**	179,894

13 Creditors: amounts falling due after more than one year – Group and Association

	2024	2023
	£	£
Bank loans	**608,844**	645,779
Other loans	**205,537**	209,537
	814,381	855,316

Bank loans are secured with fixed and floating charges against the freehold property of the housing association.

14 Leases – Group and Association

Operating leases - lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2024	2023
	£	£
Not later than one year	**5,906**	9,132
Later than one and not later than five years	**7,927**	4,623
Later than five years	**-**	5,575
	13,833	19,330

15 Pension and other schemes – Group and Association

The housing association operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the housing association to the scheme and amounted to £22,451 (2023 - £19,043).

Contributions totalling £4,980 (2023 - £4,562) were payable to the scheme at the year end and are included within other creditors.

16 Reserves

Reconciliation of movement in funds – Group (as restated)

	Brought Forward 01/09/2023	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2024
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	334,656	3,189,286	(3,094,301)	(230,125)	-	199,516
Designated unrestricted funds						
Benevolent fund	415,222	-	(32,829)	14,700	-	397,093
Social fund	-	-	(21,953)	25,055	-	3,102
Property capital fund	5,566,961	-	(107,329)	34,370	-	5,494,002
Property maintenance fund	-	-	(7,483)	36,000	-	28,517
Social enterprise capital fund	-	-	-	12,000	-	12,000
Planned and cyclical maintenance	-		-	108,000	-	108,000
Restricted funds						
Garden improvements	-	10,000	(10,000)	-	-	-
Accessible vegetable growing for all	-	9,220	(6,943)	-	-	2,277
	6,316,839	3,208,506	(3,280,838)	-	-	6,244,507

	Brought Forward 01/09/2022	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2023
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	337,099	3,043,040	(2,875,869)	(169,614)	-	334,656
Designated unrestricted funds						
Benevolent fund	396,961	-	(18,239)	36,500	-	415,222
Social fund	51,332	-	(65,457)	14,125	-	-
Property capital fund	5,555,301	-	(107,329)	118,989	-	5,566,961
Property development fund	22,562	-	(22,562)	-	-	-
Restricted funds						
Property development	-	10,000	(10,000)	-	-	-
	6,363,255	3,053,040	(3,099,456)	-	-	6,316,839

The specific purposes for which the funds are to be applied are as follows:

Co-worker benevolent fund - This is a fund created to contribute towards meeting the retirement needs of the Co-workers. The Camphill Communities have created a benevolent fund for retired Co-workers, which the Trust has joined and contributes to.

Co-worker social fund - The social fund can be applied for in order to cater for exceptional circumstances of unmet need.

Property capital fund - This fund has been created to reflect, the value of land and buildings held by the Trust, net of any bank loans and property related loans outstanding at the balance sheet date.

Property development fund - This is a fund created to set aside funds for the building of new Trust properties.

Social enterprise capital fund - established to support future capital developments related to Gulliver's Farm Shop & Kitchen and The Farmyard Project. This fund ensures resources are set aside to finance infrastructure improvements, farm building enhancements, and strategic growth initiatives in alignment with the organisation’s seven-year plan. It also serves as a foundation for future fundraising efforts.

Planned and cyclical maintenance - designated for housing-related upkeep, covering essential upgrades such as boilers, kitchens, bathrooms, structural electrical and gas works, damp remediation, and window replacements. Its purpose is to ensure long-term property maintenance and infrastructure compliance with the Good Homes Standards.

Association (as restated)

	Brought Forward 01/09/2023	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2024
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	334,656	3,189,286	(3,043,451)	(230,125)	-	250,366
Designated unrestricted funds						
Benevolent fund	415,222	-	(32,829)	14,700	-	397,093
Social fund	-	-	(21,953)	25,055	-	3,102
Property capital fund	5,566,961	-	(107,329)	34,370	-	5,494,002
Property maintenance fund	-	-	(7,483)	36,000	-	28,517
Social enterprise capital fund	-	-	-	12,000	-	12,000
Planned and cyclical maintenance	-		-	108,000	-	108,000
Restricted funds						
Garden improvements	-	10,000	(10,000)	-	-	-
Accessible vegetable growing for all	-	9,220	(6,943)	-	-	2,277
	6,316,839	3,208,506	(3,229,988)	-	-	6,295,357

	Brought Forward 01/09/2022	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2023
	£	£	£	£	£	£
Unrestricted Funds						
General unrestricted fund	337,099	3,043,040	(2,875,869)	(169,614)	-	334,656
Designated unrestricted funds						
Benevolent fund	396,961	-	(18,239)	36,500	-	415,222
Social fund	51,332	-	(65,457)	14,125	-	-
Property capital fund	5,555,301	-	(107,329)	118,989	-	5,566,961
Property development fund	22,562	-	(22,562)	-	-	-
Restricted funds						
Property development	-	10,000	(10,000)	-	-	-
	6,363,255	3,053,040	(3,099,456)	-	-	6,316,839

17 Reconciliation of operating surplus / (deficit) to cash flow from operating activities (group)

	2024	2023 (as restated)
	£	£
Surplus / (deficit) for the year	**(72,332)**	(40,416)
Depreciation	**127,433**	149,401
Investment income	**-**	-
Finance costs	**54,768**	55,688
(Gains) /losses on investments	**-**	-
(Profit)/loss on disposal of tangible fixed assets	**-**	-
(Increase)/ Decrease in stocks	**(13,097)**	5,414
(Increase)/ Decrease in debtors	**37,293**	(83,617)
Increase/ (Decrease) in creditors	**38,901**	(1,059)
(Decrease)/Increase in deferred income	**38,535**	(6,178)
Net cash flow from operating activities	**211,501**	73,233

18 Related party transactions - Association

During the year the Trust made the following related party transactions:

Signpost HR Solutions
(A company in which C Darby-Jenkins, a member of the Board of the housing association, is a director and shareholder)
Fees for HR services were charged to the housing association during the year totalling £5,198 (2023 - £13,826). At the balance sheet date the amount due to Signpost HR Solutions was £638 (2023 - £3,504).

Twin Oaks (Co-Housing) Construction Limited
(Subsidiary)

During the year advances of £41,000 were made to Twin Oaks (Co-Housing) Construction Ltd from Sturts Community Trust. The amount due from Twin Oaks (Co-Housing) Construction Limited at the balance sheet date is £41,001 (2023: £1).

Related beneficiaries
During the year three beneficiaries of the Association services were related to members of the Board. The transactions were made on terms equivalent to those that prevail in an arm’s length transaction.

19 Prior year adjustment, depreciation adjustment on housing and other property – Group and Association

A prior year adjustment has been made to recognise depreciation on property. The previous accounting policy of £nil depreciation has been updated in line with FRS102. Properties were revalued in 2020/21, and the fair value accounted for as deemed cost.

The effect of this prior year adjustment is outlined below:

a) Accounting policies - see accounting policy '(d) Depreciation' the policy has been updated to reflect the property depreciation rate.

b) Reconciliation of reserves - adjustments to previously reported reserves at the start and end of the comparative period are outlined in the table below.

	£
Reserves at 1 September 2022	7,076,537
Adjustment in respect of property depreciation	(713,282)
Reserves at 1 September 2022 (as restated)	6,363,255

	£
Reserves at 31 August 2023	7,137,450
Adjustment in respect of property depreciation	(820,611)
Reserves at 31 August 2023 (as restated)	6,316,839

c) Reconciliation of comparative period income and expenditure – adjustments to the comparative period income and expenditure are outlined in the table below.

	£
Previously reported surplus/ (deficit)	60,913
Adjustment in respect of property depreciation	(107,329)
Surplus/ (deficit) (as restated) 31 August 2023	(46,416)

STURTS COMMUNITY TRUST

England & Wales - Charity number 1152152

Accounts

Sturts Community Trust
Financial Statements
Year Ended 31 August 2023

Regulator of Social Housing registration number: 5089

Company registration number: 08359958

Charity registration number: 1152152

Sturts Community Trust
Financial Statements
Year Ended 31 August 2023

Contents

Sturts Community Trust
Registered Provider Information
Year Ended 31 August 2023

Regulator of Social Housing registration number	5089
Company registration number	08359958
Charity registration number	1152152
Members of the board	Mrs Caroline Rosemary Darby-Jenkins Mrs Gabrielle Mary Gray Mrs Katherine Mary Jones (resigned 14 August 2023) Mrs Joy Elizabeth Malyon Mr David Harvey Taylor (resigned 31 March 2023) Mrs Caroline Louise Wigley (appointed 13 October 2022) Mr Iain Williams (appointed 14 October 2022) Mr Benjamin Mark Lloyd (appointed 19 June 2023)
Secretary	Mrs Helen Elizabeth Breen (resigned 13 June 2022)
Registered office	Sturts Farm Three Cross Road West Moors Ferndown BH22 0NF
Auditor	PKF Francis Clark Towngate House 2 – 8 Parkstone Road Poole BH15 2PW
Bankers	NatWest Ringwood branch 11 High Street Ringwood Hants BH24 1BA

Sturts Community Trust
Board Report
Year Ended 31 August 2023

The board of Sturts Community Trust presents their report, and the audited financial statements of the registered provider for the year ended 31 August 2023.

Directors of the board
The directors of the board who have served during the year were as follows:

Mrs Caroline Rosemary Darby-Jenkins
Mrs Gabrielle Mary Gray
Mrs Katherine Mary Jones (resigned 14 August 2023)
Mr Benjamin Mark Lloyd (appointed 19 June 2023)
Mrs Joy Elizabeth Malyon
Mr David Harvey Taylor (resigned 31 March 2023)
Mrs Caroline Louise Wigley (appointed 13 October 2022)
Mr Iain Williams (appointed 14 October 2022)

The purpose of this report is for Sturts Community Trust's Board to present audited financial statements for the year ended August 2023, which have been prepared in accordance with the Statement of Recommended Practice (SORP 2018).

Principles
Sturts Community Trust (SCT) aims to foster social and cultural wellbeing through mutual support (co-production) and community building out of respect for the uniqueness of each human being.

SCT works in agriculture, care and support, housing, education and the arts. We promote citizenship for all those involved in its activities. We believe that personal development, participation and the opportunity to contribute towards creating a healthy sense of belonging and purpose promotes wellbeing in both the individual and within the organisation.

The vision for Sturts Community Trust is for adults with additional support needs to be able to live as independently as their circumstances permit. In a safe, caring and enriching community environment, with access to opportunities to work, sport and the arts. And to participate in life with greater connection to the wider local community.

Intention
Our intention is to create a welcoming, lively, social and cultural centre linking with West Moors in Dorset. It enables local people to take part, whether that be through working, volunteering, growing food, attending events, sharing in social and cultural events, or indeed receiving support.

Sturts Community Trust's focus and key activities

Care and Support: A strong focus on gaining a consistent level of compliance in social care.

Co-Housing: Our neighbourhood model takes its direction from existing co-housing and community housing structures.

Co-production: Refocusing the social enterprise within the local community by establishing a vibrant farm shop and reinvigorating a neglected farm.

Learning and practice: A process of increasing professionalism and reflective learning culture through the development of a skills-based training in social pedagogy.

Summary of the main activities

Care Together
The Care Together team supports people in their own homes in all activities of daily living. Combining the principles of social pedagogy and active support, the team supports 26 people in six different and

inclusive neighbourhoods. Due to the nature of the co-housing community, the team organically becomes part of the extended community and integrated fully into the lives of the people they support.

Registered with the CQC to deliver personal care, the Care Together team places a strong emphasis on rhythm and routines of the day, week and year. This includes healthy home-cooked food and shared meals, a tidy and welcoming home, and the security of long-term, supportive relationships.

Day Service at Sturts Farm and Gullivers Farm, Shop & Kitchen
The Day Service is at the centre of our social enterprise. This programme designed to develop skills and encourage personal development. We focus on working in teams, while also taking into account the specific needs of an individual and providing 1:1 support where required.

Gullivers Farm, Shop & Kitchen
Gullivers Farm Shop first opened in October 2015. The mission was to provide our customers with top quality, seasonal and local produce. It might be made or grown by us or sourced from the best local farmers, producers and growers.

Sturts and Gullivers farming team
Sturts and Gullivers' land is farmed using Biodynamic/Organic methods, certified by Demeter. Biodynamic/Organic methods seek to maximise the health and wellbeing of the soil, animals, food and people. Biodynamic agriculture and food production is a special type of ecological farming, with extra responsibilities regarding animal welfare, closed nutrient cycles and ecology.

Our method of regenerative farming means there is no need for the multitude of chemicals that modern farming relies upon. We simply revert to ploughing and weeding instead. It means topsoil and subsoils on our land become healthier, aerated, and living.

Market Garden workshop
At Sturts Community Trust we work with nature to grow high quality seasonal produce throughout the year. This is farmed on a rotation system where the farm is seen as a whole organism.

Our team is formed of paid employees, volunteers and Companions, who work together to grow a wide variety of organic/biodynamic fruit, vegetables, salad leaves and herbs for local pubs and restaurants and provide the local community from our farm shop. The Gullivers Deli Kitchen bases menus around what is being grown in our Market Garden and is usually harvested in the morning it arrives in the shop and on your plate in the café.

Clover Co-Housing
We have a number of community housing schemes, known as Clover Co-housing Housing. These are located on two farm sites, Sturts and Gullivers, and within the local West Moors community.

Clover Co-housing Housing is arranged into six small mixed neighbourhoods with accommodation, ranging from one bedroom to five-bedroomed properties. Four neighbourhoods are on Sturts Farm, and one is on the adjoining farm, Gullivers. The other is in West Moors. Each neighbourhood house between 10 and 17 people, including those with additional support needs, where communication will need to be adapted in order to be truly inclusive.

Reflection and reconnection

Celebrating 40 years of Sturts Community Trust

The year started with a special gathering to celebrate the charity's 40th Birthday. The idea for the celebration was initiated by Norrie Crader, mother of Danny. She was instrumental in not only purchasing the farm, but also supporting this impulse of shared working and family life. True inclusion before inclusion was even a word.

This gathering marked an important milestone in our organisation's journey. People travelled from far and wide to attend. Even those dating back to the beginning of Sturts Community Trust.

Ulf Nillson from Sweden and Nicky and Pip Molnar travelled from Scotland; three people responsible for the early pioneering days. They purchased the first animals, learned how to farm together, building experience and skills along with the Companions.

Sharing memories

After welcoming everyone with open arms, the merriment began. Songs were sung, poems read and stories told. All interspersed with beautiful chamber music, giving time for reflection between each contribution.

One particular song, written by the current mothers within the community, was performed around the community pram. This is a pram that has been pushed around the farm for much of these past 40 years. By the mothers and those Companions who supported the care of their children. The song detailed how everyone in community life changes and develops, but the special place that children in the history and memories of Companions remains.

Community spirit

Throughout our 40th birthday celebrations it became clear that a strong sense of belonging and place have been embedded since the beginning. Our shared endeavour, the depth of relationships and shared memories flowed back into the community.

We were reminded that what is carried today was laid down at the beginning. It was uplifting to see how much had been retained, treasured and carried forward with the new forms that have been established. Shared relationships and mutual support being the key.

A year in review

Care Together

This year the Care Together team has had to adapt to a new structure to accommodate the maternity leave of the current service manager. Increasing shared management time to support Registered Managers enabled them to step up and take increased responsibility for compliance.

The difficulty with recruitment, previously highlighted as a major risk to the charity, has continued to be closely monitored. However, this year saw a significant reduction in risk. The acknowledgement by central government that Social Care requires skilled workers, and there is a national shortage, enabled Sturts Community Trust to recruit from a large pool of previous international volunteers.

Reaching full employment, with an influx of new and returning carers has had a significant positive impact on morale. The time spent by managers constantly trying to cover rotas has diminished to the point where it can be delegated back to those delivering care in each setting.

Solid foundations

Now that Care Together is fully staffed, the cohort now has the ability and the forum to focus on learning, reflection and application of skills within stable teams. This is largely thanks to the trust reaching full employment, but the introduction of a formal learning programme in Social Pedagogy has also been a key contributor to this.

The Social Pedagogy – Community of Practice – has been directly responsible for:

- Delivering a monthly newsletter. Both recording the activities of the previous month and informing of events on the horizon. Requested by families, this digital tool has also aided communication. The monthly newsletter shows how busy our community is in both work, play and celebrations, and is keenly read by everyone in the community.

- Organising festivals and community gatherings

- Discussing practice and therapeutic approaches that have an impact on how people are supported consistently in a way that helps them being engaged.

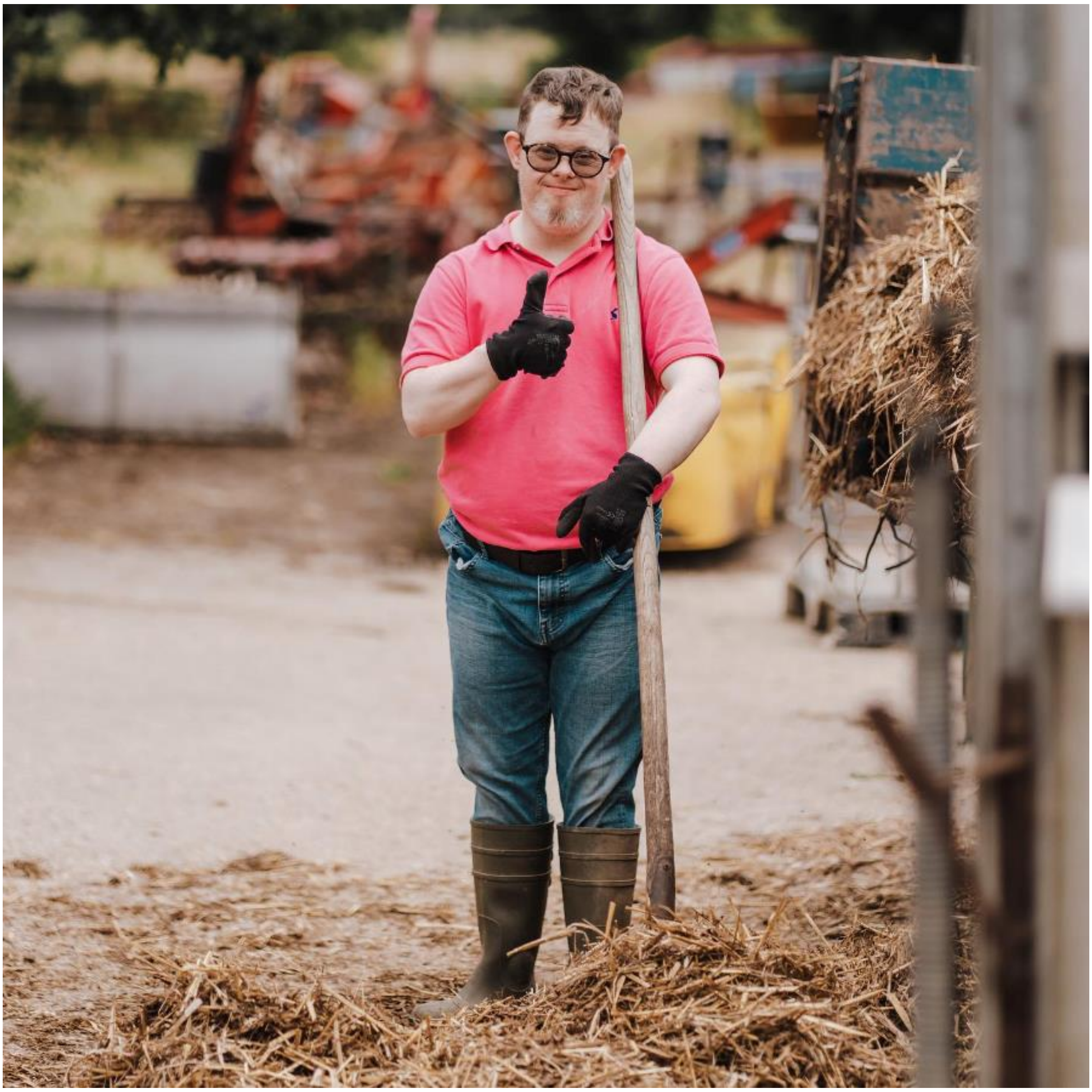
- Developing an active support culture within the Care Together team. Sharing successes and encouraging each other.

A sense of pride

It feels like true professionalism has returned. We now have a fully resourced, highly motivated support team who carry the values of the community.

The digital care system continues to underpin the delivery of consistent care practices. The support team have also been engaged in the support of a person with terminal cancer, and have adapted well to her need for both physical and emotional care.

The Care Together team at Sturts Community Trust continues to manage those with intensive support needs, without recourse to restrictive interventions. The factors that help to achieve this are, in the Trust's view, consistent long-term carers, the organisation of the care/support routines for the day/week/year, together with a strong emphasis on finding meaning and purpose through the working life on the farm.

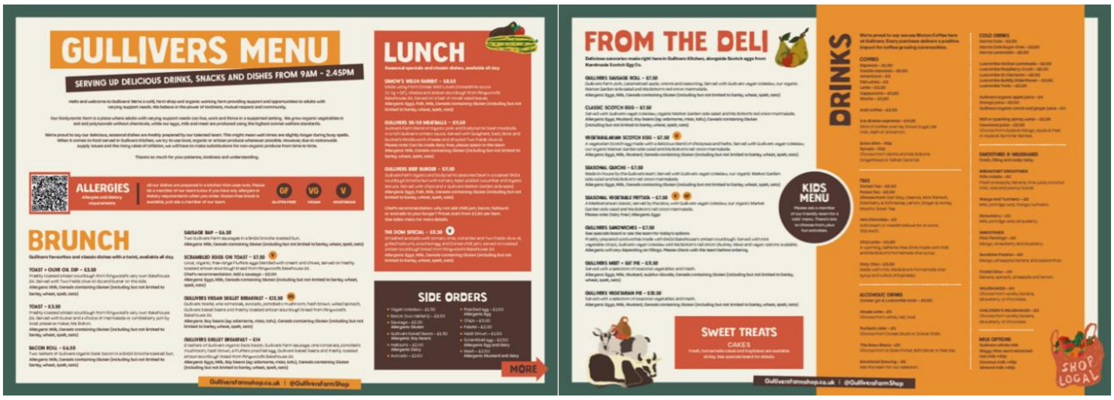


Social Enterprise: Gullivers Farm, Shop and Kitchen

The year began with the need to take an immediate decision to go ahead with the planned changes to Gullivers Farm, Shop & Kitchen. Over the past few years, the Farm Shop has continued to develop in a number of directions: café, farm produce, and cultural events. However, this success left it overstretched in an environment that could no longer easily accommodate those we support.

It was decided to reduce the various functions, concentrating more fully in delivering a high-quality café using farm-based produce. The Farm Shop size and selection of produce was to be reduced until a more substantial development is possible.

The kitchen developments, while expensive, has provided the team with both the space and equipment to promote the involvement of those we support. This increased ability to focus on skills has benefited a number of people who, over time, have found a real purpose delivering a high-quality menu to customers (as documented on the [Gullivers' blog]).



The Kitchen renovations and new seasonal menus – combined with the hiring out and use of the Wellness Yurt for wellbeing and other related events – has resulted in a further expansion of the Gullivers loyal customer base.

