THE PILSDON COMMUNITY

England & Wales · Charity number 1153924

Details

Status	Registered
Legal form	CIO
Registered	2013-09-24
Register	View on the Charity Commission register

Contact

Address	Pilsdon Manor Pilsdon Bridport DT6 5NZ
Phone	01308868308
Email	pilsdon@pilsdon.org.uk
Website	http://www.pilsdon.org.uk/

Activities

Objects: THE RELIEF OF FINANCIAL NEED, THE RELIEF OF SICKNESS AND THE PRESERVATION AND PROTECTION OF GOOD PHYSICAL AND MENTAL HEALTH BY OFFERING ACCOMMODATION, HOSPITALITY AND SPIRITUAL REFRESHMENT TO THOSE WHO BY REASON OF POVERTY, DISABILITY, MENTAL OR SPIRITUAL INCAPACITY OR INABILITY TO MANAGE THEIR OWN AFFAIRS ARE IN NEED OF SUCH REFUGE WITHOUT REGARD TO RACE, GENDER OR CREED; AND THE PRACTICE OF THE CHRISTIAN RELIGION BY THE FORMATION AND MAINTENANCE OF A COMMUNITY OF PEOPLE WHO FROM TIME TO TIME WILL ENDEAVOUR TO LIVE TOGETHER AS ONE HOUSEHOLD IN ORDER TO WELCOME PEOPLE IN NEED AND BE UNITED IN LOVE AND PRAYER ACCORDING TO THE PRECEPTS OF THE CHRISTIAN GOSPELS.

Activities: A COMMUNITY OF PEOPLE WHO WILL ENDEAVOUR TO LIVE TOGETHER AS ONE HOUSEHOLD UNITED IN LOVE AND PRAYER ACCORDING TO THE PRECEPTS OF THE CHRISTIAN GOSPELS, AND OFFERING SHELTER HOSPITALITY AND SPIRITUAL REFRESHMENT TO THOSE WHO BY REASON OF POVERTY, DISABILITY, MENTAL OR SPIRITUAL INCAPACITY, OR INABILITY TO MANAGE THEIR OWN AFFAIRS ARE IN NEED OF SUCH A REFUGE WITHOUT REGARD TO GENDER RACE OR CREED.

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Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** The General Public/mankind

Geography

- Dorset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£266,700	£335,718	-	-
2024-03-31	£295,782	£352,550	-	-
2023-03-31	£423,952	£275,420	-	-
2022-03-31	£330,435	£249,229	-	-
2021-03-31	£243,862	£237,427	-	-

Trustees

Name	Role	Appointed
Dr Christopher Stoot	Chair	2023-11-29
AMANDA CAMPBELL STREATFEILD		2013-06-21
Els Jolly		2018-03-05
Katherine Pinsent		2025-01-01
Rev Carole Peters-King		2026-01-26
Tim Luckett		2023-03-14

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THE PILSDON COMMUNITY

England & Wales - Charity number 1153924

Accounts

Charity registration number: 1153924

THE PILSDON COMMUNITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Edwards & Keeping

Chartered Accountants

THE PILSDON COMMUNITY

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THE PILSDON COMMUNITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs Amanda Streatfeild, Chairman Els Jolly Tim Luckett Dr Christopher Stoot Katherine Pinsent (appointed 1 January 2025)
Principal Officers	**Warden and Secretary to the Trustees** Helen Lynch, Warden (appointed 1 February 2025)
Community members at Pilsdon Manor at 31 March 2025	Mary Davies James Newman
Business address	Pilsdon Manor Pilsdon Bridport Dorset DT6 5NZ
Charity Registration Number	1153924
Solicitors	Scott Rowe Chard Street Axminster Devon EX13 5DS Michelmores LLP Woodwater House Pynes Hill Exeter EX2 5WR
Bankers	National Westminster Bank plc Victoria Place Axminster Devon EX13 5AR
Auditor	Edwards and Keeping Limited Chartered Accountants Unity Chambers 34 High East Street Dorchester DT1 1HA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Objectives and activities

Public benefit

The objects of the charity are the formation and maintenance of a community of people who will, from time to time, live together as one family according to the precepts of the Gospels and offering shelter, hospitality and spiritual refreshment to those who, by any reason of poverty, disability, mental or spiritual incapacity or inability to manage their own affairs, are in need of such a refuge without regard to race, gender or creed.