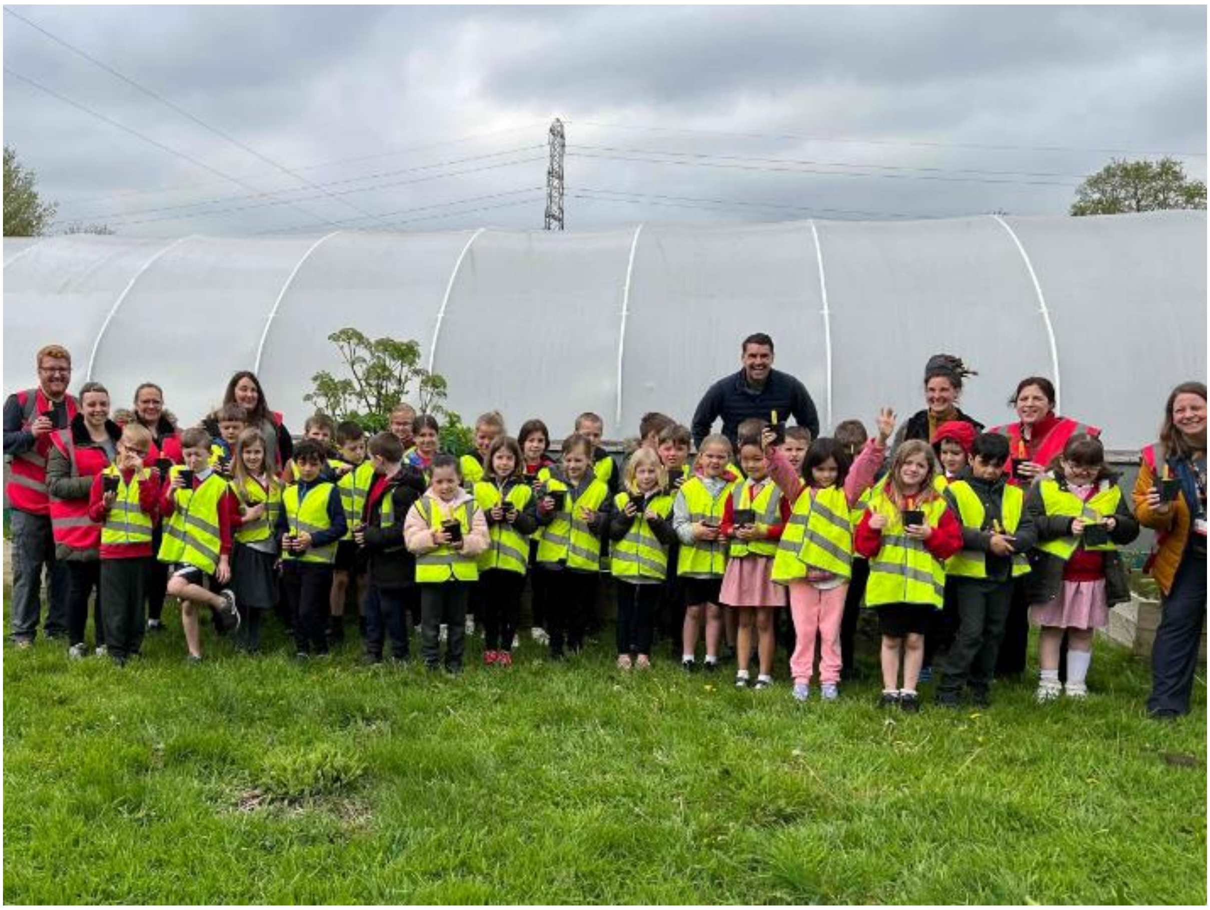
The Social Enterprise team has also strengthened connections within the local community by developing special moments of inclusion for seasonal events and well attended volunteer work days.

The Great Winter Get Together, hosted in January 2023, was a free community event featuring live music, woodland work, art projects, wellness workshops and a community lunch.

Summer saw the PYO sunflower event encouraging visitors to connect with the land and buy sunflowers from the farm in August.

Autumn saw the fruition of the Pumpkin Seed Planting project too. Back in the summer, the Gullivers team invited local school children to visit the farm and plant pumpkin seeds with the teaching team. It was an opportunity for us to work with the community and share our knowledge. For the children it was about gaining hands-on learning opportunities beyond the classroom, fostering a connection with nature and teaching them about the importance of sustainable farming practices.

The local school children took some seeds away to grow themselves. At the end of the growing season they had a pumpkin festival at school with the vegetables they had helped to grow. Together we turned their pumpkins into soup.



"Projects like these hold immense importance… they provide meaningful experiences that go beyond traditional classroom learning." – **Headteacher, Roy Sewell**

"It was so fun and we learnt lots! I liked getting my hands dirty." – **Poppy, student**

"I loved it! I enjoyed mushing up the clumpy dirt and seeing how big the pumpkin seeds were." – **Bella, student**

Following this, the Social Enterprise team hosted a PYO pumpkin event for the wider community, further bolstering attendance and generating revenue for the food trailers, shop and café.

Farm & Market Gardening Team

Two further projects remain in their infancy, yet offer great potential. With the market garden, a connection to a London-based herbalist Zen Maitri has resulted in a contract to grow herbal plants. This year we started growing Calendula, Yarrow and Chamomile.

The challenge for the team was to work on an effective method of drying the herbs on a larger scale. A real positive is that the picking and drying of flowers has been enjoyed and is a task most people can perform. The resulting product is of the highest quality.

On the farm, the induction of Kunekune pigs has been tricky, given the lack of available organic stock nationally. Our intention is to carry on the process in the coming year.

The view is that the breed fits well into our farm organism. The pigs live well next to the cows and graze rather than root. They are known for their friendly nature and are easier to handle. Meanwhile, the meat has a nuttiness and is ideal for sausages, bacon and charcuterie.

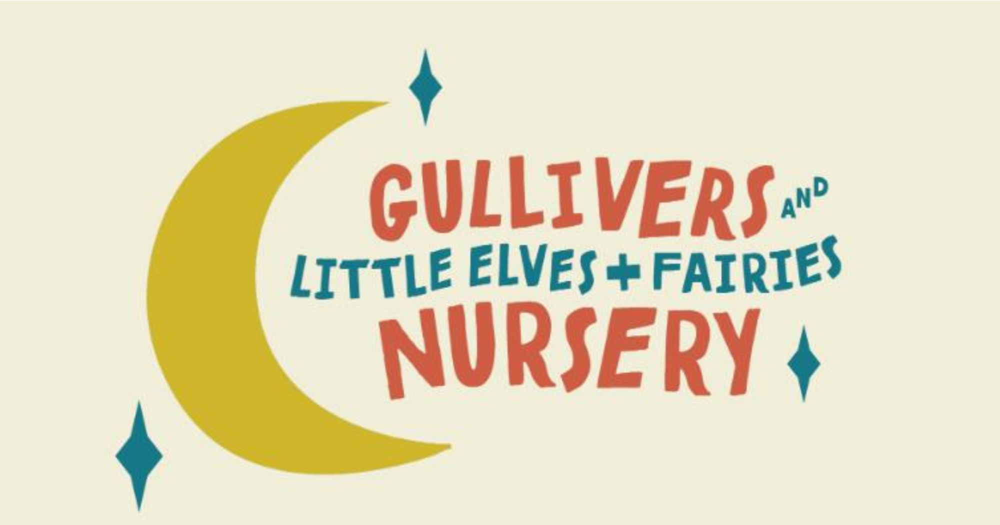
We currently have a sow, a boar, a gilt and two piglets bought in from two suppliers. The aim will be to start breeding this coming year.

Art Studio

The Art Studio is a new workshop, part of a wider goal to develop a more extensive cultural life. Its task is to hold a direct relationship between the community and express it through art.

It's proving to be a very practical endeavour so far. The team has worked on a number of projects, from signs, theatre props and design aspects for social media. They have also picked and dried the flowers, made small candles for the tables and mini shortbread biscuits decorated with herbs to accompany the coffee in the Farm Shop.

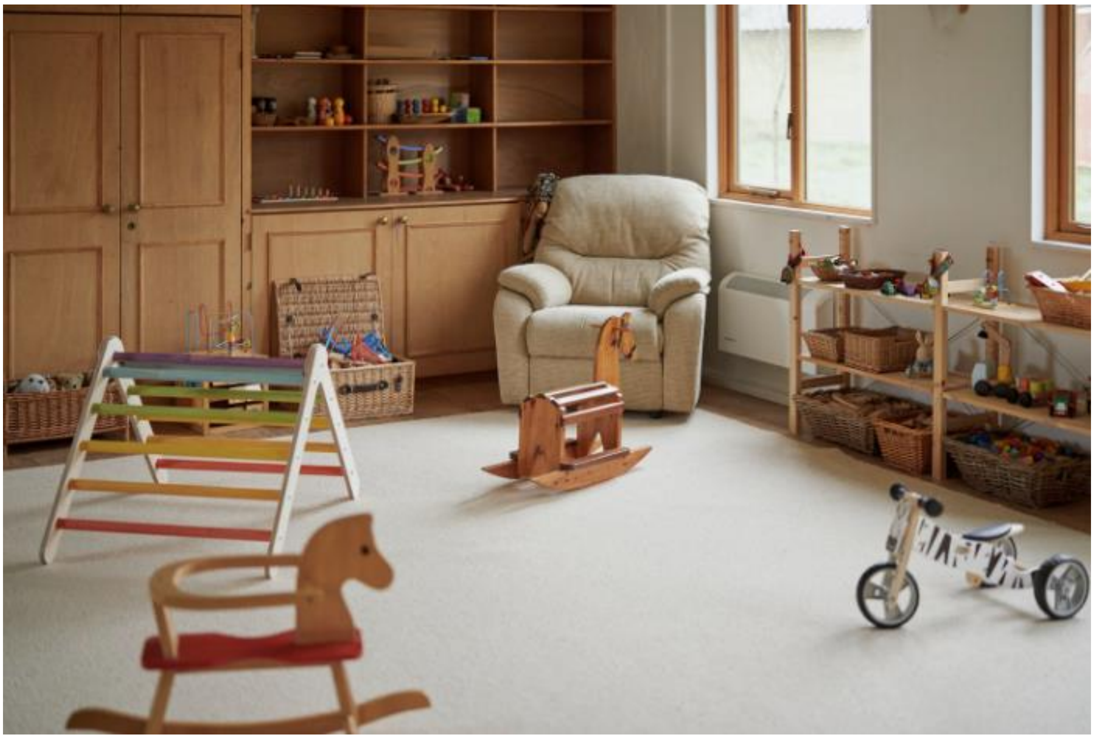
Art is also used as a tool to capture the inclusiveness of our development plans, thanks to a member of our team who is particularly accomplished in graphic arts.



Little Elves & Fairies Woodland Nursery

This year saw a partnership with a local childcare provider to create a beautiful new nursery school that looks after children in the community in addition to local children. It establishes the charity's duty of care to the children who live here, and the commitment that they will have adequate care and support to be fully engaged in community life in a safe way.

The Little Elves & Fairies Woodland Nursery project was developed out of operational funds and has so far been a great success. The partnership also enables two people with additional needs to be supported to take part in caring for the children. It is something very dear to their hearts and is another great example of how the charity develops truly inclusive provision.



The 7-Year Plan: An update on progress

Last year we worked on sketching out the directions of developments over the next 7 years. The new plan focused on consolidating the vision of Sturts Community Trust's first 7 years with three main projects: Ikigai Project, Gullivers Farm, Shop and Kitchen expansion and the Farmyard Project.

Each project seeks to broaden the appeal and accessibility of Sturts Community Trust in the local area, while continuing to meet the needs of our living community and developing a much-needed cultural centre for supporting the arts. Project teams are inclusive and meetings to review progress are held once every three months.

The 7-Year Plan: Year one

The first year of our plans focused on engaging the community in the three projects to clarify our aims, prioritise our actions and getting them underway.

1: Ikigai Project
A residential neighbourhood that includes people with increased mobility/care needs and an adjoining childcare provision.

This year saw the project team clarify the brief of the project, research other projects and talk to all stakeholders – including carers, Companions, family members and trustees.

A tender process to choose and appoint architects was achieved and an outline masterplan of the farmyard completed. A grant from Camphill Scotland helped fund the first steps.

The next year will see the completion of the design, costing the overall project, and the submission of a planning application.

2: Gullivers Farm, Shop & Kitchen

The first stage of this project – conversion of the existing shop into being primarily a café – is complete. The second stage will focus on rebuilding the existing dilapidated barn and making a purpose-built and accessible Farm Shop with increased space. It will allow for increased involvement of those with additional needs in the retail setting. The plan will include a design for Phase 3, which will be two 2-bedroom flats.

Inclusive meetings have been held to focus on the provision and these were documented using graphic facilitation. Advice has been sought on the location, and size of the building, as well as vehicle access.

The next year will see the continued development of monthly events that become embedded in the local community, giving them access to the farming year, supported by a consistent social media strategy. We will also focus on the siting of the new shop and parking, in addition to the costing of the overall project.

3: The Farmyard Project

This project looks at establishing the Farmyard as a more accessible environment for those we support. The Farmyard project is also now considered as part of the master plan for the site following the appointment of architects for the Ikigai Project. The new residential build has been located to accommodate the planned usage. An integrated Arts-based extension will also be added to the existing provision.

The first stage of this project is complete, with the formation of an arts team of illustrators, craftspeople, singers and actors. Various inclusive meetings have taken place, recorded using graphic facilitation.

The coming year will see the implementation of a Farm service specification, so that the size and positioning of new barns can be agreed. Polytunnels will be moving into this area. The team will then work to establish a set planting plan to meet the needs of events, vegetable and flower production.

Work will also be getting underway of establishing a working shed for the garden team that includes a tea break area and toilets. For us, a sustainable future is not only how we look after the land, but also extended to how we live our lives. Including how we look after the vulnerable in society.

<u>Clover Co-housing, part of Sturts Community Trust Housing Association.</u>

The co-housing community is very stable, with only one change in long-term accommodation. This meant the level of voids were zero. The community is healthy and participation is high. Community meetings are well attended and have resulted in the community becoming involved in helping to organise events.

The community continues to grow, with the arrival of five more children. In addition to the Sturts Community Trust's 40th birthday, we also had a community wedding and hosted a community play at Easter. The performance was well attended, and the commitment of the cast from both the community and the Social Enterprise team was commendable.

Tackling issues swiftly

There was incident of unsociable behaviour, following a safeguarding accusation against a community member. This was fully investigated, and the person was given a warning as well as some strict guidance over the use of language.

Repairs and improvements

Planned maintenance focused on the window replacement to two houses, and an overhaul of the community sewage treatment system. There were no complaints and all policies were reviewed and updated.

A project to research digital housing management systems was undertaken, and a new system will be implemented next year that seeks to increase the participation of community members, giving valuable information on the responsiveness of maintenance.

A new risk assessment on the funding of planned maintenance was undertaken. All properties were deemed to comply with the Good Homes criteria, with no predicted problems within the next five years.

In the next year, Sturts Community Trust will commission further financial modelling on the funding of the maintenance programme long-term. Senior managers are also enrolled on Level 5 training in Housing Management.

<u>Value for Money statement</u>

2022-2023 review

Sturts Community Trust is a small, registered provider of specialist housing, supplying supported living within the context of a co-housing model.

Its vision is centred on the concept of living connected lives. It is this connection between people, and part of the organisation, that aims to achieve higher levels of quality within the constraints of the available finance.

SCT has a proven track record in fundraising, which has enabled its high quality building for low levels of loan finance. This success is based on the outcomes for the people involved in the project. Therefore, all projects involve people from all levels of the organisation, so that the end result is something that fits with the needs of those that use it.

Governance and plans to develop

The culture within our Board reflects that of the whole organisation. The Board will consider all projects in the context of the history and charitable goals of the Community. It contains skills and knowledge from a wide range of backgrounds to ensure both the operational plans and development projects are well manged.

All projects require a robust business case that considers Value for Money and clearly defined benefits for those whom the charity supports.

The benefit of being a small, well-connected Community is that Board members have been able to see and be involved in the nature of decision making.

Developments are based on improving the quality of people’s lives, rather than increasing market share. Decisions are made balancing commercial pressures, maintaining the Community ethos and responding to the ever-present demand for services.

The new 7-Year Plan is therefore ‘our’ plan for our setting and ‘we’ will work on achieving it together. It is this working together, detailed in our agreements, which delivers high-quality projects at a reasonable cost.

The trustees have undertaken a Governance review and will be implementing a new meeting structure by delegating a set of committees for the three main activities of the trust.

How we look after our properties

Sturts Community Trust’s Co-Housing Community works through its inclusive neighbourhoods to manage maintenance needs. Maintenance plans are devised through monthly neighbourhood meetings and a three-monthly walk-through audit undertaken by the person responsible for Neighbourhood Liaison and a neighbourhood representative. Building schedules are reviewed and monitored through a monthly Co-Housing Management meeting attended by Community members.

SCT's approach to maintenance is to use good quality materials that can cope with heavy usage. It operates a preferred contractor system of firms that can prove they can deliver quality and responsible work practices that benefit those we support. Annual reviews of the list of contractors are undertaken and, periodically quotes are sought from other contractors to check market value.

SCT is committed to sustainable purchases in maintaining property and is committed to reducing utility costs for both Community members with additional needs and those on low incomes. Therefore, the quarterly committee meetings focus on well-prepared budget forecasts balanced against quality outcomes.

Management team

The focus of our management approach is to get a higher level of engagement from Community members. In order to achieve this, higher level of housing management are required to enable those with additional needs to be fully involved in the life of the Community. However, this is offset by low levels of voids, disputes and complaints.

New supply

There was no supply of new housing in this year.

Sturts Community Trust, as a Co-Housing Community, has limited capacity to expand housing due to maintaining an ethos of connected decision making and restrictions of planning in the greenbelt. Therefore, the 7-Year Plan details one further residential development to be completed in 2026, adding 15% to existing supply

Re-investment
The small nature of the Co-Housing and new development has had a big impact on the percentage of re-investment. This can be seen by the change in figures between 2020 at 12.77%, 2021 at 21.36%, 2022 at 0.67% and 2023 at 1.93%.

However, this said, the amount re-invested remains high. This is attributable to the change in model of service provision and the conversion of larger shared housing into smaller, self-contained units with shared facilities. Work continues in this respect, and it is deemed necessary in responding to Good Practice criteria detailed by Care Quality Commission.

Right support – Right care – Right culture
October 2020

Gearing
Sturts Community Trust has made it a policy term that the charity will not exceed the current gearing level of 10.81% and this policy will underpin future development decisions.

Operating Margin
Sturts Community Trust has opened a series of interest-bearing accounts and has developed and ratified an Investment Policy.

Sturts Community Trust will include in all cyclical maintenance an assessment of sustainability, insulation, and renewables.

SCT will commission further financial modelling on the funding of the maintenance programme long-term.

Value for Money Metrics	2023	2022
Metric 1 – Reinvestment %	1.93%	0.67%
Metric 2 – New supply delivered %	0% for social housing units 0% for non-social housing units	0% for social housing units 0% for non-social housing units
Metric 3 – Gearing %	8.11%	6.68%
Metric 4 – Earnings before interest, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover	1.90	0.78
Metric 5 – Headline social housing cost per unit	£22,930	£18,056
Metric 6 – Operating Margin %	36.77% for social housing units 2.00% total	43.92% for social housing units 5.55% total
Metric 7 – Return on capital employed (ROCE) %	0.85%	2.04%

Financial review

We are able to report a surplus the year ended 31 August 2023 of £60,913 (2022: £170,852).

Reserves Policy

The Board have considered the financial position of the association and what reserves are necessary to safeguard the viability of the association's operations in the future. As explained in the going concern accounting policy the board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements and consider these to be sufficient for the association to be able to continue as a going concern.

The Board have set aside sums to cover specific risks and known costs that will arise in the future. The properties were transferred at fair values and are essential for our operations but the capital they represent is not available to spend. The Board have also set aside sums towards meeting the retirement needs and the planned social activities of the Co-workers. These sums have been set aside to designated reserves as shown in Note 18, "Reserves".

This leaves us with a surplus of free reserves of £242,295 (2022: £222,905) in free reserves at the year-end (calculated by deducting the net book value of fixed assets excluding 'land and buildings' of £92,361 (2022: £114,194) (see note 10) which are not covered by designations or restrictions, from the general unrestricted fund balance of £334,656 (2022: £337,099) (see note 18)). The current policy of the Trust is to ensure that free reserves and the ability to realise cash quickly from our fixed assets are sufficient to cover three months' expenditure in the event of any major financial issue. The free reserves at the end of the financial year represent 19 day's expenditure and there is currently the potential to offer fixed assets as collateral should the need arise to raise funding at short notice. The intention is to build up free reserves for the future and the Board are considering what actions are required to increase funding so as to meet this objective.

Risk management

The Board have established a process for reviewing the key risks facing the Trust and for ensuring that actions are taken to manage those risks. A detailed annual risk assessment exercise is carried out by each activity and the results of these are reported to the Board. The Board have given consideration to the major risks to which the association is exposed, as set out in these reports, and are satisfied that systems and procedures are in place to manage those risks or that action is being taken to establish such systems and procedures.

Principal risks and uncertainties

The board examines the major risks that the association faces each financial year when preparing and updating the budget. The principal risks identified are:

• Reduction in income through the financial pressures from local authorities.
• A lack of suitably trained staff.
• Increased inflation and impact on costs..

The association has developed systems to monitor and control these risks and to mitigate any impact that they may have on the association in the future.

Reference and administrative details

The organisation is a charitable company limited by guarantee and a registered provider of social housing, incorporated on 14th January 2013, registered as a charity on 23rd May 2013 and registered as a housing association 5th March 2020.

The company was established under a Memorandum of Association, which established the objects and powers of the Association and is governed under its Articles of Association.

Structure Governance and Management

Governing Document

The association operates under a Memorandum and Articles of Association as incorporated on the 23rd May 2013 and as amended 15 May 2018.

In accordance with the SORP, the accounts of the association disclose certain payments and benefits to The Board and others, which the Board believe they have the power to make under the terms of the governing document.

Charitable objects

The Association's objects are, for the public benefit, to relieve sickness, promote good health, provide social housing and/ or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

Appointment, retirement and training of the Board

The Board, who must be members of Sturts Community Trust, are nominated by the Board of Management. The Memorandum and Articles of Association stipulate that a majority of the Board must be external members who are not co-workers or otherwise resident in one of the Trust communities. Employees are not eligible to be Board members.

The Board retire by rotation after three years of service but may offer themselves for reappointment at the annual meeting of the members of the association.

An induction pack is provided for all Board members and specialist training is carried out on topics such as governance, from time to time as required. The pay of key management personnel is reviewed annually at the time the annual budget is being considered, and the factors taken into account are inflation, comparable pay levels and most importantly the association’s ability to pay.

Members

Members of the Sturts Community Trust contribute an amount not exceeding £1 to the assets of the association in the event of winding up. There are currently 15 members of the Trust. Membership of the Trust confers certain rights with respect to general meetings of the Trust including the right to vote at such meetings.

Governance of the Association

The Board recognise their ultimate responsibility for directing the affairs of the Trust, and for ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up.

The Board meet together at least quarterly to review reports from the activities of the association and to discuss matters which are retained by the Board such as the strategic direction of the Trust, governance issues and financial oversight.

Public Benefit

The Board have given due regard to public benefit when planning the association's activities, in accordance with Charity Commission guidance on public benefit.

This report sets out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the association exists. The association achieves its principal objects and purposes through the provision of supported accommodation and personal care to people with a learning disability and the activity of running a bio-dynamic farm. It does this within the context of an inclusive co-housing community. The association is committed to training in the above fields. The community runs community events for the local population and supports a local allotment society. These benefits are directly related to the aims of the association and are fully compliant with the Charity Commission Principles on Public Benefit.

Compliance with Governance and Financial Viability Standard

The Board confirms that Sturts Community Trust Housing Association complies with the requirements of the Governance and Financial Viability Standard 2020, and has adopted and applied the recommended practice of the Charity Governance Code for Larger Charities.

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006 the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2023. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board on 26 February 2024 and signed on its behalf by:

Mrs Caroline Rosemary Darby-Jenkins

Independent Auditor's Report to the Members of Sturts Community Trust

Opinion

We have audited the financial statements of Sturts Community Trust (the company) for the year ended 31 August 2023 which comprise Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 company's affairs as at 31 August 2023, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and

- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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 association 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 board's 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 association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board 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 Board report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

- the board report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception.

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or

- the financial statements are not in agreement with the accounting records and returns; or

- certain disclosures of directors' remuneration specified by law are not made; or

- we have not received all the information and explanations we require for our audit; or

- the board was 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 from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 16, the board members (who are also the directors of the association 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 board 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 board is responsible for assessing the company 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 board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the Association. We gained an understanding of the Association and the industry in which the Association operates as part of this assessment to identify the key laws and regulations affecting the Association. As part of this, we reviewed the Association's website for indication of any regulations and certification in place and discussed these with the relevant individuals responsible for compliance. The key regulations we identified were Charity and Housing Association legislation, compliance with the Care Quality Commission ("CQC"), health and safety regulations and breaches of The General Data Protection Regulation ("GDPR"). We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Statement of Recommended Practice (SORP).

We discussed with management and trustees how the compliance with these laws and regulations in monitored and discussed policies and procedures in place. We also identified the individuals who have responsibility for ensuring that the Association complies with laws and regulations and deals with reporting any issues if they arise. As part of our planning procedures, we assessed the risk of any non-compliance with laws and regulations on the Association's ability to continue trading and the risk of material misstatement to the accounts.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved the following:

Enquiries of management regarding their knowledge of any non-compliance with laws and regulations that could affect the financial statements. As part of these enquiries, we also discussed with management whether there have been any known instances, allegations or suspicions of fraud.

Reviewed filings with Companies House and The Charity Commission and whether there were any serious incident reports made during the year.

Reviewed audit documentation from the CQC to confirm compliance with standards and ensuring continued registration with the CQC through the CQC website.

Reviewed legal and professional costs to identify any possible non-compliance or legal costs in respect of non-compliance.

Reviewed Board minutes.

Audited 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.

Reviewed estimates and judgements made in the accounts for any indication of bias and challenged assumptions used by management in making the estimates.

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. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission, or misrepresentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Chloe Mills FCA
Senior Statutory Auditor
For and on behalf of
PKF Francis Clark
Chartered Accountants and Statutory Auditors
Towngate House
2 – 8 Parkstone Road
Poole
BH15 2PW

Date: 27 February 2024

Sturts Community Trust
Statement of Comprehensive Income (Including Income and Expenditure Account)
Year Ended 31 August 2023

	Note	2023 Total	2022 Total £
Turnover		3,053,040	2,929,763
Cost of sales		(2,992,127)	(2,750,453)
Operating (deficit) / surplus		60,913	179,310
Gains / (losses) on investment assets	4	-	(8,458)
Total comprehensive income for the year		60,913	170,852

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The income and expenditure account was approved on 26 February 2024 and signed on behalf of the board by:

Mrs Caroline Rosemary Darby-Jenkins

The notes on pages 25 to 37 form part of these accounts.

Sturts Community Trust
Balance Sheet
Year Ended 31 August 2023

Company registration number: 08359958

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	9,10	7,347,701	7,292,694
		7,347,701	7,292,694
Current assets			
Stocks		60,610	66,024
Debtors	12	249,508	165,891
Investments	13	604	604
Cash at bank and in hand		514,237	615,724
		824,959	848,243
Creditors: amounts falling due within one year	14	(179,894)	(190,370)
Net current assets / (liabilities)		645,065	657,873
Total assets less current liabilities		7,992,766	7,950,567
Creditors: amounts falling due after more than one year	15	(855,316)	(874,030)
Total net assets / (liabilities)		7,137,450	7,076,537
Reserves			
Unrestricted funds	18	7,137,450	7,076,537
Restricted funds	18	-	-
Total Reserves		7,137,450	7,076,537

The financial statements were approved and authorised for issue by the Board on 26 February 2024 and signed on behalf of the board by

Mrs Caroline Rosemary Darby-Jenkins

The notes on pages 25 to 37 form part of these accounts.

Sturts Community Trust
Statement of Changes in Reserves
Year Ended 31 August 2023

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2021	186,301	-	6,719,384	6,905,685
Surplus / (deficit) for the year	150,798	-	20,054	170,852
Total comprehensive income	150,798	-	20,054	170,852
At 31 August and 1 September 2022	337,099	-	6,739,438	7,076,537
Surplus / (deficit) for the year	(2,443)	-	63,356	60,913
Total comprehensive income	(2,443)	-	63,356	60,913
At 31 August 2023	334,656	-	6,802,794	7,137,450

The notes on pages 25 to 37 form part of these accounts.

Sturts Community Trust
Statement of Cash Flows
Year Ended 31 August 2023

	Note	**2023** £	2022 £
Cash flow from operating activities	19	**73,233**	456,670
Net cash flow from operating activities		**73,233**	456,670
Cash flow from investing activities			
Purchase of tangible fixed assets		**(97,079)**	(33,591)
Receipts from sale of tangible fixed assets		**-**	-
Interest receivable and similar income		**-**	140
Net cash flow from investing activities		**(97,079)**	(33,451)
Cash flow from financing activities			
Advances/ Repayment of loans and borrowings		**(21,953)**	(9,995)
Interest payable and similar charges		**(55,688)**	(28,951)
Net cash flow from financing activities		**(77,641)**	(38,946)
Net increase / (decrease) in cash and cash equivalents		**(101,487)**	384,273
Cash and cash equivalents at 1 September 2022		**615,724**	231,451
Cash and cash equivalents at 31 August 2023		**514,237**	615,724
Cash and cash equivalents consists of:			
Cash at bank and in hand		**514,237**	615,724
Cash and cash equivalents at 31 August 2023		**514,237**	615,724

The notes on pages 25 to 37 form part of these accounts.

1 Summary of significant accounting policies

(a) General information and basis of preparation

Sturts Community Trust is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the registered provider information on page 1 of these financial statements. The nature of the registered provider's operations and principal activities are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

The registered provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the registered provider, and rounded to the nearest £.

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

(d) Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Housing and other property was transferred in at fair value on 1 September 2013 and has not been depreciated this year because the trustees consider the expected residual value at the year end and at the end of its useful life is likely to be higher than the carrying value. The trustees have considered whether any impairment has occurred and are not aware of any events or matters (such as damage or exceptional deterioration, properties are maintained in a sound state of repair) that would require a write down against the carrying value of any particular properties.

(e) Depreciation and amortisation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Tools and equipment	20% reducing balance
Furniture and fittings	20% reducing balance
Motor vehicles	25% reducing balance

(f) Impairment

All fixed assets are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

(g) Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

(h) Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

(i) Stocks

Stock consists of livestock, processed meat, other farm produce, and bought farm shop stock. Livestock, meat and produce are valued at estimated sales value less estimated cost to sell. Estimates are based upon published price lists from local markets and national websites, along with local knowledge and experience.

Shop stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out method (FIFO).

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(k) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

(l) Loans and borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the association has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

(m) Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

(n) Tax

The activities of the registered provider are partially exempt from VAT.

The Association is registered for VAT and is able to recover VAT on a proportion of its purchases. VAT incurred on purchases which is not recoverable is included along with the expense to which it relates, or the item acquired, in the income and expenditure account or balance sheet respectively.

(o) Turnover and other income

Turnover represents income from the various activities undertaken by the company. All income is recognised once the association has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations are recognised when the association has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the association before the association is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the association and it is probable that these conditions will be fulfilled in the reporting period.

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

A grant that becomes receivable as compensation for expenses already incurred will be recognised in the income and expenditure in the same period in which the related expenditure is incurred.

Social housing grant (SHG) is recognised when receivable. Where developments have been financed wholly or partly by SHG, the SHG is recognised as income. Housing association grants are included under SHG headings. If housing properties are disposed of, social housing grants are repayable to the Homes & Communities Agency (HCA) or subject to restrictions on use and included within creditors as part of a “Recycled Capital Grant Fund” under most circumstances.

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

- The donor specifies that the grant or donation must only be used in future accounting periods; or

- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Trading income is recognised as earned (that is, as the related goods or services are provided).

Investment income is recognised on a receivable basis.

Income from charitable and social housing activities is recognised as earned (as the related goods or services are provided) under contract.

Other income is recognised on a receivable basis.

(p) Expenditure

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

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable expenditure comprises those costs incurred by the association 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.

These include the costs attributable to the association's compliance with constitutional and statutory requirements, including audit, strategic management and board meetings and reimbursed expenses.

(q) Pensions and other post-retirement obligations

The association 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.

(r) Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to / from restricted reserves is made as appropriate.

Unrestricted general reserve – these funds can be used in accordance with the objectives of the Association at the discretion of the board.

Designated reserves are part of unrestricted reserves which have been designated by the Board for a particular purpose. Such designations may be reversed by future Board decisions.

Details of reserves are shown in note 18.

(s) Going concern

The financial statements have been prepared on a going concern basis. As explained in the annual report the board have considered the uncertainty relating to the coronavirus pandemic, cost of living crisis, future uncertainty and the impact on the association's operations and finances in the short to medium term. In the opinion of the board, the association has sufficient working capital to continue to meet its financial obligations and pay its liabilities as they fall due for the foreseeable future and therefore the financial statements have been prepared on a going concern basis. The board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves held for the association to be able to continue as a going concern.

2 Turnover, cost of sales, administrative expenditure and operating surplus / (deficit)

The association has not provided information required by part 1 of the Accounting Direction for Social Housing in England 2022 on the grounds that it is small.

3 Social housing turnover and costs

	2023	2022
	£	£
Rents receivable excluding service charges	**492,294**	446,581
Service charges receivable	**198,631**	180,482
Revenue grants receivable	**-**	48,361
Capital grants receivable	**-**	-
Social housing activity expenditure	**(664,966)**	(523,619)
Operating surplus / (deficit) from social housing activities	**413,346**	469,973
Net surplus / (deficit) from social housing activities	**(62,150)**	16,784
Void losses	**-**	-

Accommodation owned

	Number of units at 31 August 2023	**Number of units at 31 August 2022**
Completed units:		
- Social Housing	**29**	29
	29	29

4 Gains on investment assets

	2023 **£**	2022 £
Gains/(losses) on revaluation of investments	**-**	(8,458)
	-	(8,458)

5 Surplus / (deficit) on ordinary activities

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	2023 **£**	2022 £
Auditor's remuneration (including expenses and benefits in kind) for audit	**20,305**	17,550
(Profit)/loss on disposal of tangible fixed assets	**-**	-
(Gain)/loss on revaluation of investments	**-**	8,458
Depreciation of fixed assets	**42,072**	34,551

6 Auditor's remuneration

	2023 **£**	2022 £
Fees payable to the Registered Provider's auditor for the audit of the Registered Provider's annual accounts	**20,305**	17,550
Fees payable to the Registered Provider's auditor for services other than those of external audit	**4,284**	4,686
	24,589	22,236

7 Board and key management personnel remuneration

The total remuneration for key management personnel amounted to £54.8k (2022 - £45.6k).

8 Staff costs

The average number of employees, including members of the executive team, calculated on a full-time equivalent was 45 employees (2022 – 42).

The aggregate remuneration of such employees was as follows:

	2023	2022
	£	£
Wages and salaries	**1,061,007**	1,124,195
Social security costs	**78,946**	78,655
Pension costs	**19,043**	18,304
Redundancy costs	**-**	3,843
	1,158,996	1,224,997

9 Tangible fixed assets – housing properties

	Land and buildings	Assets under construction	Total
	£	£	£
Cost:			
At 1 September 2022	4,544,544	-	4,544,544
Additions	19,200	-	19,200
Transfers	-	-	-
At 31 August 2023	4,563,744	-	4,563,744
Net book value:			
At 31 August 2023	4,563,744	-	4,563,744
At 31 August 2022	4,544,544	-	4,544,544

The net book value of land and buildings comprised:

	2023	2022
	£	£
Land and buildings:		
Freehold	**4,563,744**	4,544,544
	4,563,744	4,544,544

10 Tangible fixed assets – other

	Land and buildings £	Furniture and fittings £	Motor vehicles £	Tools and equipment £	Total £
Cost or valuation:					
At 1 September 2022	2,633,956	203,073	60,593	73,595	2,971,217
Additions	68,727	-	9,152	-	77,879
At 31 August 2023	2,702,683	203,073	69,745	73,595	3,049,096
Depreciation:					
At 1 September 2022	-	159,804	23,667	39,596	223,067
Charge for the year	-	23,664	11,520	6,888	42,072
At 31 August 2023	-	183,468	35,187	46,484	265,139
Net book value:					
At 31 August 2023	2,702,683	19,605	34,558	27,111	2,783,957
At 31 August 2022	2,633,956	43,269	36,926	33,999	2,748,150

Total fixed assets:

	2023 £	2022 £
Housing properties	**4,563,744**	4,544,544
Other	**2,783,957**	2,748,150
	7,347,701	7,292,694

12 Debtors

	2023 £	2022 £
Trade debtors	**189,743**	114,663
Accrued income	**7,561**	20,051
Other debtors	**52,204**	26,406
VAT recoverable	**-**	3,701
	249,508	165,891

13 Current asset investments

	2023	2022
	£	£
Listed investments	**604**	604
	604	604

14 Creditors: amounts falling due within one year

	2023	2022
	£	£
Bank loans	**35,537**	38,776
Trade creditors	**39,584**	42,675
Other loans	**2,000**	2,000
Other taxation and social security	**21,656**	17,111
Other creditors	**43,223**	69,079
Accruals	**34,084**	11,375
Deferred income	**3,176**	9,354
VAT Liability	**634**	-
	179,894	190,370

15 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Bank loans	**645,779**	870,030
Other loans	**209,537**	4,000
	855,316	874,030

Bank loans are secured with fixed and floating charges against the freehold property of the housing association.

16 Leases

Operating leases - lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2023	2022
	£	£
Not later than one year	**9,132**	36,120
Later than one and not later than five years	**4,623**	4,189
Later than five years	**5,575**	
	19,330	40,309

17 Pension and other schemes

The housing association operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the housing association to the scheme and amounted to £19,043 (2022 - £18,304).

Contributions totalling £4,562 (2022 - £3,715) were payable to the scheme at the year end and are included within other creditors.

18 Reserves

Reconciliation of movement in funds

	Brought Forward 01/09/2022	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2023
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	337,099	3,043,040	(2,875,869)	(169,614)	-	334,656
Designated funds						
Co-worker benevolent fund	396,961	-	(18,239)	36,500	-	415,222
Co-worker social fund	51,332	-	(65,457)	14,125	-	-
Property capital fund	6,268,583	-		118,989	-	6,387,572
Property development fund	22,562	-	(22,562)	-	-	-
Restricted funds						
Property development	-	10,000	(10,000)	-	-	-
	7,076,537	3,053,040	(2,992,127)	-	-	7,137,450

	Brought Forward 01/09/2021	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2022
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	186,301	2,929,763	(2,740,091)	(30,416)	(8,458)	337,099
Designated funds:						
Co-worker benevolent fund	357,328	-	-	39,633	-	396,961
Co-worker social fund	58,648	-	(10,362)	3,046	-	51,32
Property capital and revaluation fund	6,281,408	-	-	(12,825)	-	6,268,583
Property development fund	64,000	-	-	562	-	22,562
	6,905,685	2,929,763	(2,750,453)	-	(8,458)	7,076,537

The specific purposes for which the funds are to be applied are as follows:

Co-worker benevolent fund - This is a fund created to contribute towards meeting the retirement needs of the Co-workers. The Camphill Communities have created a benevolent fund for retired Co-workers, which the Trust has joined and contributes to.

Co-worker social fund - The social fund can be applied for in order to cater for exceptional circumstances of unmet need.

Property capital fund - This fund has been created to reflect, the value of land and buildings held by the Trust, net of any bank loans and property related loans outstanding at the balance sheet date.

Property development fund - This is a fund created to set aside funds for the building of new Trust properties.

19 Reconciliation of operating surplus / (deficit) to cash flow from operating activities

	2023	2022
	£	£
Surplus / (deficit) for the year	**60,913**	170,852
Depreciation	**42,072**	34,551
Investment income	**-**	(140)
Finance costs	**55,688**	28,951
(Gains) /losses on investments	**-**	8,458
(Profit)/loss on disposal of tangible fixed assets	**-**	-
(Increase)/ Decrease in stocks	**5,414**	27,317
(Increase)/ Decrease in debtors	**(83,617)**	209,683
Increase/ (Decrease) in creditors	**(1,059)**	(22,232)
(Decrease)/Increase in deferred income	**(6,178)**	(770)
Net cash flow from operating activities	**73,233**	456,670

20 Related party transactions

During the year the Trust made the following related party transactions:

Reimbursed expenses
During the year reimbursed expenses of £Nil (2022: £Nil) were paid to board members.

Signpost HR Solutions
(A company in which C Darby-Jenkins, a member of the Board of the housing association, is a director and shareholder)
Fees for HR services were charged to the housing association during the year totalling £13,826 (2022 - £4,928). At the balance sheet date the amount due to/from Signpost HR Solutions was £3,504 (2022 - £Nil).

KT People Solutions Ltd
(A company in which K Jones, a member of the Board of the housing association, is a director and shareholder)
Fees for mentoring sessions were charged to the housing association during the year totalling £Nil (2022 - £200). At the balance sheet date the amount due to/from KT People Solutions Ltd was £Nil (2022 - £Nil).

Twin Oaks (Co-Housing) Construction Limited
(Subsidiary)

At the balance sheet date the amount due from Twin Oaks (Co-Housing) Construction Limited was £1 (2022 - £1).

Related beneficiaries
During the year four beneficiaries of the Association services were related to members of the Board. The transactions were made on terms equivalent to those that prevail in an arm's length transaction.

STURTS COMMUNITY TRUST

England & Wales - Charity number 1152152

Accounts

Sturts Community Trust
Financial Statements
Year Ended 31 August 2022

Regulator of Social Housing registration number: 5089

Company registration number: 08359958

Charity registration number: 1152152

Sturts Community Trust
Financial Statements
Year Ended 31 August 2022

Contents

Sturts Community Trust
Registered Provider Information
Year Ended 31 August 2022

Regulator of Social Housing registration number	5089
Company registration number	08359958
Charity registration number	1152152
Members of the board	Mr Michael Breen (resigned 13 June 2022) Mrs Caroline Rosemary Darby-Jenkins Mrs Gabrielle Mary Gray Mrs Katherine Mary Jones Mrs Joy Elizabeth Malyon Mr David Harvey Taylor Mrs Caroline Louise Wigley (appointed 13 October 2022) Mr Iain Williams (appointed 14 October 2022)
Secretary	Mrs Helen Elizabeth Breen (resigned 13 June 2022)
Registered office	Sturts Farm Three Cross Road West Moors Ferndown BH22 0NF
Auditor	PKF Francis Clark Towngate House 2 – 8 Parkstone Road Poole BH15 2PW
Bankers	NatWest Ringwood branch 11 High Street Ringwood Hants BH24 1BA

Sturts Community Trust
Board Report
Year Ended 31 August 2022

The board of Sturts Community Trust presents their report, and the audited financial statements of the registered provider for the year ended 31 August 2022.

Directors of the board
The directors of the board who have served during the year were as follows:

Mr Michael Breen (resigned 13 June 2022)
Mrs Caroline Rosemary Darby-Jenkins
Mrs Gabrielle Mary Gray
Mrs Katherine Mary Jones
Mrs Joy Elizabeth Malyon
Mr David Harvey Taylor
Mrs Caroline Louise Wigley (appointed 13 October 2022)
Mr Iain Williams (appointed 14 October 2022)

The purpose of this report is for Sturts Community Trust's Board to present audited financial statements for the year ended August 2022, which have been prepared in accordance with the Statement of Recommended Practice (SORP 2018).

Principles

Sturts Community Trust (SCT) aims to foster social and cultural wellbeing through mutual support (co-production) and community, building out of respect for the uniqueness of each human being.

SCT works in agriculture, care and support, housing, education and the arts. We promote citizenship for all those involved in its activities. We believe that personal development, participation and the opportunity to contribute towards creating a healthy sense of belonging and purpose promotes wellbeing in both the individual and within the organisation.

The vision for Sturts Community Trust is for adults with additional support needs to be able to live as independently as their circumstances permit. In a safe, caring and enriching community environment, with access to opportunities to work, sport and the arts. To participate in life with greater connection to the wider local community.

Intention

Our intention is to create a welcoming, lively, social and cultural centre linking with West Moors in Dorset. It enables local people to take part, whether that be through working, volunteering, growing food, attending events, sharing in social and cultural events or indeed receiving support.

Chair's Report - Katie Jones

Whilst I took over the role of the Chairman in June 2022, I have nevertheless been a trustee since 2015. So It is with pleasure that I deliver my Chairman's Report on Sturts Community Trust ("Sturts") for the financial year ended 31st August 2022. Following on from 2021, the challenges have still been considerable for our staff, they have all worked to ensure the high standards of care have been maintained for the Companions. Sturts continues to face ongoing difficulties in recruiting sufficient suitable staff despite the easing of the implications and impact of Covid-19. We should all be incredibly grateful to our teams of dedicated staff providing such levels of support enabling us to continue to deliver a high level of quality care to all those in our charge.

As expected, the health, safety and comfort of all those supported at Sturts have been our primary focus. However, despite the continuing challenges we have faced, the successful completion of the Twin Oaks development, has enabled us to extend the care we offer to additional individuals amounting to an increase of almost 14% in our housing capacity.

You will see from the report that follows that several decisions have been made relating to Gullivers shop and the farm to simplify the offering in the shop. It has become more of a Deli and Café with some produce still available that is grown on the farm. These changes have enabled Sturts to offer more places to individuals on a ‘day service’ basis, enabling them to take part in activities that increase their motivation and general sense of wellbeing. Sturts has strengthened its connectivity with the local community, particularly through the continuation of the Social Enterprise initiative. Sturts’ vision broadening inclusivity locally continues to be an underlying principle and impetus of the Sturts Community Trust.

The ‘day service’ continues to provide space and activities to empower the companions to grow and flourish into extremely competent farmers, gardeners, shop assistants and chefs who are naturally very proud of their achievements.

Overall, the progress and success of all aspects of Sturts continues unabated. With the seven year plan now starting to take off, the future looks extremely exciting with enhanced opportunities for all to contribute to high levels of care, support and production.

Sturts Community Trust’s focus and key activities

Care and Support: A strong focus on gaining a consistent level of compliance in social care.

Housing: Our neighbourhood model takes its direction from existing co-housing and community housing structures.

Co-production: Refocusing the social enterprise within the local community by establishing a vibrant farm shop and reinvigorating a neglected farm.

Learning and practice: A process of increasing professionalism and reflective learning culture through the development of a skills-based training in social pedagogy.

Summary of the main activities

Sturts Farm and Gullivers Day Service

At the centre of our Social Enterprise is our day service. This individualised programme is designed to develop skills and encourage personal development, while focusing on the specific needs of an individual. We focus on working in teams, but our intensive support team can also cater for people needing 1:1 support.

Gullivers Farm, Shop & Kitchen

We created the Gullivers Farm Shop in October 2015 with the mission to provide our customers top quality, seasonal and local produce. That might be made or grown by us or sourced from the best local farmers, producers and growers.

Sturts and Gullivers farming team

Sturts and Gullivers’ land is farmed using Biodynamic/Organic methods, certified by Demeter. Biodynamic/Organic methods seek to maximise the health and wellbeing of the soil, animals, food and people. Biodynamic agriculture and food production is a special type of ecological farming, with extra responsibilities regarding animal welfare, closed nutrient cycles and ecology.

Our method of regenerative farming means there is no need for the multitude of chemicals that modern farming relies upon. We simply revert to ploughing and weeding instead, which means topsoil and subsoils on our land, therefore, become healthier, aerated and living.

Market Garden workshop

At Sturts Community Trust we work with nature to grow high quality seasonal produce throughout the year. This is farmed on a rotation system where the farm is seen as a whole organism.

Our team is formed of paid employees, volunteers and Companions, who work together to grow a wide variety of organic/biodynamic fruit, vegetables, salad leaves and herbs to local pubs and restaurants and provide the local community from our farm shop. The Gullivers Deli Kitchen bases menus around what is being grown in our Market Garden, and is usually harvested in the morning it arrives in the shop and on your plate in the café.

Sturts Community Trust Co-Housing

We have a number of community housing schemes, known as Sturts Community Trust Co-Housing. These are located on two farm sites, Sturts and Gullivers, and within the local West Moors community.

Sturts Community Trust Co-Housing is arranged into six small mixed neighbourhoods with accommodation, ranging from one bedroom to five-bedroomed properties. Four neighbourhoods are on Sturts Farm, one is on the adjoining farm, Gullivers. The other is in West Moors. Each neighbourhood house between 10 and 17 people, including those with additional support needs where communication will need to be adapted in order to be truly inclusive.

Reflection and reconnection - Tim Woodward

This year, 2021/2022, saw the Community adapt to the loosing of restrictions by the Government. While it was very much seen as a positive move to reconnect, the intervening years had created a completely different way of behaving that had become ‘normal’ and ‘comfortable’. The change during this time frame was more a case of ‘noticing’ again what had changed – and how to change back.

This conscious move has impacted the Community in all areas. For example, in the Co-Housing Community, shared meals, festivals and wider Community involvement had been either stopped altogether or limited.

Care Together

Meanwhile, from a Care Together perspective, Companions needed to be reintroduced to travel skills, shopping and attending social clubs. Plans were required to help individuals re-adjust, with support needs often varied in the short-term.

These moves all showed how many ‘connections’ had to be severed, and in some instances being ‘social’ was experienced as an extra demand. These changes, understandably, took time while new habits were being established.

Sturts Community Trust continues to manage those with intensive support needs, without recourse to restrictive interventions. The factors that help to achieve this are, in the Trust’s view, consistent long-term carers, the organisation of the care/support routines for the day/week/year together with a strong emphasis on finding meaning and purpose through the working life on the farm.

Examples of this include one person with intensive support needs delivering eggs to the shop on a daily basis, helping him achieve a regular working life.

Challenges and innovation

The Care Together team has a long, established group of carers, but has not been insulated from the pressures on the industry in relation to recruitment.

Our smaller aims of implementing a new digital care system has been achieved. This has contributed to a higher level of involvement from Companions in their care, as well as bringing a higher level of safety in medication management and incident review.

Social Enterprise

In the Social Enterprise, while work has progressed in teams on the farm, those teams were formed from the neighbourhoods/living arrangements rather than teams based on skills and interests. So choices were limited, particularly in respect of access to the Shop.

Timetables had been simplified, and benefits to the Companions had been observed. Therefore, a thoughtful approach to the changes was needed and is still being worked through. This process has interrupted intentions to implement a programme of accredited learning.