Accommodation and care are provided for guests (and wayfarers) at Pilsdon Manor in West Dorset.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

These are detailed in the Report of the Chairman

Financial review

Policy on reserves

Total funds at 31 March 2025 were £3,739,667 including three restricted fund balances. These comprise £4,560 - for the future purchase of land at Pilsdon, Dorset, £200 in relation to the memory shed project, and a wardens fund of £8,052. The Trustees have also allocated funds to five designated funds as follows:

(a) A Non-liquid Fixed Assets fund - representing the net value of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives. At 31 March 2025 the fund balance was £3,256,271.

(b) Operating reserve - held to meet the day to day cash flow requirements. The trustees consider that up to six months' operating costs is a prudent sum. At 31 March 2025 the fund balance was £71,039.

(c) Contingency fund - held to meet any unforeseen eventuality. At 31 March 2025 the fund balance was £20,000 the trustees are satisfied this level is sufficient for their purposes.

(d) Development fund - this is used to carry out non-routine maintenance and to finance developments included within the five year financial plan. At 31 March 2025 the fund balance was £150,000.

(e) All remaining funds are allocated to the Manor House designated reserve- this fund is to be used to increase available accommodation for guests. At 31 March 2025 the fund balance was £229,545.

Investment policy

A significant proportion of the monies in the reserves are held in Charities Official Investments Fund (COIF) accumulation units. These investments are subject to the performance of the stock market and can therefore rise or fall in value. Other monies not held in petty cash or current bank accounts are held in COIF Deposit Funds. These earn a relatively attractive rate of interest, are secure and offer easy access to funds to finance non-routine expenditure.

Plans for future periods

Aims and key objectives for future periods

These are detailed in the Report of the Chairman

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Charitable Incorporated Organisation - Foundation Constitution, registered on 24 September 2013. On 1st April 2014 the net assets of The Pilsdon Community (no. 261139) were transferred to this new Charitable Incorporated Organisation.

Recruitment and appointment of trustees

Trustees are appointed for a term of normally no more than ten years, with five years being regarded as an appropriate initial commitment. The appointment of trustees is confirmed by the Bishop of Salisbury. The trustees meet at least three times each year to determine policy, review performance, and to make key decisions.

Day to day management

The Warden is responsible for day to day management of the Community - taking advice as appropriate from the trustees, other Community members and professional advisors.

Risk management

The trustees have identified and scored relevant risks in all areas of the organisations life and organisation (such as Ethos, Personnel, Legal compliance, Safeguarding, Property, IT, Animal welfare). The trustees review and monitor the major risks the charity faces on a regular basis (using a Risk Register) and systems have been established to mitigate those risks.

The trustees receive regular reports on relevant Fire Precautions and Health & Safety matters.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 10/12/25 and signed on its behalf by:

Amanda Streatfeild

Mrs Amanda Streatfeild
Trustee

Aims and objectives

The aims and objectives of the charity continue to be the formation and maintenance of a community of people who from time to time will live together as one household united in love and prayer according to the precepts of the Christian Gospels, and offering shelter, hospitality and spiritual refreshment to those who by reason of poverty, disability, mental or spiritual incapacity, or inability to manage their own affairs are in need of such a refuge without regard to gender, race or creed.

Strategies

We continued to identify and execute projects that improved the quality of life we offered through upgrading areas within the community to better serve our work and purpose.

The trustees hold formal meetings four times during the year and each received written reports from the Warden (including Health and Safety), Treasurer and the Operations Manager. The annual accounts were approved at the autumn meeting, and a budget for the coming year agreed at the spring meeting. Formal community policies on our significant responsibilities are reviewed on a cyclical basis.
There was also an informal 'away day' again with trustees and community members in February.

Governance

The community was without a Warden for a year from January 2024 to January 2025. This highly unusual and challenging situation was held and navigated by the remaining two members James Newman and Mary Davies along with the Operations manager Jane Kilty. Their extraordinary commitment to Pilsdon over this time enabled the community to continue, albeit with a limited capacity to take on new guests.

Much time was spent by the Trustees on recruitment of the new Warden and ensuring that all standards were maintained during the period without a Warden. The review of policies and procedures continued during this period.

General activities and achievements

The community members continued to meet four times daily for prayer, to support each other in their spiritual life and worship and supporting the resident guests, and to share a common life. Hospitality is offered to guests, including longer term guests, respite visitors and wayfarers. We also enable guests to set and aspire to goals according to their choice. The value of this way of life and these activities are not very susceptible to measurement. However:

i We had 11 guests staying with us in the community over the year, although numbers changed with 1 leaving. At the end of the year we had 10 guests in total.

ii We had 3 residential volunteers during the year although we also had several volunteers staying for a few weeks across the year.

iii We have welcomed Wayfarers (single homeless men and women) for 263 nights in total

iiii We have also been trusted by the Courts to offer places and have advocated for people on bail.