Gullivers Farm, Shop and Kitchen
The Gullivers Farm Shop has continually adapted to the pressures that Covid presented. The temporary building that enabled social distancing and outside eating had seen an increase in customers. Post-Covid, these measures looked less attractive and were difficult to manage, and a retreat back into the shop building predicted.

As a result, a process for establishing the longer-term vision was undertaken, with a view to the current building settling on a single use. Plans to focus on the kitchen and café were in place by the end of the financial year.

Twin Oaks Development
The completion of Twin Oaks mentioned in the previous report was seen as the culmination of a 7-year development process. Therefore, the Community turned its attention to devising a new 7-Year Plan, achieved through a series of inclusive workshops, including people supporting in all areas.

The new 7-Year Plan focuses on consolidating the vision of Sturts Community Trust's first 7 years with three main projects, Ikigai Project, Gullivers Farm, Shop and Kitchen and the Farmyard Project.

Each project seeks to broaden the appeal and accessibility of Sturts Community Trust in the local area, while continuing to meet the needs of our living community and developing a much-needed cultural centre for supporting the arts. Project teams are inclusive and meetings to review progress are held once every three months.

1: Ikigai Project
A residential neighbourhood that includes people with increased mobility/care needs and an adjoining childcare provision. Work is underway in contracting a design team and pursuing partnership arrangements with a childcare provider.

2: Gullivers Farm, Shop and Kitchen
The first stage of this project is underway with the conversion of the existing shop into being primarily a café. The second stage will focus on rebuilding the existing dilapidated barn and making a purpose built and accessible Farm Shop with increased space, allowing for increased involvement of those with additional needs in the retail setting. The Plan will include a design for Phase 3, which will be two 2-bedroom flats.

3: Farmyard Project
This project looks at establishing the Farmyard as a more accessible environment for those we support, plus an integrated Arts-based extension to the existing provision. The first stage of this project is underway, with the formation of an Arts Team of illustrators, craftspeople, singers and actors.

For us, as sustainable future is not only how we look after the land, it extended to how we live our lives, including how we look after the vulnerable in society.

Sturts Farm and Gullivers Day Service
2021-2022 review

Summary
The day service continues to provide space to empower the companions to grow and flourish into extremely competent farmers, gardeners, shop assistants and chefs who are already very proud of their achievements.

Key achievements
Over the course of 2021 to 2022, we implemented supported timetable changes, moving away from 'House Bubbles', with the Companions now being supported in mixed groups. We have also set up defined areas, which includes Market Garden, Farm & Intensive Support being able to join and work with the groups.

A set timetable for the groups is now in place to be able to offer the people we support more opportunity in developing their skills in each workshop. This will be the framework for our ASDAN programme moving forwards.

A Keyworker System has been implemented for SE, with Keyworkers responsible for reviewing support plans and risk assessments for the land, via Log My Care.

Maintenance and structure
We continue to maintain the fleet vehicles with the Companions' involvement, and a system of machinery competencies for Companions is working well. It enables Companions to be able to use a variety of equipment.

Expansion and future plans
Our Art, Farm Shop and Deli Kitchen workshops have been expanded to provide further scope and enrichment to the day service.

Our day service has also expanded this past year, with five new day placements joining. We have also been holding a number of walk arounds and taster days for prospective day placements, which has produced promising results with a couple more people joining very soon. We are looking to now promote the day service for a continued expansion.

Sturts Community Trust and Bluestone Energy Ltd have entered into an Option Agreement to secure a lease on a small parcel of Sturts Farm land for the purpose of battery storage to store renewable energy sources when there is excess power being generated for the National Grid, releasing it into the system at times of need. The agreement was signed on 11 February 2022 and surveys are currently being undertaken. WebbPaton have reported to the Board of Trustees on the disposal of the land confirming that value for money has been achieved.

Looking to the future
We are excited about what the next year holds. Plans include increasing our scope for education with a goal of introducing mentorship for Companions.

Gullivers Farm, Shop & Kitchen
2021-2022 review

Summary
The farm shop has continuously adapted to the pressures within the retail and hospitality industry to maintain a high level of service and quality. Those whom we support have now been reintroduced into the farm shop, with specific roles and responsibilities, which is incredibly positive.

Key achievements
In order to strengthen and evolve the brand and drive growth, we commissioned a rebrand for Gullivers. The work included logo, website, tone of voice, brand storytelling, new staff uniforms, exterior painting and menu.

The results have been better than anticipated. We now have customers asking to purchase the staff uniform, which is fantastic. Plans are now in place to begin selling some items with our branding on the clothing.

Clearer focus
Changes made in the Farm Shop throughout Covid resulted in the services being in too many different areas. A decision was made by the team to condense the Farm Shop down and create an accessible kitchen to serve the Deli and Café area of the Shop. This move has created a more efficient and better quality of service. Not just for staff, but for the people we support in their roles.

A new menu was designed with an emphasis on seasonal organic farm produce and local producers. A children's menu was also produced with an activity sheet.

Community events
Community events have been gradually introduced at Gullivers Farm, Shop & Kitchen. This includes the popular Supper Clubs and Christmas events, which sold out shortly after being publicised and put on sale. The new ecommerce website has helped to streamline the sales process for customers while helping the Social Enterprise team to manage demand.

The Gullivers Wellbeing Yurt is also now home to a selection of movement, breath, meditation and baby classes for the wider community. Twilight yoga retreats and private events are also taking place in the space.

The Social Enterprise team have worked well together to prepare and set up for Barn on the Farm and Sturts 40th Anniversary celebration. Both were very successful.

Alongside the Farm and Garden Work, we have continued to maintain the areas around the shop and the Nature Trail, including Easter and Christmas themes. This work will continue to develop over the next year.

Sturts and Gullivers farming team
2021-2022 review

Summary
Generally there is good health to the soil. Our people and supporters of our people are doing well on the land, relishing the challenge this work brings.

Fencing and hedge lines
The main focus throughout the year has been on maintenance and building our fence lines. Part of this is to spend the money we have been granted, as part of a grant scheme for mainly fencing, but it's also to assist with the rotation of our farm animals. 1.3km of new fencing has been erected around the grounds of Sturts & Gullivers Farm, with a further 2.7km to be completed alongside the planting of 600m of hedge line. Ditches have also been cleared, with hedges being cut back to be more manageable.

The farm team continues to produce organic/biodynamic pork, beef, eggs and raw milk to sell in the farm shop. The raw milk production presents specific challenges due to the stringent tests the processes go through in order to sell through the farm shop.

Livestock
We're continually expanding the herd and have purchased four more calves this past year. However, the pigs haven't been so fertile. This was perhaps due to the age a breed of one sow, but the intense heat we experienced hasn't been particularly helpful either. We have brought on another gilt, so we will have some new blood in the pig system.

Chickens have, on the whole, done well. Although losses to dogs and foxes have unfortunately been higher this year, due to them being closer to the house. The ongoing Bird Flu situation does put welfare pressure on the way we keep them, largely because they need to be confined and netted in. The chickens do seem to suffer under these conditions rather than being in their usual open environment.

Soil and crops
Out on the field, the cereal didn't do as well as the previous year. The drought we experienced played a big part in this, but another factor is that one of our fields is newly planted to grain and is still developing its soil to grow grain. This year the threshing was done in a timely manner to give feed and bedding to the animals we care for.

Market Garden Workshop
2021-2022 review

Overview
Reflecting on this year's growing season demonstrates some clear positives, as well as challenging aspects.

Simplifying production
At the start of the new season the goal was initially to reduce the amount of crop variety. It became apparent that having too many crops tends to make it challenging for skill development. Customers also preferred to buy staples rather than novelty vegetables. As such, we have reduced the variety by roughly one third, with a view to reducing it down even further to simplify growing production.

Soil and crops
St John's Field is adapting well as the designated field for our vegetable growing. Implementing Johannes Nilsson's idea to include the chickens and cows within the crop rotation has already made a significant impact on soil health and fertility. Overall, the crop rotation seems to be working well, with barely any pests and diseases.

Challenges and innovations
This year's drought during the summer months was a cause for concern. Thankfully, the worries about crop failures due to the dry heat were not necessary. The team has used a lot of corn starch on our beds, which was key to retaining moisture in the beds. The material has also had huge success in suppressing weeds, retaining moisture and nutrients and preventing wind and water erosion. The biodegradable corn starch is easy to work with and will be used for 2023's growing season.

We created a new composting made out of several bays, which we can compost all gardening and household food waste. Already we have gained a healthy amount of usable compost for the protected growing, although it will need further adjustments to make it more pest proof.

The protected growing areas are currently providing shelter to the chickens due to the Avian Flu restrictions. This was a great idea from the Farm Team to maintain high animal welfare despite them being indoors, while also gaining fertility and weed management for the vegetables to be grown.

New growth
A new orchard, Blossom Orchard, has been planted with a selection of fruit trees. It will need further work to keep it weed free and some stock can be grafted in the next year.
Overall it has been a busy and productive year with a good harvest of good quality crops.

Value for Money statement
2021-2022 review

Sturts Community Trust is a small, registered provider of specialist housing – supplying supported living within the context of a co-housing model.

Its vision is centred around the concept of living connected lives – and it is this connection between people and part of the organisation that aims to achieve higher levels of quality within the constraints of the available finance.

SCT has a proven track record in fundraising, which has enabled high quality building for low levels of loan finance. This success is based on the outcomes for the people involved in the project. Therefore, all projects involve people from all levels of the organisation, so that the end results is something that fits with the needs of those that use it.

Governance and plans to develop

The culture within our Board reflects that of the whole organisation. The Board will consider all projects in the context of the history and charitable goals of the Community. It contains skills and knowledge from a wide range of backgrounds to ensure both the operational plans and development projects are well managed.

All projects require a robust business case that considers Value for Money and clearly defined benefits for those whom the Charity supports.

The benefit of being a small, well-connected Community is that Board members have been able to see and be involved in the inclusive nature of decision making.

Developments are based on improving the quality of people’s lives rather than increasing market share. Decisions are made balancing commercial pressures, maintaining the Community ethos and responding to the ever-present demand for services.
The new 7-Year Plan is therefore, ‘our’ plan for our setting and ‘we’ will work on achieving it together. It is this working together, detailed in our agreements, which delivers high-quality projects at a reasonable cost.

How we look after our properties

Sturts Community Trust Co-Housing works through its inclusive neighbourhoods to manage maintenance needs. Maintenance plans are devised through monthly neighbourhood meetings and a three-monthly walk through audit undertaken by the person responsible for Neighbourhood Liaison and a neighbourhood representative. Building schedules are reviewed and monitored through a monthly Co-Housing Management meeting attended by Community members.

SCT’s approach to maintenance is to use good quality materials that can cope with heavy usage. It operates a preferred contractor system of firms that can prove they can deliver quality and responsible work practices that benefit those we support. Annual reviews of the list of contractors are undertaken and, periodically, quotes are sought from other contractors to check market value.

SCT is committed to sustainable purchases in maintaining property and is committed to reducing utility costs for both Community members with additional needs and those on low incomes.

Therefore, the quarterly committee meetings focus on well-prepared budget forecasts balanced against quality outcomes.

Management team

The focus of our management approach is to get a higher level of engagement from Community members. In order to achieve this, higher level of housing management are required to enable those with additional needs to be fully involved in the life of the Community. However, this is off-set by low levels of voids, disputes and complaints.

New supply

The completion of Twin Oaks resulted in an increased supply of 13.79%.

Sturts Community Trust Co-Housing, has limited capacity to expand housing due to maintaining an ethos of connected decision making and restrictions of planning in the greenbelt. Therefore, the 7 Year Plan details one further residential development to be completed in 2026, adding 15% to existing supply.

Re-investment

The small nature of the Co-Housing and new development has had a big impact on the percentage of re-investment. This can be seen by the change in figures between 2020 at 12.77% and 2021 at 21.36%.

However, this said, the amount re-invested remains high. This is attributable to the change in model of service provision and the conversion of larger shared housing into smaller, self-contained units with shared facilities. Work continues in this respect and it is deemed necessary in responding to Good Practice criteria detailed by Care Quality Commission.

Gearing

Sturts Community Trust has made it a policy term that the charity will not exceed the current gearing level of 10.81% and this policy will underpin future development decisions.

Operating Margin

Sturts Community Trust will develop an investment strategy for funds previously held in non-interest-bearing accounts.

Sturts Community Trust will include in all cyclical maintenance an assessment of sustainability / insulation / renewables.

Sturts Community Trust will be completing a costed plan for increased sustainability.

Value for Money Metrics	2022	2021
Metric 1 – Reinvestment %	0.67%	21.36%
Metric 2 – New supply delivered %	0% for social housing units 0% for non-social housing units	13.79% for social housing units 10.53% for non-social housing units
Metric 3 – Gearing %	6.68%	10.81%
Metric 4 – Earnings before interest, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover	0.78	3.4
Metric 5 – Headline social housing cost per unit	£18,056	£11,694
Metric 6 – Operating Margin %	43.92% for social housing units 5.55% total	46.06% for social housing units 23.17% total
Metric 7 – Return on capital employed (ROCE) %	2.04%	8.97%

Financial review

We are able to report a surplus the year ended 31 August 2022 of £170,852 (2021: £698,422, in 2021 the surplus included grant Income which was designated specifically for the Twin Oaks property development, the surplus relating to housing and charitable activities was £84,257).

Reserves Policy

The Board have considered the financial position of the association and what reserves are necessary to safeguard the viability of the association's operations in the future. As explained in the going concern accounting policy the board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements and consider these to be sufficient for the association to be able to continue as a going concern.

The Board have set aside sums to cover specific risks and known costs that will arise in the future. The properties were transferred at fair values and are essential for our operations but the capital they represent is not available to spend. The Board have also set aside sums towards meeting the retirement needs and the planned social activities of the Co-workers. These sums have been set aside to designated reserves as shown in Note 18, "Reserves".

This leaves us with a surplus of free reserves of £222,905 (2021: £40,856) in free reserves at the year-end (calculated by deducting the net book value of fixed assets excluding ‘land and buildings’ of £114,194 (2021: £145,445) (see note 10) which are not covered by designations or restrictions, from the general unrestricted fund balance of £337,099 (2021: £186,301) (see note 18)). The current policy of the Trust is to ensure that free reserves and the ability to realise cash quickly from our fixed assets are sufficient to cover three months' expenditure in the event of any major financial issue. The free reserves at the end of the financial year represent 1.6 month’s expenditure and there is currently the potential to offer fixed assets as collateral should the need arise to raise funding at short notice. The intention is to build up free reserves for the future and the Board are considering what actions are required to increase funding so as to meet this objective.

Risk management

The Board have established a process for reviewing the key risks facing the Trust and for ensuring that actions are taken to manage those risks. A detailed annual risk assessment exercise is carried out by each activity and the results of these are reported to the Board. The Board have given consideration to the major risks to which the association is exposed, as set out in these reports, and are satisfied that systems and procedures are in place to manage those risks or that action is being taken to establish such systems and procedures.

Principal risks and uncertainties

The board examines the major risks that the association faces each financial year when preparing and updating the budget. The principal risks identified are:

• Reduction in income through the financial pressures from local authorities.
• A lack of suitably trained staff.
• Increased inflation and impact on costs..

The association has developed systems to monitor and control these risks and to mitigate any impact that they may have on the association in the future.

Reference and administrative details

The organisation is a charitable company limited by guarantee and a registered provider of social housing, incorporated on 14th January 2013, registered as a charity on 23rd May 2013 and registered as a housing association 5th March 2020.

The company was established under a Memorandum of Association, which established the objects and powers of the Association and is governed under its Articles of Association.

Structure Governance and Management

Governing Document

The association operates under a Memorandum and Articles of Association as incorporated on the 23rd May 2013 and as amended 15 May 2018.

In accordance with the SORP, the accounts of the association disclose certain payments and benefits to The Board and others, which the Board believe they have the power to make under the terms of the governing document.

Charitable objects

The Association's objects are, for the public benefit, to relieve sickness, promote good health, provide social housing and/ or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

Appointment, retirement and training of the Board

The Board, who must be members of Sturts Community Trust, are nominated by the Board of Management. The Memorandum and Articles of Association stipulate that a majority of the Board must be external members who are not co-workers or otherwise resident in one of the Trust communities. Employees are not eligible to be Board members.
The Board retire by rotation after three years of service but may offer themselves for reappointment at the annual meeting of the members of the association.

An induction pack is provided for all Board members and specialist training is carried out on topics such as governance, from time to time as required. The pay of key management personnel is reviewed annually at the time the annual budget is being considered, and the factors taken into account are inflation, comparable pay levels and most importantly the association’s ability to pa

Members

Members of the Sturts Community Trust contribute an amount not exceeding £1 to the assets of the association in the event of winding up. There are currently 15 members of the Trust. Membership of the Trust confers certain rights with respect to general meetings of the Trust including the right to vote at such meetings.

Governance of the Association

The Board recognise their ultimate responsibility for directing the affairs of the Trust, and for ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up.

The Board meet together at least quarterly to review reports from the activities of the association and to discuss matters which are retained by the Board such as the strategic direction of the Trust, governance issues and financial oversight.

Public Benefit

The Board have given due regard to public benefit when planning the association's activities, in accordance with Charity Commission guidance on public benefit.

This report sets out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the association exists. The association achieves its principal objects and purposes through the provision of supported accommodation and personal care to people with a learning disability and the activity of running a bio-dynamic farm. It does this within the context of an inclusive co-housing community. The association is committed to training in the above fields. The community runs community events for the local population and supports a local allotment society. These benefits are directly related to the aims of the association and are fully compliant with the Charity Commission Principles on Public Benefit.

Compliance with Governance and Financial Viability Standard

The Board confirms that Sturts Community Trust Housing Association complies with the requirements of the Governance and Financial Viability Standard 2020, and has adopted and applied the recommended practice of the Charity Governance Code for Larger Charities.

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006 the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board on 28 February 2023 and signed on its behalf by:.

Mrs Joy Elizabeth Malyon

Mrs Katherine Mary Jones

Independent Auditor's Report to the Members of Sturts Community Trust

Opinion

We have audited the financial statements of Sturts Community Trust (the company) for the year ended 31 August 2022 which comprise Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 company's affairs as at 31 August 2022, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and

- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 association 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 board's 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 association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board 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 Board report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was 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 from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 13, the board members (who are also the directors of the association 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 board 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 board is responsible for assessing the company 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 board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the Association. We gained an understanding of the Association and the industry in which the Association operates as part of this assessment to identify the key laws and regulations affecting the Association. As part of this, we reviewed the Association's website for indication of any regulations and certification in place and discussed these with the relevant individuals responsible for compliance. The key regulations we identified were Charity and Housing Association legislation, compliance with the Care Quality Commission ("CQC"), health and safety regulations and breaches of The General Data Protection Regulation ("GDPR"). We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Statement of Reccommended Practice (SORP).

We discussed with management and trustees how the compliance with these laws and regulations in monitored and discussed policies and procedures in place. We also identified the individuals who have responsibility for ensuring that the Association complies with laws and regulations and deals with reporting any issues if they arise. As part of our planning procedures, we assessed the risk of any non compliance with laws and regulations on the Association's ability to continue trading and the risk of material misstatement to the accounts.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations.Our procedures involved the following:

Enquiries of management regarding their knowledge of any non compliance with laws and regulations that could affect the financial statements. As part of these enquiries we also discussed with management whether there have been any known instances, allegations or suspicions of fraud.

Reviewed filings with Companies House and The Charity Commission and whether there were any serious incident reports made during the year.

Reviewed audit documentation from the CQC to confirm compliance with standards, and ensuring continued registration with the CQC through the CQC website.

Reviewed legal and professional costs to identify any possible non compliance or legal costs in respect of non compliance.

Reviewed Board minutes.

Audited 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.

Reviewed estimates and judgements made in the accounts for any indication of bias and challenged assumptions used by management in making the estimates.

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. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission or misrepresentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Chloe Mills FCA
Senior Statutory Auditor
For and on behalf of
PKF Francis Clark
Chartered Accountants and Statutory Auditors
Towngate House
2 – 8 Parkstone Road
Poole
BH15 2PW

Date: 28 February 2023

Sturts Community Trust
Statement of Comprehensive Income (Including Income and Expenditure Account)
Year Ended 31 August 2022

	Note	**2022 Total £**	2021 Total £
Turnover		**2,929,763**	2,308,447
Cost of sales		**(2,750,453)**	(2,317,562)
Operating (deficit) / surplus		**179,310**	(9,115)
Income from grants relating to capital expenditure	18	**-**	707,537
Gains / (losses) on investment assets	4	**(8,458)**	353
Total comprehensive income for the year		**170,852**	698,775

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The income and expenditure account was approved on 28 February 2023 and signed on behalf of the board by:

Mrs Joy Elizabeth Malyon   Mrs Katherine Mary Jones

The notes on pages 22 to 34 form part of these accounts.

Sturts Community Trust
Balance Sheet
Year Ended 31 August 2022

Company registration number: 08359958

	Note	**2022** £	2021 £
Fixed assets			
Tangible fixed assets	9,10	**7,292,694**	7,293,654
Investments	11	**-**	7,638
		7,292,694	7,301,292
Current assets			
Stocks		**66,024**	93,341
Debtors	12	**165,891**	375,575
Investments	13	**604**	1,424
Cash at bank and in hand		**615,724**	231,450
		848,243	701,790
Creditors: amounts falling due within one year	14	**(190,370)**	(213,202)
Net current assets / (liabilities)		**657,873**	488,588
Total assets less current liabilities		**7,950,567**	7,789,880
Creditors: amounts falling due after more than one year	15	**(874,030)**	(884,195)
Total net assets / (liabilities)		**7,076,537**	6,905,685
Reserves			
Unrestricted funds	18	**7,076,537**	6,905,685
Restricted funds	18	**-**	-
Total Reserves		**7,076,537**	6,905,685

The financial statements were approved and authorised for issue by the Board on 28 February 2023 and signed on behalf of the board by

Mrs Joy Elizabeth Malyon

Mrs Katherine Mary Jones

The notes on pages 22 to 34 form part of these accounts.

Sturts Community Trust
Statement of Changes in Reserves
Year Ended 31 August 2022

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2020	2,044	283,245	5,921,621	6,206,910
Surplus / (deficit) for the year	184,257	(283,245)	797,763	698,775
Total comprehensive income	184,257	(286,245)	797,763	698,775
At 31 August and 1 September 2021	186,301	-	6,719,384	6,905,685
Surplus / (deficit) for the year	150,798	-	20,054	170,852
Total comprehensive income	150,798	-	20,054	170,852
At 31 August 2022	337,099	-	6,739,438	7,076,537

The notes on pages 22 to 34 form part of these accounts.

Sturts Community Trust
Statement of Cash Flows
Year Ended 31 August 2022

	Note	**2022** £	2021 £
Cash flow from operating activities	19	**456,670**	497,984
Net cash flow from operating activities		**456,670**	497,984
Cash flow from investing activities			
Purchase of tangible fixed assets		**(33,591)**	(1,042,788)
Receipts from sale of tangible fixed assets		**-**	-
Interest receivable and similar income		**140**	23
Net cash flow from investing activities		**(33,451)**	(1,042,765)
Cash flow from financing activities			
Advances/ Repayment of loans and borrowings		**(9,995)**	435,867
Interest payable and similar charges		**(28,951)**	(19,536)
Net cash flow from financing activities		**(38,946)**	416,331
Net increase / (decrease) in cash and cash equivalents		**384,273**	(128,450)
Cash and cash equivalents at 1 September 2021		**231,451**	359,901
Cash and cash equivalents at 31 August 2022		**615,724**	231,451
Cash and cash equivalents consists of:			
Cash at bank and in hand		**615,724**	231,451
Cash and cash equivalents at 31 August 2022		**615,724**	231,451

The notes on pages 22 to 34 form part of these accounts.

1 Summary of significant accounting policies

(a) General information and basis of preparation

Sturts Community Trust is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the registered provider information on page 1 of these financial statements. The nature of the registered provider's operations and principal activities are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

The registered provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the registered provider, and rounded to the nearest £.

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

(d) Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Housing and other property was transferred in at fair value on 1 September 2013 and has not been depreciated this year because the trustees consider the expected residual value at the year end and at the end of its useful life is likely to be higher than the carrying value. The trustees have considered whether any impairment has occurred and are not aware of any events or matters (such as damage or exceptional deterioration, properties are maintained in a sound state of repair) that would require a write down against the carrying value of any particular properties.

(e) Depreciation and amortisation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Tools and equipment	20% reducing balance
Furniture and fittings	20% reducing balance
Motor vehicles	25% reducing balance

(f) Impairment

All fixed assets are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

(g) Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

(h) Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

(i) Stocks

Stock consists of livestock, processed meat, other farm produce, and bought farm shop stock. Livestock, meat and produce are valued at estimated sales value less estimated cost to sell. Estimates are based upon published price lists from local markets and national websites, along with local knowledge and experience.

Shop stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out method (FIFO).

(j) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(k) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

(l) Loans and borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the association has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

(m) Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

(n) Tax

The activities of the registered provider are partially exempt from VAT.

The Association is registered for VAT and is able to recover VAT on a proportion of its purchases. VAT incurred on purchases which is not recoverable is included along with the expense to which it relates, or the item acquired, in the income and expenditure account or balance sheet respectively.

(o) Turnover and other income

Turnover represents income from the various activities undertaken by the company. All income is recognised once the association has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations are recognised when the association has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the association before the association is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the association and it is probable that these conditions will be fulfilled in the reporting period.

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

A grant that becomes receivable as compensation for expenses already incurred will be recognised in the income and expenditure in the same period in which the related expenditure is incurred.

Social housing grant (SHG) is recognised when receivable. Where developments have been financed wholly or partly by SHG, the SHG is recognised as income. Housing association grants are included under SHG headings. If housing properties are disposed of, social housing grants are repayable to the Homes & Communities Agency (HCA) or subject to restrictions on use and included within creditors as part of a “Recycled Capital Grant Fund” under most circumstances.

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

- The donor specifies that the grant or donation must only be used in future accounting periods; or

- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Trading income is recognised as earned (that is, as the related goods or services are provided).

Investment income is recognised on a receivable basis.

Income from charitable and social housing activities is recognised as earned (as the related goods or services are provided) under contract.

Other income is recognised on a receivable basis.

(p) Expenditure

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

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable expenditure comprises those costs incurred by the association 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.

These include the costs attributable to the association's compliance with constitutional and statutory requirements, including audit, strategic management and board meetings and reimbursed expenses.

(q) Pensions and other post retirement obligations

The association 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.

(r) Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to / from restricted reserves is made as appropriate.

Unrestricted general reserve – these funds can be used in accordance with the objectives of the Association at the discretion of the board.

Designated reserves are part of unrestricted reserves which have been designated by the Board for a particular purpose. Such designations may be reversed by future Board decisions.

Details of reserves are shown in note 18.

(s) Going concern

The financial statements have been prepared on a going concern basis. As explained in the annual report the board have considered the uncertainty relating to the coronavirus pandemic, cost of living crisis, future uncertainty and the impact on the association's operations and finances in the short to medium term. In the opinion of the board, the association has sufficient working capital to continue to meet its financial obligations and pay its liabilities as they fall due for the foreseeable future and therefore the financial statements have been prepared on a going concern basis. The board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves held for the association to be able to continue as a going concern.

2 Turnover, cost of sales, administrative expenditure and operating surplus / (deficit)

The association has not provided information required by part 1 of the Accounting Direction for Social Housing in England 2019 on the grounds that it is small.

3 Social housing turnover and costs

Accommodation owned	**2022**	2021
	£	£
Rents receivable excluding service charges	**446,581**	319,574
Service charges receivable	**180,482**	152,450
Revenue grants receivable	**48,361**	42,320
Capital grants receivable	**-**	707,537
Social housing activity expenditure	**(523,619)**	(338,835)
Operating surplus / (deficit) from social housing activities	**469,973**	423,886
Net surplus / (deficit) from social housing activities	**16,784**	46,081
Void losses	**-**	16,262

	Number of units at 31 August 2022	**Number of units at 31 August 2021**
Completed units:		
- Social Housing	**29**	29
	29	29

4 Gains on investment assets

	2022	2021
	£	£
Gains/(losses) on revaluation of investments	**(8,458)**	353
	(8,458)	353

5 Surplus / (deficit) on ordinary activities

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	2022	2021
	£	£
Auditor's remuneration (including expenses and benefits in kind) for audit	**17,550**	16,000
(Profit)/loss on disposal of tangible fixed assets		-
(Gain)/loss on revaluation of investments	**8,458**	(353)
Depreciation of fixed assets	**34,551**	40,633

6 Auditor's remuneration

	2022	2021
	£	£
Fees payable to the Registered Provider's auditor for the audit of the Registered Provider's annual accounts	**17,550**	16,000
Fees payable to the Registered Provider's auditor for services other than those of external audit	**4,686**	1,504
	22,236	17,504

7 Board and key management personnel remuneration

The total remuneration for key management personnel amounted to £45.6k (2021 - £44k).

8 Staff costs

The average number of employees, including members of the executive team, calculated on a full time equivalent was 42 employees (2021 – 47).

The aggregate remuneration of such employees was as follows:

	2022	2021
	£	£
Wages and salaries	**1,124,195**	984,551
Social security costs	**78,655**	64,517
Pension costs	**18,304**	14,991
Redundancy costs	**3,843**	-
	1,224,997	1,064,059

9 Tangible fixed assets – housing properties

	Land and buildings	Assets under construction	Total
	£	£	£
Cost:			
At 1 September 2021	4,514,253	-	4,514,253
Additions	30,291	-	30,291
Transfers	-	-	-
At 31 August 2022	4,544,544	-	4,544,544
Net book value:			
At 31 August 2022	4,544,544	-	4,544,544
At 31 August 2021	4,514,253	-	4,514,253

The net book value of land and buildings comprised:

	2022	2021
	£	£
Land and buildings:		
Freehold	**4,544,544**	4,514,253
	4,544,544	4,514,253

10 Tangible fixed assets – other

	Land and buildings £	Furniture and fittings £	Motor vehicles £	Tools and equipment £	Total £
Cost or valuation:					
At 1 September 2021	2,633,956	203,073	57,293	73,595	2,967,917
Additions	-	-	3,300	-	3,300
At 31 August 2022	2,633,956	203,073	60,593	73,595	2,971,217
Depreciation:					
At 1 September 2021	-	142,448	15,082	30,986	188,516
Charge for the year	-	17,356	8,585	8,610	34,551
At 31 August 2022	-	159,804	23,667	39,596	223,067
Net book value:					
At 31 August 2022	2,633,956	43,269	36,926	33,999	2,748,150
At 31 August 2021	2,633,956	60,625	42,211	42,609	2,779,401

Total fixed assets:

	2022 £	2021 £
Housing properties	**4,544,544**	4,514,253
Other	**2,748,150**	2,779,411
	7,292,694	7,293,654

11 Fixed asset investments

	Unlisted investments £	Total £
Cost or valuation		
At 1 September 2021	7,638	7,638
Revaluation	(7,638)	(7,638)
At 31 August 2022	-	-
Carrying amount:		
At 31 August 2022	-	-
At 31 August 2021	7,638	7,638

12 Debtors

	2022	2021
	£	£
Trade debtors	**114,663**	323,563
Accrued income	**20,051**	46,756
Other debtors	**26,406**	2,550
VAT recoverable	**3,701**	2,705
	165,891	375,574

13 Current asset investments

	2022	2021
	£	£
Listed investments	**604**	1,424
	604	1,424

14 Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans	**38,776**	38,606
Trade creditors	**42,675**	59,946
Other loans	**2,000**	2,000
Other taxation and social security	**17,111**	21,728
Other creditors	**69,079**	67,455
Accruals	**11,375**	13,343
Deferred income	**9,354**	10,124
	190,370	213,202

15 Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans	**870,030**	878,195
Other loans	**4,000**	6,000
	874,030	884,195

Bank loans are secured with fixed and floating charges against the freehold property of the housing association.

16 Leases

Operating leases - lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2022 **£**	2021 £
Not later than one year	**36,120**	32,857
Later than one and not later than five years	**4,189**	4,844
	40,309	37,701

17 Pension and other schemes

The housing association operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the housing association to the scheme and amounted to £18,304 (2021 - £14,991).

Contributions totalling £3,715 (2021 - £3,691) were payable to the scheme at the year end and are included within other creditors.

18 Reserves

Reconciliation of movement in funds

	Brought Forward 01/09/2021	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2022
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	186,301	2,929,763	(2,740,091)	(30,416)	(8,458)	337,099
Designated funds						
Co-worker benevolent fund	357,328	-	-	39,633	-	396,961
Co-worker social fund	58,648	-	(10,362)	3,046	-	51,332
Property capital fund	6,281,408	-	-	(12,825)	-	6,268,583
Property development fund	22,000	-	-	562	-	22,562
	6,905,685	2,929,763	(2,750,453)	-	-	7,076,537

The specific purposes for which the funds are to be applied are as follows:

Co-worker benevolent fund - This is a fund created to contribute towards meeting the retirement needs of the Co-workers. The Camphill Communities have created a benevolent fund for retired Co-workers, which the Trust has joined and contributes to.

Co-worker social fund - The social fund can be applied for in order to cater for exceptional circumstances of unmet need.

Property capital fund - This fund has been created to reflect, the value of land and buildings held by the Trust, net of any bank loans and property related loans outstanding at the balance sheet date.

Property development fund - This is a fund created to set aside funds for the building of new Trust properties.

Tractor fund, thresher fund and Twin Oaks development fund are restricted funds received for the purchase and construction of fixed assets. The asset purchases and construction of Twin Oaks were completed during the year and the associated fund balances transferred to the Property capital and unrestricted funds.

	Brought Forward 01/09/2020	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2021
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	2,044	2,308,447	(2,319,861)	195,318	353	186,301
Designated funds:						
Co-worker benevolent fund	420,469	-	-	(63,141)	-	357,328
Co-worker social fund	41,634	-	2,299	14,715	-	58,648
Property capital and revaluation fund	5,395,518	-	-	885,890	-	6,281,408
Property development fund	64,000	-	-	(42,000)	-	64,000
Restricted Funds						
Tractor fund	38,660	-	-	(38,660)	-	-
Thresher fund	4,585	-	-	(4,585)	-	-
Twin Oaks development fund	240,000	707,537	-	(947,537)	-	-
	283,245	707,537	-	(990,782)	-	-
	6,206,910	3,015,984	(2,317,562)	-	353	6,905,685

19 Reconciliation of operating surplus / (deficit) to cash flow from operating activities

	2022 £	2021 £
Surplus / (deficit) for the year	**170,852**	698,775
Depreciation	**34,551**	40,633
Investment income	**(140)**	(23)
Finance costs	**28,951**	-
(Gains) /losses on investments	**8,458**	(353)
(Profit)/loss on disposal of tangible fixed assets	**-**	-
(Increase)/ Decrease in stocks	**27,317**	(39,234)
(Increase)/ Decrease in debtors	**209,683**	(221,382)
Increase/ (Decrease) in creditors	**(22,232)**	21,815
(Decrease)/Increase in deferred income	**(770)**	(2,247)
Net cash flow from operating activities	**456,670**	497,984

20 Related party transactions

During the year the Trust made the following related party transactions:

Reimbursed expenses
During the year reimbursed expenses of £Nil (2021: £383) were paid to board members.

Signpost HR Solutions
(A company in which C Darby-Jenkins, a member of the Board of the housing association, is a director and shareholder)
Fees for HR services were charged to the housing association during the year totalling £4,928 (2021 - £720). At the balance sheet date the amount due to/from Signpost HR Solutions was £Nil (2021 - £Nil).

KT People Solutions Ltd
(A company in which K Jones, a member of the Board of the housing association, is a director and shareholder)
Fees for mentoring sessions were charged to the housing association during the year totalling £200 (2021 - £nil). At the balance sheet date the amount due to/from KT People Solutions Ltd was £Nil (2021 - £Nil).

Twin Oaks (Co-Housing) Construction Limited
(Subsidiary)

At the balance sheet date the amount due from Twin Oaks (Co-Housing) Construction Limited was £1 (2021 - £1).

Related beneficiaries
During the year four beneficiaries of the Association services were related to members of the Board. The transactions were made on terms equivalent to those that prevail in an arms length transaction.

STURTS COMMUNITY TRUST

England & Wales - Charity number 1152152

Accounts

Sturts Community Trust
Financial Statements
Year Ended 31 August 2021

Regulator of Social Housing registration number: 5089

Company registration number: 08359958

Charity registration number: 1152152

Sturts Community Trust
Financial Statements
Year Ended 31 August 2021

Contents

Sturts Community Trust
Registered Provider Information
Year Ended 31 August 2020

Regulator of Social Housing registration number	5089
Company registration number	08359958
Charity registration number	1152152
Members of the board	Mr Michael Breen Mrs Helen Elizabeth Breen Mrs Caroline Rosemary Darby-Jenkins Ms Morag Margaret Doyle (resigned 6 April 2021) Mrs Gabrielle Mary Gray Mrs Katherine Mary Jones Mrs Joy Elizabeth Malyon Mr David Harvey Taylor
Secretary	Mrs Helen Elizabeth Breen
Registered office	Sturts Farm Three Cross Road West Moors Ferndown BH22 0NF
Auditor	PKF Francis Clark Towngate House 2 – 8 Parkstone Road Poole BH15 2PW
Bankers	NatWest Ringwood branch 11 High Street Ringwood Hants BH24 1BA

Sturts Community Trust
Board Report
Year Ended 31 August 2021

The board of Sturts Community Trust presents their report, and the audited financial statements of the registered provider for the year ended 31 August 2021.

Directors of the board
The directors of the board who have served during the year were as follows:

Mr Michael Breen
Mrs Helen Elizabeth Breen
Mrs Caroline Rosemary Darby-Jenkins
Ms Morag Margaret Doyle (resigned 6 April 2021)
Mrs Gabrielle Mary Gray
Mrs Katherine Mary Jones
Mrs Joy Elizabeth Malyon
Mr David Harvey Taylor

The purpose of this report is for Sturts Community Trust's Board to present audited financial statements for the year ended August 2021, which have been prepared in accordance with the Statement of Recommended Practice (SORP 2018).

Vision Statement

The vision of Sturts Community Trust is for adults with learning difficulties be able to live as independently as their circumstances permit, in a safe, caring and enriching community environment, with access to opportunities to work, sport, and the arts, and to participate in life with greater connection with their wider local community.

Sturts Community Trust works in agriculture, care and support, housing, education and the arts. The Trust promotes 'citizenship' for all those involved in its activities. The Trust believes that personal development, participation, and the opportunity to contribute towards creating a healthy sense of belonging and purpose promotes well-being both in the individual and within the organisation.

Sturts Community Trust aims to foster social and cultural well-being through mutual support (co-production) and community building out of respect for the uniqueness of each human being.

Intention
Our intention is to create a welcoming, lively, social and cultural centre linking with West Moors in Dorset enabling local people to take part; whether that be through working, volunteering, growing food, attending events, sharing in social and cultural events, or indeed receiving support

Chairman's Report
It is with pleasure that I present the Chairman's Report on Sturts Community Trust ("Sturts") for the financial year ended 31st August 2021. I believe this may have been the most challenging of years for our staff throughout this charity's existence. Ongoing difficulties in recruiting sufficient suitable staff were exacerbated by the immense impact of Covid-19, and I am enormously grateful to all our staff for their dedication and support in enabling us to continue to deliver good quality care to all those in our care.

As one would expect, the health and safety of all those supported at Sturts has been our primary focus. However, despite the challenges we have faced, I am delighted to report that, our ambitious development plans continued unabated and we successfully completed the Twin Oaks development, which has enabled us to realise our goal of a purpose built inclusive neighbourhood design. The outcome of which is those with a range of support needs are able to live amongst others in a mutually supportive setting with shared facilities.

The ability of the organisation to adapt to these challenges together with our commitment to the Association's principal objectives has enabled us to achieve a number of successes in what has been an unprecedented year. In spite of the necessary limitations imposed on our usual ways of operating, Sturts has maintained and strengthened its connectivity with the local community, particularly through the Social Enterprise initiative.
The opportunity to enable the people we support to engage in tractor based activities through the purchase and use of a dual control tractor marked a further move towards our goal of such inclusivity in working the land.

Reported Surplus
Although we are able to report a surplus the year ended 31 August 2021 of £698,422, this includes grant Income which was designated specifically for the Twin Oaks property development. There is therefore no room for complacency as the surplus relating to housing and charitable activities is £84,257 (per note 18 unrestricted fund movement minus £100,000 transfer relating specifically to Twin Oaks).

Introduction
Sturts Community Trust is a thriving place for food, celebrations and experiences of inclusion; and, as a result of this is forging significant links to the local people thereby contributing to a wider sense of community.

As issues of sustainability increase in both national and international communities, this small farming community is living up to the original ideology of the Camphill Movement by being a symbol of hope in caring for both people and the planet.

The three entities of Co-Housing, Social Support and Social Enterprise are what make Sturts Community Trust stand out.

While the pandemic has impacted strongly on the Trust it has not prevented the Trust's continuing development. The biggest achievement being the completion of eight new homes arranged in an inclusive co-housing neighbourhood - the culmination of seven years work in forming a modern co-housing strategy, successfully fund-raising for the inclusive design and achieving registered housing provider status.

The Care Together team have continued to respond to the ever changing demands of the pandemic, keeping people safe and as independent as possible. Some of the measures in place associated with COVID-19 have been seen to benefit those with additional support needs and have raised awareness in the team over the benefits of consistency and repetition in building confidence and skills.

The same changing demands have challenged the Social Enterprise team which has managed to maintain contact with its local customers as well as expand the business further. The addition of a beautiful Yurt, constructed just outside the main Farm Shop building, allowed for socially distanced eating. The Farming team have worked hard on implementing more fully biodynamic principles particularly in relation to the cattle with both meat and milk production gaining certification.

Clover Co-Housing
For the last seven years, since the inception of the co-housing community, Sturts Community Trust has been working on realising a purpose built development that clearly shows the new co-housing neighbourhood living arrangements. It was therefore very pleasing to see the Twin Oaks build reach completion in April 2021. The last few months were documented in a short video and these were used by Homes England as an example of best practice in social housing.

The eight new homes enabled six new people in need of supported accommodation to move into the community: five young people with animal care or horticultural skills gained from specialist colleges, and one young person with higher needs who benefits from the accessible open space and easy transitions that are part of life at Sturts Community Trust. Also, two long term community members were able to move into their own self-contained accommodation, seeing this as their 'own home'. The neighbourhood welcomed four small families including five children.

A celebratory opening was held in the summer when conditions allowed - this was the first gathering of our wider community for over a year. The courtyard has very quickly become a vibrant and social setting, thereby completing the first truly inclusively designed co-housing neighbourhood in the UK.
In 2019 the Sturts Community Trust objectives were updated to include social housing - this development satisfies those charitable aims.

Volunteering work continues with and develops the links forged with St Mary's Church and School. The focus is on responding to food poverty and educating children about healthy food. The formation of the West Moors Food Group with regular meetings between the three organisations is a first step in establishing a local forum for responding to local food production and the needs of the local population. An article was published in the Salisbury Diocese promoting this joint venture.

Sturts Community Trust has one further development listed on its Statement of Development Intentions for the Sturts Farm site, the aim is to develop a small extra-care centre for those with increased physical care needs that has shared communal space with a child-care facility.

Care Together
2020/21 continued to be a year of managing the ever changing COVID-19 situation requiring strong individual leadership from the Care Together team to keep the infection control measures fully operational, while at the same time updating risk assessments for each individual to maximize their independence and to maintain contact with their loved ones.

There was an extensive teaching program for those we support in how to manage the virus, this enabled the re-introduction of activities, withdrawn due to infection control measures, at the earliest opportunity. This was particularly important for those who can access planned routes to go into the local village on their own. The Farm Shop was used by the Care Together team to familiarise them with the measures they would find in local shops.

Work with families to individually risk assess and manage transitions enabled all companions to visit their families through the pandemic. Sturts Community Trust is grateful for the continued support and engagement of families in the direct care of their loved ones.

Sturts Community Trust continues to manage those with intensive support needs without recourse to restrictive interventions. The factors that help to achieve this are, in the Trust's view, consistent long-term carers, the organization of the care/support routines for the day/week/year together with a strong emphasis on finding meaning and purpose through the working life on the farm. Examples of this include one person with intensive support needs delivering eggs to the shop on a daily basis helping him achieve a regular working life.

The Care Together team has a long established group of carers, but has not been insulated from the pressures on the industry in relation to recruitment.

Gullivers Farm Shop & Kitchen
The Farm Shop suffered from continually changing government rules in relation to shopping and hospitality. Also, for long periods, it was deemed unsafe for those we support to work in the shop setting. Sturts Community Trust has not been insulated from the pressures on the hospitality industry

with a shortage of chefs. Despite these difficulties, maintaining the high level of service and the emphasis on freshly cooked farm produce has been maintained throughout.

The Yurt is a real success, it provides a new indoor seating space that is attractive to local customers. This contributed towards a particularly successful Christmas period.

Sadly, COVID-19 has prevented the regular community events that have proved popular with the local area and which are a valued part of the Farm Shop team activities.

Sturts Farming Team
The farming team have been working on transforming farming practices to such a degree that both the milking herd and the beef herd are now certified biodynamic. This is no small achievement and has not previously been the case. The key element to this is the production of organic feed for the cattle with three fields turned over to arable production of barley and rye. The thresher, purchased last year, has been in heavy use separating the grain from the straw; and, as a result, the purchase of bedding for the animals through the winter has no longer been necessary. The purchase of feed has also been reduced to an absolute minimum with only top up feed for the pigs and chickens required when stocks run low.

The selling of raw milk reached the shelves in January 2021. This is a rare product that can only be sold on the farm where the milk is produced - some customers have travelled many miles to purchase said product.

The organization of vegetable growing continued to be allocated to certain neighbourhoods. The benefit of this was clear to see with each neighbourhood starting to specialize in a particular crop. The beginning of the growing season was subject to quite chaotic weather patterns with periods of late frost and then extensive rain which made direct sowing problematic. Advice from the soil association has been helpful in seeing ways of mitigating this.

We received a donation to buy a reaper binder and threshing machine. This allows our people for whom we care to take part in the very important work of the cereal growing and harvesting process. The harvest was very late this year (as there were delivery delays to the new machinery) and was really difficult to bring in due to the weeds in the crop, but we all pulled together and got it all in. The combination of new equipment with an old way of doing things gave a major lift to the land team in the midst of the pandemic.

Garden Workshop
The long-standing vegetable growing area has been rested and production moved to St Johns field, where a seven year rotation has been implemented. A protective deer fence has been erected around the perimeter of the field, as observations have shown quite a number of deer eating our crops.

The pandemic brought many challenges, but also positives! One of these positives was the set-up of our community vegetable boxes which are our main outlet for our vegetables and which ensure that our community benefits from our healthy produce.

From being socially distanced from one another evolved the idea of dedicating one plant family to each household, e.g. Gullivers House was in charge of growing and caring for Allium plants. This meant that everyone was still able to enjoy each other’s company and spirit of community in the field, whilst being safely distanced from each other. Some crops didn’t take well, e.g. garlic, but others thrived e.g. brassicas and held a good balance in the overall yield. The new propagating tunnel has truly shown its worth with the heated benches and additional growing space. All in all, the protected crops have been successful. While St. John's field still needs tweaking to become a very productive field, with the input of organic matter and drainage improvement it could become a successful growing space.

The Garden team have also started a composting area which is a significant step forward. Previously, Sturts Farm only processed waste through the muck heaps. The process of compost-making is seen as a separate process, a more complex 'art form', where the gardener collects matter from the surrounding nature and activities of the farm to produce a humus that enhances the germination stage of the seed.

Looking Forward

Our first priority must always be to continue to deliver a good standard of housing and care to all those living or visiting the farm. As part of this, the next year will require focus on adjusting to the new shape of the Farm following the Twin Oaks development. We are also acutely aware of the continuing need to be able to make time for responding to the ever changing demands of the pandemic.

2021-22 will be a period of consolidation and reflection as we develop a new seven-year strategic plan, while at the same time commencing on a design process for:

1. An extra-care centre and child-care facility on Sturts Farm
2. A community hub/ social enterprise development on Gullivers Farm site

Even during a period of consolidation and reflection, we need to continue to progress and develop. Some of our smaller goals include:

- Extending our education program to include a Co-Housing Community Course and an accredited learning program for new companions in farming related subjects.
- Continue to enhance farming practices with a particular emphasis on soil enhancement in areas of vegetable growing.
- Produce a regular newsletter for families to aid communication.
- Implement art-based workshop.
- Implement a new care recording system that is more user friendly and accessible.

Reference and administrative details

The organisation is a charitable company limited by guarantee and a registered provider of social housing, incorporated on 14th January 2013, registered as a charity on 23rd May 2013 and registered as a housing association 5th March 2020.

The company was established under a Memorandum of Association, which established the objects and powers of the Association and is governed under its Articles of Association.

Structure Governance and Management

Governing Document

The association operates under a Memorandum and Articles of Association as incorporated on the 23rd May 2013 and as amended 15 May 2018.