We welcome homeless people in cold and hot weather who are referred to us by Dorset Council.

We are grateful to individual donors and grant funding bodies for their generosity.

Personnel.

At 31 March 2025 we had 2 community members-

Mary Davies
James Newman

Operations Manager Ms Jane Kilty supports the Warden and Community Members with Operational and Administrative duties.

A new Warden, the Rev'd Helen Lynch, was appointed in January 2025 and there is ongoing activity to recruit new community members though the community has continued support from past volunteers and members to ensure the safety and well-being of all those at Pilsdon.

Voluntary and statutory support

Generally, we also have an excellent team of non-residential volunteers who assist with driving, cooking and numerous practical tasks. We are most grateful for their support and the stability they provide to Pilsdon through being able to sustain their commitment over longer periods of time.

The Warden and Members are exceptionally grateful and proud of the resident Guests who have in their own unique ways made enormous contributions to the thriving of the community. Many of our Guests have made their home here and are a vital and stabilising influence when Wardens and Members arrive and leave.

We also continue to be very grateful for assistance of former guests and others who come to live in the community for periods to cover community members are away on holiday, retreats or training courses.

We are grateful for the continued support of the Barton House Medical Centre, The Bridport Community Mental Health Team, Beaminster Pharmacy and 'Steps to Well-being' and NHS provided Alcohol & Drug Counselling, Assessment & Prevention. Dorset Council, who continue to support the community, have been particularly helpful providing training in safeguarding, health & safety, and working with vulnerable adults.

Our thanks to Diocese of Salisbury specialist support and we are pleased to host the Curates annual visit to the community.

Our good relations with Dorset Police continue and relationships with all the referral agencies continue to develop well.

We have excellent relationships with our neighbours and the wider community in Bridport. Our extended community who are often also donors, continue to encourage us. We have sent out several newsletters since Easter 2024 to keep them in touch and informed. Please see our website to access the archives and to sign up to receive email copies.

Financial review

We continue to be extremely grateful for the generous donations, grants and legacies from so many of our supporters, without which this community could not have survived through 65 years of service. The amount that we received in 2025 (£98,461) was an increase on 2024 (£74,632).

Our cash reserves for 2025 (£272,394) remained adequate, as they were in 2024 (£342,563).

There was a reduction in contributions from guests in 2025 (£112,265) compared to 2024 (£158,876). Guest numbers were reduced in 2025 compared to 2024, with the reduction in the number of members and the need to appoint a new full time warden being the primary causes. With the appointment of Helen Lynch as warden in January 2025 we anticipate that this downward trend in guest numbers and contributions will be reversed during 2025 and 2026.

Our 2025 investment income from interest, dividends and rental income (from Bill's Cottage) of £28,418, was marginally reduced on 2024 (£30,096).

Looking at other income sources, our shop continues to run on a break-even basis, showing a small surplus in 2025 (£1,308), as in 2024 (£16), whilst heat incentive income remained steady at £10,864 (2024 £12,957).

We saw a marginal decrease in the costs of charitable activities to £335,718 (2024 £339,743). Compared to 2024, Members and Guests allowances and pensions, along with the cost of provisions and garden / livestock expenses reduced. Utilities costs increased slightly as did office expenses. There was a marked increase in repair and maintenance costs, reflecting the ageing nature of some equipment.

Overall the value of our balance sheet reduced to £3,739,667 (2024 £3,823,954). Our day-to-day cash reserves remain adequate for the upcoming year.

Plans for the future

To recruit new members to support those already at Pilsdon which will allow us to increase the number of guests we can welcome. We have not planned any major projects but will be spending our resources on improvements to daily living and ensuring that the Manor, as a listed building, is maintained for future generations.

Besides this:

1 We offered a safe and loving environment to our existing household. Aiming to bring new Guests and have them settle well for as long as is needed and mutually beneficial. We continued to hold the counter cultural ethos of Pilsdon with a commitment to balancing the necessary expenditure of the community with potential loss of income from donors and revenue from a lower number of Guests.

2 We continue to seek new people willing to serve as part of the Leadership Team.

3 We continued maintaining links with Pilsdon at West Malling, Hilfield Friary and with other communities with a similar ethos.