In accordance with the SORP, the accounts of the association disclose certain payments and benefits to The Board and others, which the Board believe they have the power to make under the terms of the governing document.

Charitable objects

The Association's objects are, for the public benefit, to relieve sickness, promote good health, provide social housing and/ or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

Appointment, retirement and training of the Board

The Board, who must be members of Sturts Community Trust, are nominated by the Board of Management. The Memorandum and Articles of Association stipulate that a majority of the Board must be external members who are not co-workers or otherwise resident in one of the Trust communities. Employees are not eligible to be Board members.
The Board retire by rotation after three years of service but may offer themselves for reappointment at the annual meeting of the members of the association.

An induction pack is provided for all Board members and specialist training is carried out on topics such as governance, from time to time as required. The pay of key management personnel is reviewed annually at the time the annual budget is being considered, and the factors taken into account are inflation, comparable pay levels and most importantly the association's ability to pay.

Members

Members of the Sturts Community Trust contribute an amount not exceeding £1 to the assets of the association in the event of winding up. There are currently 15 members of the Trust. Membership of the Trust confers certain rights with respect to general meetings of the Trust including the right to vote at such meetings.

Governance of the Association

The Board recognise their ultimate responsibility for directing the affairs of the Trust, and for ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up.

The Board meet together at least quarterly to review reports from the activities of the association and to discuss matters which are retained by the Board such as the strategic direction of the Trust, governance issues and financial oversight.

Risk management

The Board have established a process for reviewing the key risks facing the Trust and for ensuring that actions are taken to manage those risks. A detailed annual risk assessment exercise is carried out by each activity and the results of these are reported to the Board. The Board have given consideration to the major risks to which the association is exposed, as set out in these reports, and are satisfied that systems and procedures are in place to manage those risks or that action is being taken to establish such systems and procedures.

Principal risks and uncertainties

The board examines the major risks that the association faces each financial year when preparing and updating the budget. The principal risks identified are:

• Reduction in income through the financial pressures from local authorities.
• A lack of suitably trained staff.

The association has developed systems to monitor and control these risks and to mitigate any impact that they may have on the association in the future.

Reserves Policy

The Board have considered the financial position of the association and what reserves are necessary to safeguard the viability of the association's operations in the future. The operational effect of the covid pandemic is explained in the later sections of this report and as explained in the going concern accounting policy the board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements and consider these to be sufficient for the association to be able to continue as a going concern.

The Board have set aside sums to cover specific risks and known costs that will arise in the future. The properties were transferred at fair values and are essential for our operations but the capital they represent is not available to spend. The Board have also set aside sums towards meeting the retirement needs and the planned social activities of the Co-workers. These sums have been set aside to designated reserves as shown in Note 18, "Reserves".
This leaves us with a surplus of £186,301 (2020: £2,044) in free reserves at the year end. The current policy of the Trust is to ensure that free reserves and the ability to realise cash quickly from our fixed assets are sufficient to cover three months' expenditure in the event of any major financial issue. The free reserves at the end of the financial year represent under 1 month’s expenditure and there is currently the potential to offer fixed assets as collateral should the need arise to raise funding at short notice. The intention is to build up free reserves for the future and the Board are considering what actions are required to increase funding so as to meet this objective.

Public Benefit

The Board have given due regard to public benefit when planning the association's activities, in accordance with Charity Commission guidance on public benefit.

This report sets out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the association exists. The association achieves its principal objects and purposes through the provision of supported accommodation and personal care to people with a learning disability and the activity of running a bio-dynamic farm. It does this within the context of an inclusive co-housing community. The association is committed to training in the above fields. The community runs community events for the local population and supports a local allotment society. These benefits are directly related to the aims of the association and are fully compliant with the Charity Commission Principles on Public Benefit.

Compliance with Governance and Financial Viability Standard

The Board confirms that Sturts Community Trust Housing Association complies with the requirements of the revised Governance and Financial Viability Standard applicable for the year from 1 September 2020, and has adopted and applied the recommended practice of the Charity Governance Code for Larger Charities.

Value for Money in the year to 31 August 2021

A Co-Housing committee was established during the year comprising Senior Management, Trustees and qualified external expertise. This committee is responsible for upholding Housing Association rules, procedures and standards including Value for Money.

The full version of the Value for Money Assessment for 2020/21 will be published on Sturts Community Trust Housing Association website during April 2022. The following is a summary of that report.

a) Financial Returns
- Sturts Community Trust Housing Association arranged a new £200k borrowing facility with Triodos Bank and £200k facility with the Talbot Village Trust to help finance the Twin Oaks development.
- Sturts Community Trust Housing Association currently owns 7 properties which are let on short leases. Sturts Communities Trust Housing Association's policy is always to agree to the extension of these leases, and to negotiate terms to get the best deal for the Association as a whole.
- Sturts Community Trust Housing Association currently has 2 properties which are let out on market rents. These are both properties which were bought on the open market with no social housing grant to offset the cost. They are let at market rent to enable Sturts Community Trust Housing Association to recoup some of this cost. The current annual income from these two properties is £45k.

b) Twin Oaks development
- SCT Housing association completed the construction of Twin Oaks. Comprising 8 units of mixed housing for 10 people.

c) Environmental Returns
- All properties complied with the Decent Homes Standard.

d) Asset Management Strategy
- Nothing to report

e) Services to residents
- COVID 19: there has been extensive work to maintain infection control through the creation of isolation units; covid secure communal areas; fogging systems; staff rota control and the acquisition of PPE.
- Fire Risk Assessments have been carried out in all communal areas over the last year. This has resulted in the implementation of minor recommendations. FRA's for Twin Oaks have been completed.

f) Administrative Improvements
- Fortnightly resident meetings have been held throughout the pandemic to ensure the housing community continue to work together to address any maintenance or other property needs.

Value for Money Metrics	2021	2020
Metric 1 – Reinvestment %	21.36%	12.77%
Metric 2 – New supply delivered %	13.79% for social housing units 10.53% for non-social housing units	0% for social housing units 0% for non-social housing units
Metric 3 – Gearing %	10.81%	3.90%
Metric 4 – Earnings before interest, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover	3.4	3.3
Metric 5 – Headline social housing cost per unit	£11,684	£11,129
Metric 6 – Operating Margin %	46.04% for social housing units 23.17% total	56.12% for social housing units 19.14% total
Metric 7 – Return on capital employed (ROCE) %	8.97%	7.63%

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006 the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board on 23 February 2022 and signed on its behalf by:.

…………………………..
Mrs Caroline Rosemary Darby-Jenkins

…………………………..
Mrs Katherine Mary Jones

Independent Auditor's Report to the Members of Sturts Community Trust

Opinion

We have audited the financial statements of Sturts Community Trust (the group) for the year ended 31 August 2021 which comprise the group and company Statement of Comprehensive Income, group and company Balance Sheet, group and company Statement of Changes in Reserves, group Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 group and company affairs as at 31 August 2021, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and

- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 association 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 board's 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 association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board 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 Board report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Board report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the group and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was 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 from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 11, the board members (who are also the directors of the association 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 board 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 board is responsible for assessing the group and company 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 board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the Association. We gained an understanding of the Association and the industry in which the Association operates as part of this assessment to identify the key laws and regulations affecting the Association. As part of this, we reviewed the Association's website for indication of any regulations and certification in place and discussed these with the relevant individuals responsible for compliance. The key regulations we identified were Charity and Housing Association legislation, compliance with the Care Quality Commission ("CQC"), health and safety regulations and breaches of The General Data Protection Regulation ("GDPR"). We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and Statement of Reccommended Practice (SORP).

We discussed with management and trustees how the compliance with these laws and regulations in monitored and discussed policies and procedures in place. We also identified the individuals who have responsibility for ensuring that the Association complies with laws and regulations and deals with reporting any issues if they arise. As part of our planning procedures, we assessed the risk of any non compliance with laws and regulations on the Association's ability to continue trading and the risk of material misstatement to the accounts.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations.Our procedures involved the following:

Enquiries of management regarding their knowledge of any non compliance with laws and regulations that could affect the financial statements. As part of these enquiries we also discussed with management whether there have been any known instances, allegations or suspicions of fraud, of which there were none.

Reviewed filings with Companies House and The Charity Commission and whether there were any serious incident reports made during the year, of which there were none.

Reviewed audit documentation from the CQC to confirm compliance with standards, and ensuring continued registration with the CQC through the CQC website.

Reviewed legal and professional costs to identify any possible non compliance or legal costs in respect of non compliance.

Reviewed Board minutes.

Audited 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.

Reviewed estimates and judgements made in the accounts for any indication of bias and challenged assumptions used by management in making the estimates.

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. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission or misrepresentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Mark Johns FCA FCCA
Senior Statutory Auditor
For and on behalf of
PKF Francis Clark
Chartered Accountants and Statutory Auditors
Towngate House
2 – 8 Parkstone Road
Poole
BH15 2PW

Date: 25 February 2022

Sturts Community Trust
Statement of Comprehensive Income (Including Income and Expenditure Account)
Year Ended 31 August 2021

	Note	**Group 2021 Total £**	Group 2020 Total £	**Association 2021 Total £**	(As re-stated) Association 2020 Total £
Turnover		**2,308,447**	2,395,881	**2,308,447**	2,395,881
Cost of sales		**(2,317,562)**	(2,250,946)	**(2,317,562)**	(2,250,946)
Operating (deficit) / surplus		**(9,115)**	144,935	**(9,115)**	144,935
Income from grants relating to capital expenditure	18	**707,537**	283,245	**707,537**	283,245
Gains / (losses) on investment assets	4	**353**	278	**353**	278
Total comprehensive income for the year		**698,775**	428,458	**698,775**	428,458

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The income and expenditure account was approved on 23 February 2022 and signed on behalf of the board by:

…………………………………………… ……………………………………..
Mrs Caroline Rosemary Darby-Jenkins Mrs Katherine Mary Jones

The notes on pages 20 to 35 form part of these accounts.

Sturts Community Trust
Balance Sheet
Year Ended 31 August 2021

Company registration number: 08359958

	Note	**Group 2021 £**	Group 2020 £	**Association 2021 £**	(As re-stated) Association 2020 £
Fixed assets					
Tangible fixed assets	9,10	**7,293,654**	6,291,499	**7,293,654**	6,291,499
Investments	11	**7,638**	7,900	**7,638**	7,900
		7,301,292	6,299,399	**7,301,292**	6,299,399
Current assets					
Stocks		**93,341**	54,107	**93,341**	54,107
Debtors	12	**375,574**	154,192	**375,575**	154,193
Investments	13	**1,424**	809	**1,424**	809
Cash at bank and in hand		**231,451**	359,901	**231,450**	359,900
		701,790	569,009	**701,790**	569,009
Creditors: amounts falling due within one year	14	**(213,202)**	(184,074)	**(213,202)**	(184,074)
Net current assets / (liabilities)		**488,588**	384,935	**488,588**	384,935
Total assets less current liabilities		**7,789,880**	6,684,334	**7,789,880**	6,684,334
Creditors: amounts falling due after more than one year	15	**(884,195)**	(477,424)	**(884,195)**	(477,424)
Total net assets / (liabilities)		**6,905,685**	6,206,910	**6,905,685**	6,206,910
Reserves					
Unrestricted funds	18	**6,905,685**	5,923,665	**6,905,685**	5,923,665
Restricted funds	18	**-**	283,245	**-**	283,245
Total Reserves		**6,905,685**	6,206,910	**6,905,685**	6,206,910

The financial statements were approved and authorised for issue by the Board on 23 February 2022 and signed on behalf of the board by

…………………………………………… ……………………………………..
Mrs Caroline Rosemary Darby-Jenkins Mrs Katherine Mary Jones

The notes on pages 20 to 35 form part of these accounts.

Sturts Community Trust
Statement of Changes in Reserves
Year Ended 31 August 2021

Group

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2019	(6,326)	-	5,784,778	5,778,452
Surplus / (deficit) for the year	8,370	283,245	136,843	428,458
Total comprehensive income	8,370	283,245	136,843	428,458
At 31 August and 1 September 2020	2,044	283,245	5,921,621	6,206,910
Surplus / (deficit) for the year	184,257	(283,245)	797,763	698,775
Total comprehensive income	184,257	(286,245)	797,763	698,775
At **31 August 2021**	186,301	-	6,719,384	6,905,685

Association (As re-stated)

	General unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£
At 1 September 2019	(6,326)	-	5,784,778	5,778,452
Surplus / (deficit) for the year	8,370	283,245	136,843	428,458
Total comprehensive income	8,370	283,245	136,843	428,458
At 31 August and 1 September 2020	2,044	283,245	5,921,621	6,206,910
Surplus / (deficit) for the year	184,257	(283,245)	797,763	698,775
Total comprehensive income	184,257	(286,245)	797,763	698,775
At **31 August 2021**	186,301	-	6,719,384	6,905,685

The notes on pages 20 to 35 form part of these accounts.

Sturts Community Trust
Statement of Cash Flows
Year Ended 31 August 2021

	Note	**Group 2021 £**	Group 2020 £
Cash flow from operating activities	19	**497,984**	438,183
Net cash flow from operating activities		**497,984**	438,183
Cash flow from investing activities			
Purchase of tangible fixed assets		**(1,042,788)**	(564,823)
Receipts from sale of tangible fixed assets		**-**	9,500
Interest receivable and similar income		**23**	305
Net cash flow from investing activities		**(1,042,765)**	(555,018)
Cash flow from financing activities			
Advances/ Repayment of loans and borrowings		**435,867**	(11,823)
Interest payable and similar charges		**(19,536)**	(17,732)
Net cash flow from financing activities		**416,331**	(29,555)
Net increase / (decrease) in cash and cash equivalents		**(128,450)**	(146,390)
Cash and cash equivalents at 1 September 2020		**359,901**	506,291
Cash and cash equivalents at 31 August 2021		**231,451**	359,901
Cash and cash equivalents consists of:			
Cash at bank and in hand		**231,451**	359,901
Cash and cash equivalents at 31 August 2021		**231,451**	359,901

The notes on pages 20 to 35 form part of these accounts.

1 Summary of significant accounting policies

(a) General information and basis of preparation

Sturts Community Trust is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the registered provider information on page 1 of these financial statements. The nature of the registered provider's operations and principal activities are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

The registered provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the registered provider, and rounded to the nearest £.

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

(b) Group accounts

The registered provider is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Sturts Community Trust, and of its subsidiary Twin Oaks (Co-Housing) Construction Ltd (registered company no 12040819).

(c) Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Properties are held at fair value. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

(d) Depreciation and amortisation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Tools and equipment	20% reducing balance
Furniture and fittings	20% reducing balance
Motor vehicles	25% reducing balance

Assets under construction are not depreciated until they are in use.

(e) Impairment

All fixed assets are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

(f) Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

(g) Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

(h) Stocks

Stock consists of livestock, processed meat, other farm produce, and bought farm shop stock. Livestock, meat and produce are valued at estimated sales value less estimated cost to sell. Estimates are based upon published price lists from local markets and national websites, along with local knowledge and experience.

Shop stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out method (FIFO).

(i) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(j) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

(k) Loans and borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the association has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

(l) Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

(m) Tax

The activities of the registered provider are partially exempt from VAT.

The Association is registered for VAT and is able to recover VAT on a proportion of its purchases. VAT incurred on purchases which is not recoverable is included along with the expense to which it relates, or the item acquired, in the income and expenditure account or balance sheet respectively.

(n) Turnover and other income

Turnover represents income from the various activities undertaken by the group. All income is recognised once the association has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations are recognised when the association has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the association before the association is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the association and it is probable that these conditions will be fulfilled in the reporting period.

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

A grant that becomes receivable as compensation for expenses already incurred will be recognised in the income and expenditure in the same period in which the related expenditure is incurred.

Social housing grant (SHG) is recognised when receivable. Where developments have been financed wholly or partly by SHG, the SHG is recognised as income. Housing association grants are included under SHG headings. If housing properties are disposed of, social housing grants are repayable to the Homes & Communities Agency (HCA) or subject to restrictions on use and included within creditors as part of a “Recycled Capital Grant Fund” under most circumstances.

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

- The donor specifies that the grant or donation must only be used in future accounting periods; or

- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Trading income is recognised as earned (that is, as the related goods or services are provided).

Investment income is recognised on a receivable basis.

Income from charitable and social housing activities is recognised as earned (as the related goods or services are provided) under contract.

Other income is recognised on a receivable basis.

(o) Expenditure

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

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable expenditure comprises those costs incurred by the association 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.

These include the costs attributable to the association’s compliance with constitutional and statutory requirements, including audit, strategic management and board meetings and reimbursed expenses.

(p) Pensions and other post retirement obligations

The association 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.

(q) Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to / from restricted reserves is made as appropriate.

Unrestricted general reserve – these funds can be used in accordance with the objectives of the Association at the discretion of the board.

Designated reserves are part of unrestricted reserves which have been designated by the Board for a particular purpose. Such designations may be reversed by future Board decisions.

Details of reserves are shown in note 18.

(r) Going concern

The financial statements have been prepared on a going concern basis. As explained in the annual report the board have considered the uncertainty relating to the coronavirus pandemic and the impact on the association's operations and finances in the short to medium term. In the opinion of the board, with the support of the Coronavirus Job Retention Scheme, coronavirus grant funding and proactively managing cash-flow the association has sufficient working capital to continue to meet its financial obligations and pay its liabilities as they fall due for the foreseeable future and therefore the financial statements have been prepared on a going concern basis. The board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves held and the additional coronavirus funding received for the association to be able to continue as a going concern.

2 Turnover, cost of sales, administrative expenditure and operating surplus / (deficit)

The group has not provided information required by part 1 of the Accounting Direction for Social Housing in England 2019 on the grounds that it is small.

3 Social housing turnover and costs

	Group and Association	
	2021	2020
	£	£
Rents receivable excluding service charges	**319,574**	332,200
Service charges receivable	**152,450**	145,230
Revenue grants receivable	**42,320**	26,997
Capital grants receivable	**707,537**	283,245
Social housing activity expenditure	**338,835**	278,230
Operating surplus / (deficit) from social housing activities	**423,886**	536,890
Net surplus / (deficit) from social housing activities	**46,081**	182,820
Void losses	**16,262**	-

Accommodation owned

	Group and Association	
	Number of units at 31 August 2021	**Number of units at 31 August 2020**
Completed units:		
- Social Housing	**29**	25
	29	25

4 Gains on investment assets – Group and Association

	2021	2020
	£	£
Gains on revaluation of investments	**353**	278
	353	278

5 Surplus / (deficit) on ordinary activities

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	Group 2021 £	Group 2020 £	**Association 2021 £**	Association 2020 £
Auditor's remuneration (including expenses and benefits in kind) for audit	**10,885**	10,568	**10,885**	10,568
(Profit)/loss on disposal of tangible fixed assets	**-**	(7,224)	**-**	(7,224)
(Gain)/loss on revaluation of investments	**353**	278	**353**	278
Depreciation of fixed assets	**40,633**	34,794	**40,633**	34,794

6 Auditor's remuneration

	Group 2021 £	Group 2020 £	**Association 2021 £**	Association 2020 £
Fees payable to the Registered Provider's auditor for the audit of the Registered Provider's annual accounts	**10,885**	10,568	**10,885**	10,568
Fees payable to the Registered Provider's auditor for services other than those of external audit:	**1,791**	3,684	**1,791**	3,684
	12,676	14,252	**12,676**	14,252

7 Board and key management personnel remuneration – Group and Association

The total remuneration for key management personnel amounted to £44k (2020 - £44k).

8 Staff costs – Group and Association

The average number of employees, including members of the executive team, calculated on a full time equivalent was 47 employees (2020 – 42).

The aggregate remuneration of such employees was as follows:

	2021 £	2020 £
Wages and salaries	**984,551**	830,039
Social security costs	**64,517**	51,712
Pension costs	**14,991**	13,172
	1,064,059	894,923

9 Tangible fixed assets – housing properties – Group and Association

	Land and buildings	Assets under construction	Total
	£	£	£
Cost:			
At 1 September 2020	3,060,140	501,783	3,561,923
Additions	-	952,330	952,330
Transfers	1,454,113	(1,454,113)	-
At 31 August 2021	4,514,253	-	4,514,253
Net book value:			
At 31 August 2021	4,514,253	-	4,514,253
At 31 August 2020	3,060,140	501,783	3,561,923

The net book value of land and buildings comprised:

	2021	2020
	£	£
Land and buildings:		
Freehold	**4,514,253**	3,561,923
	4,514,253	3,561,923

10 Tangible fixed assets – other – Group and Association

	Land and buildings	Furniture and fittings	Motor vehicles	Tools and equipment	Total
	£	£	£	£	£
Cost or valuation:					
At 1 September 2020	2,572,065	180,939	51,943	72,512	2,877,459
Additions	61,891	22,134	5,350	1,083	90,458
At 31 August 2021	2,633,956	203,073	57,293	73,595	2,967,917
Depreciation:					
At 1 September 2020	-	123,483	4,177	20,223	147,883
Charge for the year	-	18,965	10,905	10,763	40,633
At 31 August 2021	-	142,448	15,082	30,986	188,516
Net book value:					
At 31 August 2021	2,633,956	60,625	42,211	42,609	2,779,401
At 31 August 2020	2,572,065	57,456	47,766	52,289	2,729,576

Total fixed assets:

	2021	2020
	£	£
Housing properties	**4,514,253**	3,561,923
Other	**2,779,411**	2,729,576
	7,293,654	6,291,499

11 Fixed asset investments – Group and Association

	Unlisted investments £	Total £
Cost or valuation		
At 1 September 2020	7,900	7,900
Revaluation	(262)	(262)
At 31 August 2021	7,638	7,638
Carrying amount:		
At 31 August 2021	7,638	7,638
At 31 August 2020	7,900	7,900

12 Debtors

	Group 2021 £	Group 2020 £	**Association 2021 £**	(As re-stated) Association 2020 £
Trade debtors	**323,563**	116,132	**323,563**	116,132
Accrued income	**46,756**	17,750	**46,756**	17,750
Other debtors	**2,550**	11,498	**2,550**	11,498
VAT recoverable	**2,705**	8,812	**2,705**	8,812
Amount owed by subsidiary	**-**	-	**1**	1
	375,574	154,192	**375,575**	154,193

13 Current asset investments – Group and Association

	2021 £	2020 £
Listed investments	**1,424**	809
	1,424	809

14 Creditors: amounts falling due within one year – Group and Association

	2021	2020
	£	£
Bank loans	**38,606**	29,046
Trade creditors	**59,946**	42,372
Other loans	**2,000**	2,000
Other taxation and social security	**21,728**	15,665
Other creditors	**67,455**	65,220
Accruals	**13,343**	17,400
Deferred income	**10,124**	12,371
	213,202	184,074

15 Creditors: amounts falling due after more than one year – Group and Association

	2021	2020
	£	£
Bank loans	**878,195**	469,424
Other loans	**6,000**	8,000
	884,195	477,424

Bank loans are secured with fixed and floating charges against the freehold property of the housing association.

16 Leases

Operating leases - lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2021	2020
	£	£
Not later than one year	**32,857**	49,586
Later than one and not later than five years	**4,844**	12,054
	37,701	61,640

17 Pension and other schemes

The housing association operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the housing association to the scheme and amounted to £14,991 (2020 - £13,172).

Contributions totalling £3,691 (2020 - £3,123) were payable to the scheme at the year end and are included within other creditors.

18 Reserves

Reconciliation of movement in funds
Group

	Brought Forward 01/09/2020	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2021
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	2,044	2,308,447	(2,319,861)	195,318	353	186,301
Designated funds:						
Co-worker benevolent fund	420,469	-	-	(63,141)	-	357,328
Co-worked social fund	41,634	-	2,299	14,715	-	58,648
Property capital fund	5,395,518	-	-	885,890	-	6,281,408
Property development fund	64,000	-	-	(42,000)	-	22,000
	5,921,621	-	2,299	795,464	-	6,719,384
Restricted Funds						
Tractor fund	38,660	-	-	(38,660)	-	-
Thresher fund	4,585	-	-	(4,585)	-	-
Twin Oaks development fund	240,000	707,537	-	(947,537)	-	-
	283,245	707,537	-	(990,782)	-	-
	6,206,910	3,015,984	(2,317,562)	-	353	6,905,685

The specific purposes for which the funds are to be applied are as follows:

Co-worker benevolent fund - This is a fund created to contribute towards meeting the retirement needs of the Co-workers. The Camphill Communities have created a benevolent fund for retired Co-workers, which the Trust has joined and contributes to.

Co-worker social fund - The social fund can be applied for in order to cater for exceptional circumstances of unmet need.

Property capital fund - This fund has been created to reflect, the value of land and buildings held by the Trust, net of any bank loans and property related loans outstanding at the balance sheet date.

Property development fund - This is a fund created to set aside funds for the building of new Trust properties.

Tractor fund, thresher fund and Twin Oaks development fund are restricted funds received for the purchase and construction of fixed assets. The asset purchases and construction of Twin Oaks were completed during the year and the associated fund balances transferred to the Property capital and unrestricted funds.

	Brought Forward 01/09/2019	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2020
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	(6,326)	2,395,881	(2,230,660)	(157,129)	278	2,044
Designated funds:						
Co-worker benevolent fund	379,511	-	-	40,958	-	420,469
Co-worked social fund	47,145	-	(20,286)	14,775	-	41,634
Property capital and revaluation fund	5,294,122	-	-	101,396	-	5,395,518
Property development fund	64,000	-	-	-	-	64,000
Restricted Funds						
Tractor fund	-	38,660	-	-	-	38,660
Thresher fund	-	4,585	-	-	-	4,585
Twin Oaks development fund	-	240,000	-	-	-	240,000
	5,784,778	283,245	(20,286)	157,129	-	6,204,866
	5,778,452	2,679,126	(2,250,946)	-	278	6,206,910

Reconciliation of movement in funds
Accociation

	Brought Forward 01/09/2020	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2021
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	2,044	2,308,447	(2,319,861)	195,318	353	186,301
Designated funds:						
Co-worker benevolent fund	420,469	-	-	(63,141)	-	357,328
Co-worked social fund	41,634	-	2,299	14,715	-	58,648
Property capital and revaluation fund	5,395,518	-	-	885,890	-	6,281,408
Property development fund	64,000	-	-	(42,000)	-	22,000
	5,921,621	-	2,299	795,464	-	6,719,384
Restricted Funds						
Tractor fund	38,660	-	-	(38,660)	-	-
Thresher fund	4,585	-	-	(4,585)	-	-
Twin Oaks development fund	240,000	707,537	-	(947,537)	-	-
	283,245	707,537	-	(990,782)	-	-
	6,206,910	3,015,984	(2,317,562)	-	353	6,905,685

	Brought Forward 01/09/2019	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2020
	£	£	£	£	£	£
Unrestricted Funds (As re-stated)						
Unrestricted income fund	(6,326)	2,395,881	(2,230,660)	(157,129)	278	2,044
Designated funds:						
Co-worker benevolent fund	379,511	-	-	40,958		420,469
Co-worked social fund	47,145	-	(20,286)	14,775		41,634
Property capital and revaluation fund	5,294,122	-	-	101,396		5,395,518
Property development fund	64,000	-	-	-		64,000
	5,784,778	-	(20,286)	157,129		5,921,621
Restricted Funds						
Tractor fund	-	38,660	-	-	-	38,660
Thresher fund	-	4,585	-	-	-	4,585
Twin Oaks development fund	-	240,000	-	-	-	240,000
	-	283,245	-	-	-	283,245
	5,778,452	2,679,126	(2,250,946)	-	-	6,206,910

19 Reconciliation of operating surplus / (deficit) to cash flow from operating activities

	Group 2021 £	Group 2020 £
Surplus / (deficit) for the year	**698,775**	428,458
Depreciation	**40,633**	34,794
Investment income	**(23)**	(305)
(Gains) on investments	**(353)**	(278)
(Profit)/loss on disposal of tangible fixed assets	**-**	(7,224)
(Increase)/ Decrease in stocks	**(39,234)**	13,824
(Increase)/ Decrease in debtors	**(221,382)**	17,187
Increase/ (Decrease) in creditors	**21,815**	(21,155)
(Decrease)/Increase in deferred income	**(2,247)**	(27,118)
Net cash flow from operating activities	**497,984**	438,183

20 Prior year adjustment – Association

During 2020/21 a prior year adjustment was made. Expenditure in the subsidiary Twin Oaks (Co-Housing) Construction Limited in prior periods has been re-classified and included within the expenditure of the parent charity Sturts Community Trust.

The effect of this is outlined below:

a) Accounting policies – there were no consequential changes to the accounting policies as a result of this adjustment.

b) Reconciliation of reserves - adjustments to previously reported reserves at the beginning and end of the comparative period are outlined below.

Previously reported reserves of £5,820,488 have been decreased by £42,036 in respect of expenditure reallocated to the parent charity Sturts Community Trust. Reserves (as restated) at 1 September 2019 total £5,778,452.

Previously reported reserves of £6,340,627 have been decreased by £133,717 in respect of expenditure reallocated to the parent charity Sturts Community Trust. Reserves (as restated) at 31 August 2020 total £6,206,910.

c) Reconciliation of comparative period income and expenditure – adjustments to the comparative period income and expenditure are outlined below.

The previously reported surplus of £520,139 has been reduced by £91,681 in respect of expenditure reallocated to the parent charity Sturts Community Trust. The surplus (as restated) at 31 August 2020 is £428,458.

21 Related party transactions – Group and Association

During the year the Trust made the following related party transactions:

Reimbursed expenses
During the year reimbursed expenses of £383 (2020: £nil) were paid to one board member.

Signpost HR Solutions
(A company in which C Darby-Jenkins, a member of the Board of the housing association, is a director and shareholder)
Fees for HR services were charged to the housing association during the year totalling £720 (2020 - £2,898). At the balance sheet date the amount due to/from Signpost HR Solutions was £Nil (2020 - £Nil).

KT People Solutions Ltd
(A company in which K Jones, a member of the Board of the housing association, is a director and shareholder)
Fees for mentoring sessions were charged to the housing association during the year totalling £nil (2020 - £1,000). At the balance sheet date the amount due to/from KT People Solutions Ltd was £Nil (2020 - £Nil).

Twin Oaks (Co-Housing) Construction Limited
(Subsidiary)

At the balance sheet date the amount due from Twin Oaks (Co-Housing) Construction Limited was £1 (2020 - £1).

Related beneficiaries
During the year four beneficiaries of the Association services were related to members of the Board. The transactions were made on terms equivalent to those that prevail in an arms length transaction.

STURTS COMMUNITY TRUST

England & Wales - Charity number 1152152

Accounts

Sturts Community Trust
Financial Statements
Year Ended 31 August 2020

Homes and Communities Agency registration number: 5089

Company registration number: 08359958

Charity registration number: 1152152

Sturts Community Trust
Financial Statements
Year Ended 31 August 2020

Contents

Sturts Community Trust
Registered Provider Information
Year Ended 31 August 2020

Homes and Communities Agency registration number	5089
Company registration number	08359958
Charity registration number	1152152
Members of the board	Mr Michael Breen (appointed 10 February 2020) Mr Timothy David Cook (resigned 6 April 2020) Mr Michael Crutchley (resigned 6 October 2019) Mrs Caroline Rosemary Darby-Jenkins Ms Morag Margaret Doyle Mrs Gabrielle Mary Gray Mrs Katherine Mary Jones Mrs Joy Elizabeth Malyon Mr David Harvey Taylor
Secretary	Mrs Helen Elizabeth Breen (appointed 10 February 2020)
Registered office	Sturts Farm Three Cross Road West Moors Ferndown BH22 0NF
Auditor	PKF Francis Clark Towngate House 2 – 8 Parkstone Road Poole BH15 2PW
Bankers	NatWest Ringwood branch 11 High Street Ringwood Hants BH24 1BA

Sturts Community Trust
Board Report
Year Ended 31 August 2020

The board of Sturts Community Trust presents their report, and the audited financial statements of the registered provider for the year ended 31 August 2020.

Directors of the board
The directors of the board who have served during the year were as follows:

Mr Michael Breen (appointed 10 February 2020)
Mr Timothy David Cook (resigned 6 April 2020)
Mr Michael Crutchley (resigned 6 October 2019)
Mrs Caroline Rosemary Darby-Jenkins
Ms Morag Margaret Doyle
Mrs Gabrielle Mary Gray
Mrs Katherine Mary Jones
Mrs Joy Elizabeth Malyon
Mr David Harvey Taylor

The purpose of this report is for Sturts Community Trust's Board to present audited financial statements for the year ended August 2020, which have been prepared in accordance with the Statement of Recommended Practice (SORP 2018).

Chairman's report

It is with pleasure that I present the Chairman's Report on Sturts Community Trust ("Sturts") for the financial year ended 31st August 2020.

Due to Covid-19 and the imposition of numerous and ever stricter lockdowns, it has clearly been one of the most challenging years in the history of the Association. As one would expect the health and safety of all those supported at Sturts has been our primary focus. However, notwithstanding the difficulties presented by Covid-19, I am delighted to report that, where safely possible, our ambitious development plans have continued unabated.

The ability of the organisation to adapt to these challenges together with our commitment to the Association's principal objectives has enabled us to achieve a number of successes in what has been an unprecedented year. In spite of the necessary limitations imposed on our usual ways of operating, Sturts has maintained and strengthened its connectivity with the local community, particularly through the Social Enterprise initiative. The vision of broadening inclusivity locally continues to be an underlying tenet and driving force of the Association. The opportunity to enable the people we support to engage in tractor based activities through the purchase and use of a dual control tractor marked a further move towards our goal of such inclusivity in working the land.

Managing care for supported people in a Covid safe environment has been especially difficult over the last 6 months and inevitably became an immediate priority involving the restructuring of support, additional training and regular reporting to families and the Board of Trustees ("the Board"). Our success in keeping people safe, well and reassured during the pandemic can largely be credited to the foresight applied in implementing high levels of infection control measures a month before government requirements, coupled with the commitment and diligence of the support team in applying and adhering to such measures. This endeavour was made possible because of the sacrifices made by the staff and the Co-housing Community as a whole. In a sector facing national recruitment difficulties the Board is most grateful for the dedication of this highly skilled and devoted team.

The commencement of the building works for the Twin Oaks housing project of 17 residential units just as Covid and lockdown measures took hold throughout the country was an undertaking that was certainly not for the faint-hearted! The fact that it has been achieved and is thus far progressing on time and within budget is most gratifying and a testament to the team involved. We look forward to the completion of this development and the strengthening of the shared community living ethos it will bring to Clover Co-housing. I would also like to take this opportunity to express our gratitude to the following funders for their support in relation to this project:

The Albert Hunt Trust
The Camphill Foundation
Garfield Weston Foundation
Homes England

The 29th May 1961 Charitable Trust
Talbot Village Trust
The Clothworkers' Foundation
The Edward Gostling Foundation
Wolfson Foundation

The continuing pandemic has caused a number of the Association's activities to cease or become no longer feasible in a socially distanced environment where health and the protection of lives became the priority. Notwithstanding this, the Gulliver's Farm Shop & Café team swiftly responded to the closure of indoor seating venues with some inventive lateral thinking. This included the team delivering fresh food and vegetable boxes in and around West Moors, particularly to vulnerable members of the community, the innovation of a takeaway service from Gulliver's Waffle Box, the use of the Food Trailer and the socially distanced outdoor cinema experiences. These efforts were rewarded by an appreciative local community through increased orders for Sturt's organically grown produce.

Looking to the future we have even greater expansion plans currently being worked on including the extension of Gulliver's Farm Shop & Café to a larger health food café and the provision of a Hub in the form of a community resource providing education on the benefits of farming organically and with sustainability. Our plans to modernise the farm will further facilitate local engagement in biodynamic and organic food production. In response to increased demand and the Association's intention to broaden the diversity of those it supports, Sturts intends to further increase its residential accommodation with the construction of a building to provide for people with increased mobility and care needs.
Sturts very much looks forward to continuing to support our companions and to the safe return of normal life including celebrations and events being shared with the local community.

Michael Breen
Chair of the Board

Introduction

The legal and administrative information set out below forms part of this report. The financial statements comply with current statutory requirements, the Memorandum and Articles of Association, the Statement of Recommended Practice for Social Housing Providers 2018 (FRS 102) and the Accounting Direction for private registered providers of social housing in England 2019.

Reference and administrative details

The organisation is a charitable company limited by guarantee and a registered provider of social housing, incorporated on 14th January 2013, registered as a charity on 23rd May 2013 and registered as a housing association 5th March 2020.

The company was established under a Memorandum of Association, which established the objects and powers of the Association and is governed under its Articles of Association.

Structure Governance and Management

Governing Document

The association operates under a Memorandum and Articles of Association as incorporated on the 23rd May 2013 and as amended 15 May 2018.

In accordance with the SORP, the accounts of the association disclose certain payments and benefits to The Board and others, which the Board believe they have the power to make under the terms of the governing document.

Charitable objects

The Association's objects are, for the public benefit, to relieve sickness, promote good health, provide social housing and/ or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

Appointment, retirement and training of the Board

The Board, who must be members of Sturts Community Trust, are nominated by the Board of Management. The Memorandum and Articles of Association stipulate that a majority of the Board must be external members who are not co-workers or otherwise resident in one of the Trust communities. Employees are not eligible to be Board members.

The Board retire by rotation after three years of service but may offer themselves for reappointment at the annual meeting of the members of the association.

An induction pack is provided for all Board members and specialist training is carried out on topics such as governance, from time to time as required. The pay of key management personnel is reviewed annually at the time the annual budget is being considered, and the factors taken into account are inflation, comparable pay levels and most importantly the association’s ability to pay.

Members

Members of the Sturts Community Trust contribute an amount not exceeding £1 to the assets of the association in the event of winding up. There are currently 15 members of the Trust. Membership of the Trust confers certain rights with respect to general meetings of the Trust including the right to vote at such meetings.

Governance of the Association

The Board recognise their ultimate responsibility for directing the affairs of the Trust, and for ensuring that it is solvent, well-run, and delivering the charitable outcomes for the benefit of the public for which it has been set up.

The Board meet together at least quarterly to review reports from the activities of the association and to discuss matters which are retained by the Board such as the strategic direction of the Trust, governance issues and financial oversight.

Risk management

The Board have established a process for reviewing the key risks facing the Trust and for ensuring that actions are taken to manage those risks. A detailed annual risk assessment exercise is carried out by each activity and the results of these are reported to the Board. The Board have given consideration to the major risks to which the association is exposed, as set out in these reports, and are satisfied that systems and procedures are in place to manage those risks or that action is being taken to establish such systems and procedures.

Principal risks and uncertainties

The board examines the major risks that the association faces each financial year when preparing and updating the budget. The principal risks identified are:

- Reduction in income through the financial pressures from local authorities.
- A lack of suitably trained staff.

The association has developed systems to monitor and control these risks and to mitigate any impact that they may have on the association in the future.

Reserves Policy

The Board have considered the financial position of the association and what reserves are necessary to safeguard the viability of the association's operations in the future. The operational effect of the covid pandemic is explained in the later sections of this report and as explained in the going concern accounting policy on page 22 the board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements and consider these to be sufficient for the association to be able to continue as a going concern.

The Board have set aside sums to cover specific risks and known costs that will arise in the future. The properties were transferred at fair values and are essential for our operations but the capital they represent is not available to spend. The Board have also set aside sums towards meeting the retirement needs and the planned social activities of the Co-workers. These sums have been set aside to designated reserves as shown in Note 18, "Reserves".

This leaves us with a surplus of £135,761 in free reserves at the year end. The current policy of the Trust is to ensure that free reserves and the ability to realise cash quickly from our fixed assets are sufficient to cover three months' expenditure in the event of any major financial issue. The free reserves at the end of the financial year represent under 1 month’s expenditure and there is currently the potential to offer fixed assets as collateral should the need arise to raise funding at short notice. The intention is to build up free reserves for the future and the Board are considering what actions are required to increase funding so as to meet this objective.

Public Benefit

The Board have given due regard to public benefit when planning the association's activities, in accordance with Charity Commission guidance on public benefit.

This report sets out our activities, achievements and performance during the year, which are directly related to the objects and purposes for which the association exists. The association achieves its principal objects and purposes through the provision of supported accommodation and personal care to people with a learning disability and the activity of running a bio-dynamic farm. It does this within the context of an inclusive co-housing community. The association is committed to training in the above fields. The community runs community events for the local population and supports a local allotment society. These benefits are directly related to the aims of the association and are fully compliant with the Charity Commission Principles on Public Benefit.

Volunteers

The Cohousing Community volunteer their time in building the community involvement. Activities include celebrations, festivals and plays, community shared meals and the maintenance of land and buildings. They also include events organised for the local community including, support for the allotments, hosting West Moors Fun Day and an annual Barn Dance.

Each co-tenant volunteers approximately 4 hours per week towards community benefit. This amounts to approximately 5,500 hours a year. Supported co-tenants (beneficiaries) also offer their time alongside volunteers and the benefit therefore to the local community significantly exceeds the above figure.

Sturts Farm was started in 1982 by a group of people with the aim of working with adults with learning difficulties (called companions) to supply the other activities of the Sheiling Trust with biodynamically produced food from a working farm. Sturts Farm currently supports 25 adults with learning difficulties, many of whom have lived at the farm for many years, with a team of support workers, a mix of vocational co-workers, short-term volunteers and employees.

In the year 2013, Sturts Farm Community achieved its goal by becoming fully compliant and devolving from the Sheiling Trust to become Sturts Community Trust, an independent charitable trust on 31st August 2013.

Vision Statement

Sturts Community Trust works in agriculture, care and support, housing, education and the arts. It aims to foster social and cultural well-being through mutual support (co-production) and community building out of respect for the uniqueness of each human being.

SCT promotes 'citizenship' for all those involved in its activities. It believes that personal development, participation, and the opportunity to contribute towards creating a healthy sense of belonging and purpose promotes well-being both in the individual and within the organisation.

Intention

Our intention is to create a welcoming, lively, social and cultural centre linking with West Moors in Dorset, to enable local people to take part; whether that be through working, volunteering, growing food, attending events, sharing in social/cultural events, or indeed receiving support.

Annual Report 2019-2020

Sturts Community Trust is fast becoming a thriving and valued community, a place for food, celebrations and experiences of inclusion. As a result of this it is linking to increasing numbers of people who appreciate what it does for the local community. As issues of sustainability increase in the national and global community, this small farming community is living up to the original impulse of the Camphill Movement by being a symbol of hope in caring for both people and the planet. Reported surplus for 2019/20 is £428,180. This surplus figure includes reallocation of £240,000 grant Income included within restricted funds specifically for the Twin Oaks property development. The Board wish to highlight that these grants have been fully discharged on Twin Oaks as capital spend and are not available as a revenue item.

This Report takes into account the seismic shift in the organisation of Community life; delivery of care, and the activities of our social enterprise due to Covid-19 outbreak.

On 7th March 2020, the Community made an early decision to 'shut down' with immediate effect a week before the Prime Minister's public announcement to the country of a national lockdown.

It is difficult to explain/ articulate the impact of such a decision given the long-standing and established activities, routines and social relationships, especially as so many of the people the association support rely so heavily on all of these. Sturts Community Trust is blessed to have experienced nursing staff on its team who were able to act fast in implementing the high level infection control measures needed.

'Chains of Trust' were established between all members of Sturts Community Trust, and members' dedication in upholding these in both their personal and professional life has formed stronger bonds which have resulted in an even stronger joint sense of purpose. The flexibility and commitment of our support staff have been unquestionable throughout this period.

There have been many blessings during this difficult time. The forming of set households with set teams allocated to specific areas/ tasks on the farm created consistency for everyone, which has resulted in a renewed commitment and understanding of the therapeutic value of the farming process. Everyone relished being outside, connecting to nature. Much has been written about how nature responded to lockdown and how people responded to nature - Sturts Farm was no exception and our whole project has benefited, as previously stated, from this renewed appreciation. Consequently, our farm has never been so well cared for, and our vegetable growing became a central focus with each team taking responsibility to oversee a specific crop. The central practice of social pedagogy, being working together for a common aim rather than merely providing a service for disabled persons, came alive again within Sturts Community Trust. Many new skills have been learnt by all involved and our companions walked tall wherever this principle was applied.

From a social care point of view, the association also witnessed a marked drop in behaviours that challenge; evidence of the fact that joint meaning and purpose, together with active support and consistency - the main therapeutic components of social pedagogy – have a direct impact on the well-being of all. Sturts Community Trust has not used any restrictive intervention during this period.

In a situation which created a direct risk to health our absence levels dropped to almost zero. Evidence of, not only the commitment of our team, but also of how the above changes may have been instrumental in maintaining well-being in our support team also.

This evidence has encouraged us to further question the 'bias' of mainstream social work towards individualised, varied timetables of mainly leisure pursuits versus working together for the common good. Sturts Community Trust's focus on work-based enterprise which is of value to the local community has stood out as being able to offer person-centred meaning and purpose to an individual's life, offering an outcome of connectedness to nature and sound relationships.
The virus has focussed people's minds on the origins of their food, on community links and sustainability. The appreciation expressed by local people towards Sturts Farm has been greatly valued and heart-warming. The pandemic has also woken up society to the needs of vulnerable people and harnessed recognition for those who work within the social care sector - who choose what is actually a highly skilled profession of establishing positive relationships with people who are supported. This support has yet to result in changes to government policy towards social care.

Highlight of Inclusion

The Farm Shop closed on the same day in March with no warning. Some of our partners questioned the early move but soon found themselves alongside us. The team immediately shifted its focus to respond to numerous local people who were unable to access online supermarket orders and started delivering food from their own cars. In that way they kept the Farm Shop trading at a level of around 60% of usual turnover.

The small Gulliver's Café was unable to function during this period therefore the Association, following another grant from Talbot Village Trust and a DCC Small Business Grant, was able to purchase an Airstream Food Trailer from which fresh organic food was sold as a take away service. Many adaptations followed as the tier system changed. However, as time progressed, the community effort and the attraction of buying local food has meant an increase in trade and deepening of our local connections.

Although many of the internal goals detailed in the 2018-19 Annual Report were not achieved, the Community continued to move forward.

Achievements

Clover Cohousing

The Twin Oaks Project – a development of 8 residential units in an inclusive cohousing neighbourhood – was given the go ahead to start the construction phase at the very same time the restrictions were brought into effect. A bold decision was taken amid rumours of shutdowns and material shortages. Our gratitude to the funders of this project knows no bounds and the ability of the builders and project team in managing to get to August on budget and on time, during a period of such upheaval, is a testament to their commitment and skill.

The real benefit of this new building, planned for completion by May 2021, will probably only be fully realised as the Community forms and is able to move beyond current restrictions. New self-contained homes in a shared environment is an expression of the new model of community building at SCT and the completion will be the culmination of 5 years work on fundraising and design collaboration. During this period of time, the opportunity to process the change from a traditional Camphill Community and its impact on those concerned has been afforded. This is leading towards a re-envisioning of the role and purpose of the Co-housing project within Sturts Community Trust and will require the establishment of clear processes and tenancy arrangements.

The childminding service, provided for and set within the Community, has been OFSTED registered.

Social Enterprise

Sturts Community Trust was also in receipt of two further donations from a family member and Talbot Village Trust, which allowed us to purchase a specially converted Kubota tractor. A dual control conversion allows those the association support to be involved in tractor based activities for the first time in the 40 year history of Sturts

Farm. As far as we know, this is the first of its kind and the Board are grateful to both those who chose to support the project and those who worked out how to undertake the conversion.

Sturts Community Trust has re-established its milking herd and is now able to sell raw milk through the Farm Shop. The grass-fed herd eats exclusively from grass or grain grown on Sturts Farm, leading to a high quality product.

With increased grain growing there is now a fully established supply of biodynamic eggs. This is the first time for 10 years that the eggs have reached this level of certification.

The association intends to complete some smaller projects which include:

- Further raised beds in the market garden.
- The completion of the nature trail around Gulliver's Field.
- The planting of new fruit trees.
- A wild cooking area.

However, the main focus of all our team is to continue to respond to the pandemic by keeping our infection control measures high, supporting each other as best we can, and continuing to work closely with family members in order to keep our Community safe.

When finally the association moves out of restrictions it will be time to take stock and look again to future plans.

The Board intend to form a new 5 Year Plan following the completion of Twin Oaks, which starts with looking at four further developments:

1. Renovation of Farm Buildings.
2. A community hub on Gulliver's Farm.
3. A further residential build that focuses on those with increased mobility/ care needs.
4. A small cultural building.

Compliance with Governance and Financial Viability Standard

The Board confirms that Sturts Community Trust Housing Association complies with the requirements of the revised Governance and Financial Viability Standard applicable for the year from 1 September 2019.

The code of governance adopted is the Charity Governance code.