4 We continued to be available to those who contact us for support and advice for themselves and their loved ones. This need continues to increase as outside agencies find themselves under more pressure given cuts in their budgets and staff shortages. We are deeply concerned that anyone leaving us, to live on basic Universal Credit because they are not able to work or find suitable work, will be unable to live a decent debt free life.

5 We continued to be more environmentally sensitive and to be a point of reference in how to live more simply.

6 We continued to build mutually rewarding relationships with our close neighbours, the professionals and tradespeople who support the community.

The annual report was approved by the trustees of the charity on 10/12/25 and signed on its behalf by:

Mrs Amanda Streatfeild

Mrs Amanda Streatfeild
Trustee

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

Opinion

We have audited the financial statements of The Pilsdon Community (the 'charity') for the year ended 31 March 2025, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, including the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY (CONTINUED)

We have nothing to report in respect of the following matters to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 4), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

• the engagement director ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations.

• we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our knowledge and experience of the charity sector;

• we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including legislation, such as the Charities Act 2011, data protection, employment and health and safety legislation.

• we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and reviewing legal expenses; and

• identified laws and regulations were communicated to the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY (CONTINUED)

We assessed the susceptibility of the chairty's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;

- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations

To address the risk of fraud through management bias and override of controls,we:

- performed analytical procedures to identify any unusual or unexpected relationships;

- tested journals entries to identify unusual transactions;and

- investigated the rational behind significant or unusual transactions;

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

- agreeing financial statements disclosures to underlying supporting documentation;

- reading the miniutes of meetings of those charged with governance;

- enquiring of management as to actual and potential litigation and claims;

Because of 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.

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Edwards and Keeping Limited, Statutory Auditor

Unity Chambers
34 High East Street
Dorchester
DT1 1HA

Date: 17 December 2025

Edwards and Keeping Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	Note	Unrestricted income funds £	Restricted income funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Donations and legacies	2	83,027	15,434	98,461	74,632
Charitable activities	3	112,265	-	112,265	158,876
Other trading activities	4	16,618	-	16,618	12,821
Investment income	5	28,418	-	28,418	30,096
Other income	6	10,938	-	10,938	19,357
Total income		251,266	15,434	266,700	295,782
Expenditure on:					
Raising funds	7	(16,511)	-	(16,511)	(12,807)
Charitable activities	8	(318,225)	(17,493)	(335,718)	(339,743)
Total expenditure		(334,736)	(17,493)	(352,229)	(352,550)
Net expenditure		(83,470)	(2,059)	(85,529)	(56,768)
Gross transfers between funds		(3)	3	-	-
Other recognised gains and losses					
Other recognised gains and losses		1,242	-	1,242	20,635
Net movement in funds		(82,231)	(2,056)	(84,287)	(36,133)
Reconciliation of funds					
Total funds brought forward		3,809,086	14,868	3,823,954	3,860,087
Total funds carried forward	20	3,726,855	12,812	3,739,667	3,823,954

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 20.

THE PILSDON COMMUNITY

(REGISTRATION NUMBER: 1153924)
BALANCE SHEET AS AT 31 MARCH 2025

	Note	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	14		2,756,271		2,778,300
Investments	15		701,645		700,403
			3,457,916		3,478,703
Current assets					
Stocks		14,389		6,319	
Debtors	16	16,210		16,574	
Cash at bank and in hand	17	272,394		342,563	
		302,993		365,456	
Creditors: Amounts falling due within one year	18	(21,242)		(20,205)	
Net current assets			281,751		345,251
Net assets			3,739,667		3,823,954
Funds of the charity:					
Restricted income funds		12,812		14,868	
Unrestricted income funds					
Unrestricted income funds		3,726,855		3,809,086	
Total funds	20		3,739,667		3,823,954

The financial statements on pages 11 to 25 were approved by the trustees, and authorised for issue on ..10/12/25.. and signed on their behalf by:

Mrs Amanda Streatfeild
Trustee

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash expenditure		(84,287)	(36,133)
Adjustments to cash flows from non-cash items			
Depreciation	7	37,461	36,464
Investment income	5	(28,418)	(30,096)
Revaluation of investments		(1,242)	(20,635)
		(76,486)	(50,400)
Working capital adjustments			
(Increase)/decrease in stocks		(8,070)	5,964
Decrease in debtors	16	364	40,603
Increase/(decrease) in creditors	18	1,037	(8,814)
Net cash flows from operating activities		(83,155)	(12,647)
Cash flows from investing activities			
Interest receivable and similar income	5	16,298	14,355
Purchase of tangible fixed assets	14	(17,207)	(46,611)
Sale of tangible fixed assets		1,775	-
Interest and dividends	5	12,120	15,741
Net cash flows from investing activities		12,986	(16,515)
Net decrease in cash and cash equivalents		(70,169)	(29,162)
Cash and cash equivalents at 1 April		342,563	371,725
Cash and cash equivalents at 31 March		272,394	342,563

All of the cash flows are derived from continuing operations during the above two periods.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (published October 2019) and the Charities Act 2011.

Basis of preparation
The Pilsdon Community meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments
All income is included in the statement of financial activities when the charity is entitled to the income, there is sufficient certainty of receipt and so it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income:-

Grants, donations, gifts and legacies

Income from the charity shop is included in the year in which it is receivable.

Grants receivable

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

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure
Expenditure is recognised where there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Raising funds

Costs of raising funds comprise the costs associated with attracting donations and legacies and the costs of trading for fundraising purposes including the charity's shop.

Charitable activities

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

Support costs
Support costs include costs incurred directly in support of expenditure on the objects of the charity and project management. Support costs also include governance costs related to running the charity itself as an organisation, and its compliance with regulation and good practice.

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

Taxation
The charity is not charged to direct taxation on its income as it falls within the various exemptions available to registered charities.

The charity is not registered for VAT. VAT incurred on expenditure cannot be recovered and is charged against the category of expenses for which it was incurred.

Tangible fixed assets
Tangible fixed assets are stated at cost less accumulated depreciation. It is the charity's policy to only capitalise assets over £500. Freehold property and improvements are not depreciated (except for the cabins). This represents a departure from accounting standards. It is however, the charity's policy to maintain its freehold property in such condition that it is not impaired by the passage of time and the trustees believe that the residual value of the freehold property is greater than book value. Any depreciation on the freehold property would, in the opinion of the trustees, be immaterial due to the long life of the assets.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	5%-33% reducing balance and 10%/5% straight line
Tractor	20% straight line
Motor vehicles	25% straight line
Caravan lease	20% straight line
Cabins	Over 25 years straight line

Investment properties
Investment property was transferred at cost and revalued to the trustee's opinion of market value. The property has been informally externally valued. Changes in fair value are recognised in profit or loss.

Fixed asset investments
Investments held as fixed assets are revalued at bid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities.

Stock
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.

Livestock is shown at deemed cost, based on market value, at the balance sheet date.

Trade debtors
Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

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.

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

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

Designated income funds are those which the trustees have decided to put aside for a particular use.

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

2 Income from donations and legacies

	Unrestricted income funds			
	General	Restricted income funds	Total 2025	Total 2024
	£	£	£	£
Donations and gifts	46,134	434	46,568	48,343
Legacies	31,488	-	31,488	4,980
Gift aid claimed	5,405	-	5,405	5,809
Grants, including capital grants;				
Grants from other charities	-	-	-	500
Grants	-	15,000	15,000	15,000
	83,027	15,434	98,461	74,632

3 Income from charitable activities

	Unrestricted income funds		
	General	Total 2025	Total 2024
	£	£	£
Accommodation and care provided at Pilsdon Manor			
Guest contributions	112,265	112,265	158,876

4 Income from trading activities

	Unrestricted income funds		
	General	Total 2025	Total 2024
	£	£	£
Shop income	16,523	16,523	11,820
Book sales	70	70	35
Miscellaneous sales	25	25	966
	16,618	16,618	12,821

5 Investment income

	Unrestricted income funds		
	General	Total 2025	Total 2024
	£	£	£
Interest and dividends	12,120	12,120	15,741
Wayleaves	-	-	15
Rental income- Bills Cottage	16,298	16,298	14,340
	28,418	28,418	30,096

6 Other income

	Unrestricted income funds		
	General	Total 2025	Total 2024
	£	£	£
Insurance proceeds	74	74	6,400
Renewable heat incentive income	10,864	10,864	12,957
	10,938	10,938	19,357

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds General £	Total 2025 £	Total 2024 £
Fundraising trading costs - cost of goods sold			
Shop purchases	15,215	15,215	11,804
Marketing and publicity	569	569	616
Other direct costs of activities for generating funds	727	727	387
	16,511	16,511	12,807