<u>Value for Money in the year to 31 August 2020</u>

The full version of the Value for Money Assessment for 2019/20 can be found on Sturts Community Trust Housing Association website from April 2021. The following is a summary of that report.

a) Financial Returns
    - Sturts Community Trust Housing Association arranged a new £400k borrowing facility with Triodos Bank to help finance the Twin Oaks development.
    - Sturts Community Trust Housing Association currently owns 7 properties which are let on short leases. Sturts Communities Trust Housing Association's policy is always to agree to the extension of these leases, and to negotiate terms to get the best deal for the business as a whole.
    - Sturts Community Trust Housing Association currently has 2 properties which are let out on market rents. These are both properties which were bought on the open market with no social housing grant to offset the cost. They are let at market rent to enable Sturts Community Trust Housing Association to recoup some of this cost. The current annual income from these two properties is £45k.

b) Twin Oaks development
   - SCT Housing association embarked on the construction of Twin Oaks. Comprising 8 units of mixed housing for up to 17 people. It is due for completion in March 2021. Prospective residents have been involved throughout the design and build process, including those with a learning disability.

c) Environmental Returns
   - All properties complied with the Decent Homes Standard. The communal boiler was upgraded at St Francis improving energy efficiency. A communal extension to St Francis was equipped with a ground sourced heat pump.

d) Asset Management Strategy
   - Nothing to report

e) Services to residents
   - COVID 19: there has been extensive work to maintain infection control through the creation of isolation units; covid secure communal areas; fogging systems; staff rota control and the acquisition of PPE.
   - Fire Risk Assessments have been carried out in all communal areas over the last year. This has resulted in the implementation of minor recommendations. FRA's for Twin Oaks have been completed including setting up a neighbourhood fire response system.

f) Administrative Improvements
   - Fortnightly resident meetings have been held throughout the pandemic to ensure the housing community continue to work together to address any maintenance or other property needs.

Value for Money Metrics	**2020**	**2019**
Metric 1 – Reinvestment %	12.77%	2.68%
Metric 2 – New supply delivered %	0% for social housing units 0% for non-social housing units	0% for social housing units 0% for non-social housing units
Metric 3 – Gearing %	3.90%	0.64%
Metric 4 – Earnings before interest, depreciation, amortisation, major repairs included (EBITDA MRI) Interest Cover %	334.30%	170.07%
Metric 5 – Headline social housing cost per unit	£11,129	£14,424
Metric 6 – Operating Margin %	56.12% for social housing units 19.14% total	54.90% for social housing units 10.30% total
Metric 7 – Return on capital employed (ROCE) %	7.63%	4.23%

Directors' responsibilities

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Companies Act 2006 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006 the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Disclosure of information to the auditors

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board on 25 February 2021 and signed on its behalf by:.

C Darby Jenkins
....
Mrs Caroline Rosemary Darby-Jenkins

Katherine M Jones
....
Mrs Katherine Mary Jones

Independent Auditor's Report to the Members of Sturts Community Trust

Opinion

We have audited the financial statements of Sturts Community Trust (the group) for the year ended 31 August 2020 which comprise the group and company Statement of Comprehensive Income, group and company Balance Sheet, group and company Statement of Changes in Reserves, group Cash Flow statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 group and company affairs as at 31 August 2020, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and

- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

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 association 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- *the board's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or*

- *the board has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.*

Other information

The board is responsible for the other information. The other information comprises the information included in the Board Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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 board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the group and its environment obtained in the course of the audit, we have not identified material misstatements in the board report.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit**;** or
- the board was 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 from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 10, the board members (who are also the directors of the association 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 board 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 board is responsible for assessing the group and company 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 board either intends to liquidate the association or to cease operations, or has 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Mark Johns.

Mark Johns FCA FCCA
Senior Statutory Auditor
For and on behalf of
PKF Francis Clark
Chartered Accountants and Statutory Auditors
Towngate House
2 – 8 Parkstone Road
Poole
BH15 2PW

Date: 26 February 2021

Sturts Community Trust
Statement of Comprehensive Income (Including Income and Expenditure Account)
Year Ended 31 August 2020

	Note	**Group 2020 Total £**	Group 2019 Total £	**Association 2020 Total £**	Association 2019 Total £
Turnover		**2,679,126**	2,612,047	**2,679,126**	2,612,047
Cost of sales		**(2,250,946)**	(2,386,902)	**(2,159,265)**	(2,344,866)
Operating surplus / (deficit)		**428,180**	225,145	**519,861**	267,181
Gains / (losses) on investment assets	4	**278**	417	**278**	417
Total comprehensive income for the year		**428,458**	225,562	**520,139**	267,598

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The income and expenditure account was approved on 25 February 2021 and signed on behalf of the board by:

C R Darby-Jenkins
Mrs Caroline Rosemary Darby-Jenkins

Katherine M Jones
Mrs Katherine Mary Jones

The notes on pages 18 to 32 form part of these accounts.

Sturts Community Trust
Balance Sheet
Year Ended 31 August 2020

Company registration number: 08359958

	Note	**Group 2020 £**	Group 2019 £	**Association 2020 £**	Association 2019 £
Fixed assets					
Tangible fixed assets	9,10	**6,291,499**	5,763,746	**6,291,499**	5,763,746
Investments	11	**7,900**	7,800	**7,900**	7,800
		6,299,399	5,771,546	**6,299,399**	5,771,546
Current assets					
Stocks		**54,107**	67,931	**54,107**	67,931
Debtors	12	**154,192**	171,379	**287,910**	213,415
Investments	13	**809**	631	**809**	631
Cash at bank and in hand		**359,901**	506,291	**359,900**	506,291
		569,009	746,232	**702,726**	788,268
Creditors: amounts falling due within one year	14	**(184,074)**	(230,261)	**(184,074)**	(230,261)
Net current assets / (liabilities)		**384,935**	515,971	**518,652**	558,007
Total assets less current liabilities		**6,684,334**	6,287,517	**6,818,051**	6,329,553
Creditors: amounts falling due after more than one year	15	**(477,424)**	(509,065)	**(477,424)**	(509,065)
Total net assets / (liabilities)		**6,206,910**	5,778,452	**6,340,627**	5,820,488
Reserves					
Unrestricted funds	18	**5,923,665**	5,778,452	**6,057,382**	5,820,488
Restricted funds	18	**283,245**	-	**283,245**	-
Total Reserves		**6,206,910**	5,778,452	**6,340,627**	5,820,488

The financial statements were approved and authorised for issue by the Board on 25 February 2021 and signed on behalf of the board by

C L Darby-Jenkins
Mrs Caroline Rosemary Darby-Jenkins

Katherine M Jones
Mrs Katherine Mary Jones

The notes on pages 18 to 32 form part of these accounts.

Sturts Community Trust
Statement of Changes in Reserves
Year Ended 31 August 2020

Group

	General unrestricted fund	Revaluation unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£	£
At 1 September 2018	(3,165)	730,151	-	4,825,904	5,552,890
Surplus / (deficit) for the year	(3,161)	-	-	228,723	225,562
Total comprehensive income	(3,161)	-	-	228,723	225,562
At 31 August and 1 September 2019	(6,326)	730,151	-	5,054,627	5,778,452
Surplus / (deficit) for the year	8,370	-	283,245	136,843	428,458
Total comprehensive income	8,370	-	283,245	136,843	428,458
At **31 August 2020**	2,044	730,151	283,245	5,191,470	6,206,910

Association

	General unrestricted fund	Revaluation unrestricted fund	Restricted fund	Designated unrestricted fund	Total
	£	£	£	£	£
At 1 September 2018	(3,165)	730,151	-	4,825,904	5,552,890
Surplus / (deficit) for the year	38,875	-	-	228,723	267,598
Total comprehensive income	38,875	-	-	228,723	267,598
At 31 August and 1 September 2019	35,710	730,151	-	5,054,627	5,820,488
Surplus / (deficit) for the year	100,051	-	283,245	136,843	520,139
Total comprehensive income	100,051	-	283,245	136,843	520,139
At **31 August 2020**	135,761	730,151	283,245	5,191,470	6,340,627

The notes on pages 18 to 32 form part of these accounts.

Sturts Community Trust
Statement of Cash Flows
Year Ended 31 August 2020

	Note	Group 2020 £	Group 2019 £
Cash flow from operating activities	19	**438,183**	255,469
Net cash flow from operating activities		**438,183**	255,469
Cash flow from investing activities			
Purchase of tangible fixed assets		**(564,823)**	(148,421)
Receipts from sale of tangible fixed assets		**9,500**	-
Interest receivable and similar income		**305**	976
Net cash flow from investing activities		**(555,018)**	(147,445)
Cash flow from financing activities			
Repayment of loans and borrowings		**(11,823)**	(6,876)
Interest payable and similar charges		**(17,732)**	(20,649)
Net cash flow from financing activities		**(29,555)**	(27,525)
Net increase / (decrease) in cash and cash equivalents		**(146,390)**	80,499
Cash and cash equivalents at 1 September 2019		**506,291**	425,792
Cash and cash equivalents at 31 August 2020		**359,901**	506,291
Cash and cash equivalents consists of:			
Cash at bank and in hand		**359,901**	506,291
Cash and cash equivalents at 31 August 2020		**359,901**	506,291

The notes on pages 18 to 32 form part of these accounts.

1 Summary of significant accounting policies

(a) General information and basis of preparation

Sturts Community Trust is a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the registered provider information on page 1 of these financial statements. The nature of the registered provider's operations and principal activities are, for the public benefit, to relieve sickness, promote good health, provide social housing and/or care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolph Steiner, particularly (without limitation) by the establishment and maintenance of intentional communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support (known as "Co-workers").

The registered provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the registered provider, and rounded to the nearest £.

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

(b) Group accounts

The registered provider is required by the Companies Act 2006 to prepare group accounts. The consolidated accounts comprise the financial statements of Sturts Community Trust, and of its subsidiary Twin Oaks (Co-Housing) Construction Ltd (registered company no 12040819).

(c) Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Properties are held at fair value. Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

(d) Depreciation and amortisation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Tools and equipment	20% reducing balance
Furniture and fittings	20% reducing balance
Motor vehicles	20% reducing balance

Assets under construction are not depreciated until they are in use.

(e) Impairment

All fixed assets are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

(f) Fixed asset investments

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

(g) Current asset investments

Current asset investments are included at the lower of cost and net realisable value / market value.

(h) Stocks

Stock consists of livestock, processed meat, other farm produce, and bought farm shop stock. Livestock, meat and produce are valued at estimated sales value less estimated cost to sell. Estimates are based upon published price lists from local markets and national websites, along with local knowledge and experience.

Shop stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the first-in, first-out method (FIFO).

(i) Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as a local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(j) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

(k) Loans and borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Statement of Financial Activities over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the association has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

(l) Leases

Rentals payable and receivable under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

(m) Tax

The activities of the registered provider are partially exempt from VAT.

The Association is registered for VAT and is able to recover VAT on a proportion of its purchases. VAT incurred on purchases which is not recoverable is included along with the expense to which it relates, or the item acquired, in the income and expenditure account or balance sheet respectively.

(n) Turnover and other income

Turnover represents income from the various activities undertaken by the group. All income is recognised once the association has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations are recognised when the association has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the association before the association is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the association and it is probable that these conditions will be fulfilled in the reporting period.

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

Social housing grant (SHG) is recognised when receivable. Where developments have been financed wholly or partly by SHG, the SHG is recognised as income. Housing association grants are included under SHG headings. If housing properties are disposed of, social housing grants are repayable to the Homes & Communities Agency (HCA) or subject to restrictions on use and included within creditors as part of a “Recycled Capital Grant Fund” under most circumstances.

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

- The donor specifies that the grant or donation must only be used in future accounting periods; or

- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Trading income is recognised as earned (that is, as the related goods or services are provided).

Investment income is recognised on a receivable basis.

Income from charitable and social housing activities is recognised as earned (as the related goods or services are provided) under contract.

Other income is recognised on a receivable basis.

(o) Expenditure

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

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Charitable expenditure comprises those costs incurred by the association 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.

These include the costs attributable to the association's compliance with constitutional and statutory requirements, including audit, strategic management and board meetings and reimbursed expenses.

(p) Pensions and other post retirement obligations

The association 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.

(q) Reserves

Restricted reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Restricted reserves include funds raised in response to a specific appeal. Revenue and expenditure cannot be directly set against restricted reserves but is taken through the statement of comprehensive income and then a transfer to / from restricted reserves is made as appropriate.

Unrestricted general reserve – these funds can be used in accordance with the objectives of the Association at the discretion of the board.

Designated reserves are part of unrestricted reserves which have been designated by the Board for a particular purpose. Such designations may be reversed by future Board decisions.

Details of reserves are shown in note 18.

(r) Going concern

The financial statements have been prepared on a going concern basis. As explained in the annual report the board have considered the uncertainty relating to the coronavirus pandemic which occurred during the year end and the impact on the association's operations and finances in the short to medium term. In the opinion of the board, with the support of the Coronavirus Job Retention Scheme, coronavirus grant funding and proactively managing cash-flow the association has sufficient working capital to continue to meet its financial obligations and pay its liabilities as they fall due for the foreseeable future and therefore the financial statements have been prepared on a going concern basis. The board have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves held and the additional coronavirus funding received for the association to be able to continue as a going concern.

2 Turnover, cost of sales, administrative expenditure and operating surplus / (deficit)

The group has not provided information required by part 1 of the Accounting Direction for Social Housing in England 2019 on the grounds that it is small.

3 Social housing turnover and costs

	Group and Association	
	2020	2019
	£	£
Rents receivable excluding service charges	**332,200**	335,327
Service charges receivable	**145,230**	146,597
Revenue grants receivable	**26,997**	14,795
Capital grants receivable	**283,245**	107,000
Social housing activity expenditure	**278,230**	360,592
Operating surplus / (deficit) from social housing activities	**536,890**	570,490
Net surplus / (deficit) from social housing activities	**182,820**	161,069
Void losses	**-**	-

Accommodation owned

	Group and Association	
	Number of units at 31 August 2020	**Number of units at 31 August 2019**
Completed units:		
- Social Housing	**25**	25
	25	25

4 Gains on investment assets – Group and Association

	2020 **£**	2019 £
Gains on revaluation of investments	**278**	417
	278	417

5 Surplus / (deficit) on ordinary activities

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	Group 2020 £	Group 2019 £	**Association 2020 £**	Association 2019 £
Auditor's remuneration (including expenses and benefits in kind) for audit	**10,568**	12,164	**10,568**	12,164
(Profit)/loss on disposal of tangible fixed assets	**(7,224)**	1,531	**(7,224)**	1,531
(Gain)/loss on revaluation of investments	**278**	417	**278**	417
Depreciation of fixed assets	**34,794**	39,270	**34,794**	39,270

6 Auditor's remuneration

	Group 2020 £	Group 2019 £	**Association 2020 £**	Association 2019 £
Fees payable to the Registered Provider's auditor for the audit of the Registered Provider's annual accounts	**10,568**	12,164	**10,568**	12,164
Fees payable to the Registered Provider's auditor for services other than those of external audit:	**3,684**	5,378	**3,684**	5,378
	14,252	17,542	**14,252**	17,542

7 Board and key management personnel remuneration – Group and Association

The total remuneration for key management personnel amounted to £44k (2019 - £44k).

8 Staff costs – Group and Association

The average number of employees, including members of the executive team, calculated on a full time equivalent was 41.81 employees (2019 – 45.83).

The aggregate remuneration of such employees was as follows:

	2020	2019
	£	£
Wages and salaries	**830,039**	856,092
Social security costs	**51,712**	53,666
Pension costs	**13,172**	10,799
	894,923	920,557

9 Tangible fixed assets – housing properties – Group and Association

	Land and buildings	Assets under construction	Total
	£	£	£
Cost:			
At 1 September 2019	3,048,207	48,583	3,096,790
Additions	11,933	453,200	465,133
At 31 August 2020	3,060,140	501,783	3,561,923
Net book value:			
At 31 August 2020	3,060,140	501,783	3,561,923
At 31 August 2019	3,048,207	48,583	3,096,790

The net book value of land and buildings comprised:

	2020	2019
	£	£
Land and buildings:		
Freehold	**3,561,923**	3,096,790
	3,561,923	3,096,790

10 Tangible fixed assets – other – Group and Association

	Land and buildings	Furniture and fittings	Motor vehicles	Tools and equipment	Total
	£	£	£	£	£
Cost or valuation:					
At 1 September 2019	2,561,614	175,984	21,442	37,159	2,796,199
Additions	10,451	4,955	46,070	38,214	99,690
Disposals	-	-	(15,569)	(2,861)	(18,430)
At 31 August 2020	2,572,065	180,939	51,943	72,512	2,877,459
Depreciation:					
At 1 September 2019	-	102,803	11,441	14,999	129,243
Charge for the year	-	20,680	8,254	5,860	34,794
Eliminated on disposals	-	-	(15,518)	(636)	(16,154)
At 31 August 2020	-	123,483	4,177	20,223	147,883
Net book value:					
At 31 August 2020	2,572,065	57,456	47,766	52,289	2,729,576
At 31 August 2019	2,561,614	73,181	10,001	22,160	2,666,956

Total fixed assets:

	2020	2019
	£	£
Housing properties	**3,561,923**	3,096,790
Other	**2,729,576**	2,666,956
	6,291,499	5,763,746

11 Fixed asset investments – Group and Association

	Unlisted investments	Total
	£	£
Cost or valuation		
At 1 September 2019	7,800	7,800
Revaluation	100	100
At 31 August 2020	7,900	7,900
Carrying amount:		
At 31 August 2020	7,900	7,900
At 31 August 2019	7,800	7,800

12 Debtors

	Group 2020 £	Group 2019 £	**Association 2020 £**	Association 2019 £
Trade debtors	**116,132**	130,129	**116,132**	130,129
Prepayments	**-**	5,469	**-**	5,469
Accrued income	**17,750**	15,657	**17,750**	15,657
Other debtors	**11,498**	20,124	**11,498**	20,124
VAT recoverable	**8,812**	-	**8,812**	-
Amount owed by subsidiary	**-**	-	**133,718**	42,036
	154,192	171,379	**287,910**	213,415

13 Current asset investments – Group and Association

	2020 £	2019 £
Listed investments	**809**	631
	809	631

14 Creditors: amounts falling due within one year – Group and Association

	2020 £	2019 £
Bank loans	**29,046**	26,960
Trade creditors	**42,372**	64,137
Other loans	**2,000**	2,000
Other taxation and social security	**15,665**	16,465
Other creditors	**65,220**	58,538
Accruals	**17,400**	22,672
Deferred income	**12,371**	39,489
	184,074	230,261

15 Creditors: amounts falling due after more than one year – Group and Association

	2020 £	2019 £
Bank loans	**469,424**	499,065
Other loans	**8,000**	10,000
	477,424	509,065

Bank loans are secured with fixed and floating charges against the freehold property of the housing association.

16 Leases

Operating leases - lessee

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2020	2019
	£	£
Not later than one year	**49,586**	52,441
Later than one and not later than five years	**12,054**	22,108
	61,640	74,549

17 Pension and other schemes

The housing association operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the housing association to the scheme and amounted to £13,172 (2019 - £10,799).

Contributions totalling £3,123 (2019 - £nil) were payable to the scheme at the year end and are included within other creditors.

18 Reserves

Reconciliation of movement in funds
Group

	Brought Forward 01/09/2019	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2020
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	(6,326)	2,395,881	(2,230,660)	(157,129)	278	2,044
Designated funds:						
Co-worker benevolent fund	379,511	-	-	40,958	-	420,469
Co-worked social fund	47,145	-	(20,286)	14,775	-	41,634
Property capital and revaluation fund	5,294,122	-	-	101,396	-	5,395,518
Property development fund	64,000	-	-	-	-	64,000
	5,784,778	-	(20,286)	157,129	-	5,921,621
Restricted Funds						
Tractor fund	-	38,660	-	-	-	38,660
Thresher fund	-	4,585	-	-	-	4,585
Twin Oaks development fund	-	240,000	-	-	-	240,000
	-	283,245	-	-	-	283,245
	5,778,452	2,679,126	(2,250,946)	-	278	6,206,910

The specific purposes for which the funds are to be applied are as follows:

Co-worker benevolent fund - This is a fund created to contribute towards meeting the retirement needs of the Co-workers. The Camphill Communities have created a benevolent fund for retired Co-workers, which the Trust has joined and contributes to.

Co-worker social fund - This is a fund created to contribute towards planned social activities for the Co-workers.

Property capital fund - This fund has been created to reflect, together with the revaluation reserve, the value of land and buildings held by the Trust, net of any bank loans and property related loans outstanding at the balance sheet date.

Property development fund - This is a fund created to set aside funds for the building of new Trust properties.

Tractor fund, thresher fund and Twin Oaks development fund are restricted funds received for the purchase and construction of fixed assets.

	Brought Forward 01/09/2018	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2019
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	(3,165)	2,612,047	(2,356,670)	(258,955)	417	(6,326)
Designated funds:						
Co-worker benevolent fund	326,870	-	-	52,641	-	379,511
Co-worked social fund	54,995	-	(30,232)	22,382	-	47,145
Property renewals fund	21,205	-	-	(21,205)	-	
Property capital and revaluation fund	4,977,985	-	-	316,137	-	5,294,122
Property development fund	175,000	-	-	(111,000)	-	64,000
	5,556,055	-	(30,232)	258,955	-	5,784,778
	5,552,890	2,612,047	(2,386,902)	-	417	5,778,452

Reconciliation of movement in funds
Accociation

	Brought Forward 01/09/2019	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2020
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	35,710	2,395,881	(2,138,979)	(157,129)	278	135,761
Designated funds:						
Co-worker benevolent fund	379,511	-	-	40,958		420,469
Co-worked social fund	47,145	-	(20,286)	14,775		41,634
Property capital and revaluation fund	5,294,122	-	-	101,396		5,395,518
Property development fund	64,000	-	-	-		64,000
	5,784,778	-	(2,159,265)	157,129		5,921,621
Restricted Funds						
Tractor fund	-	38,660	-	-	-	38,660
Thresher fund	-	4,585	-	-	-	4,585
Twin Oaks development fund	-	240,000	-	-	-	240,000
	-	283,245	-			283,245
	5,820,488	2,679,126	(2,159,265)			6,340,627

	Brought Forward 01/09/2018	Income	Expenditure	Transfers	Other Recognised Gains/ (Losses)	Carried Forward 31/08/2019
	£	£	£	£	£	£
Unrestricted Funds						
Unrestricted income fund	(3,165)	2,612,047	(2,314,634)	(258,955)	417	35,710
Designated funds:						
Co-worker benevolent fund	326,870	-	-	52,641	-	379,511
Co-worked social fund	54,995	-	(30,232)	22,382	-	47,145
Property renewals fund	21,205	-	-	(21,205)	-	
Property capital and revaluation fund	4,977,985	-	-	316,137	-	5,294,122
Property development fund	175,000	-	-	(111,000)	-	64,000
	5,556,055	-	(30,232)	258,955	-	5,784,778
	5,552,890	2,612,047	(2,344,866)	-	417	5,820,488

19 Reconciliation of operating surplus / (deficit) to cash flow from operating activities

	Group 2020 £	Group 2019 £
Surplus / (deficit) for the year	**428,458**	225,562
Depreciation	**34,794**	39,270
Investment income	**(305)**	(1,085)
(Gains) on investments	**(278)**	(417)
(Profit)/loss on disposal of tangible fixed assets	**(7,224)**	1,531
Decrease in stocks	**13,824**	2,311
Decrease/(Increase) in debtors	**17,187**	(48,095)
(Decrease) in creditors	**(21,155)**	(3,097)
(Decrease)/Increase in deferred income	**(27,118)**	39,489
Net cash flow from operating activities	**438,183**	255,469

20 Related party transactions – Group and Association

During the year the Trust made the following related party transactions:

Signpost HR Solutions
(A company in which C Darby-Jenkins, a member of the Board of the housing association, is a director and shareholder)
Fees for HR services were charged to the housing association during the year totalling £2,898 (2019 - £2,376). At the balance sheet date the amount due to/from Signpost HR Solutions was £Nil (2019 - £Nil).

KT People Solutions Ltd
(A company in which K Jones, a member of the Board of the housing association, is a director and shareholder)
Fees for mentoring sessions were charged to the housing association during the year totalling £1,000 (2019 - £1,920). At the balance sheet date the amount due to/from KT People Solutions Ltd was £Nil (2019 - £Nil).

Twin Oaks (Co-Housing) Construction Limited
(Subsidiary)

T Cook, a member of the Board of the housing association, provided services as a sole trader. Fees relating to the refurbishment of buildings were charged to the housing association during the year totalling £6,500 (2019 - £Nil).

Purchases made on behalf of Twin Oaks (Co-Housing) Construction Limited amounted to £91,682 (2019 - £42,036). At the balance sheet date the amount due from Twin Oaks (Co-Housing) Construction Limited was £133,718 (2019 - £42,036).

Related beneficiaries
During the year four beneficiaries of the charity services were related to members of the Board. The transactions were made on terms equivalent to those that prevail in an arms length transaction.