8 Expenditure on charitable activities

	Unrestricted income funds £	Restricted income funds £	Total 2025 £	Total 2024 £
Accommodation and care at Pilsdon Manor				
Activities undertaken directly	207,481	15,452	222,933	237,022
Allocated support costs	110,744	2,041	112,785	102,721
	318,225	17,493	335,718	339,743

9 Analysis of governance and support costs

	Unrestricted income funds £	Restricted income funds £	Total 2025 £	Total 2024 £
Support costs				
Staff costs	33,169	-	33,169	29,520
Other office expenses	31,499	-	31,499	29,847
Depreciation and loss on disposal	37,196	2,041	39,237	35,864
	101,864	2,041	103,905	95,231
Governance costs				
Audit of the financial statements	8,880	-	8,880	7,490
	8,880	-	8,880	7,490
	110,744	2,041	112,785	102,721

All support and governance costs were allocated to the accommodation and care provided at Pilsdon Manor.

10 Employees

The aggregate payroll costs were as follows:

	2025 £	2024 £
Wages and salaries	44,678	57,174
Social security costs	-	-
Pension costs	10,761	22,427
Volunteer expenses	2,050	1,878
	57,489	81,479

There were an average of 3 employees during the year (2024 - 6). No employee received emoluments of more than £60,000 during the year

11 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year. There have been no related party transactions in either year.

12 Auditors' remuneration

	2025 £	2024 £
Audit of the financial statements	8,880	7,490

13 Taxation

The charity is a registered charity and is therefore exempt from taxation.

14 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At 1 April 2024	549,016	2,159,093	228,005	22,829	2,958,943
Additions	-	-	11,207	6,000	17,207
Disposals	-	-	(16,200)	-	(16,200)
At 31 March 2025	549,016	2,159,093	223,012	28,829	2,959,950
Depreciation					
At 1 April 2024	-	31,510	131,929	17,204	180,643
Charge for the year	-	16,278	17,808	3,375	37,461
Eliminated on disposals	-	-	(14,425)	-	(14,425)
At 31 March 2025	-	47,788	135,312	20,579	203,679
Net book value					
At 31 March 2025	549,016	2,111,305	87,700	8,250	2,756,271
At 31 March 2024	549,016	2,127,583	96,076	5,625	2,778,300

15 Fixed asset investments

Investment properties

	Investment properties £
Cost or Valuation	
At 1 April 2024	500,000
At 31 March 2025	500,000
Provision	
At 31 March 2025	-
Net book value	
At 31 March 2025	500,000
At 31 March 2024	500,000

An informal valuation of £500,000 was made by Chartered Surveyors Symonds and Sampson in October 2022, the trustees conisder the value to be unchanged at 31 March 2025.

	Other investments £	Total £	2024 £
Valuation			
At 1 April 2024	200,403	200,403	179,768
Revaluation	1,242	1,242	20,635
At 31 March 2025	201,645	201,645	200,403

The other listed investments consist of COIF Charity Funds held with CCLA Investment Management Ltd.

16 Debtors

	2025	2024
	£	£
Trade debtors	1,737	1,037
Prepayments	5,321	4,354
Accrued income	1,506	4,306
Other debtors	7,646	6,877
	16,210	16,574

17 Cash and cash equivalents

	2025	2024
	£	£
Cash on hand	3,768	3,727
Cash at bank	63,156	31,055
Short-term deposits	205,470	307,781
	272,394	342,563

18 Creditors: amounts falling due within one year

	2025	2024
	£	£
Other creditors	7,863	9,853
Accruals	13,379	10,352
	21,242	20,205

19 Contingent liabilities

There is an outstanding retention of £17,000 due to Crosby Building Contractors Limited. The company has since appointed liquidators and this retention is unlikely to be payable due to remedial works required.

20 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2025 £
Unrestricted income funds						
Non-liquid assets	3,276,262	-	(35,695)	-	15,704	3,256,271
Operating reserve	110,000	-	(38,961)	-	-	71,039
Contingency	20,000	-	-	-	-	20,000
Development	150,000	-	-	-	-	150,000
Manor House designated reserve	252,824	251,266	(260,080)	1,242	(15,707)	229,545
	3,809,086	251,266	(334,736)	1,242	(3)	3,726,855
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	200	-	-	-	-	200
Donated boiler	1,775	-	(1,776)	-	1	-
Defibrillator	263	-	(265)	-	2	-
Wardens fund	8,070	434	(452)	-	-	8,052
Dorset Council	-	15,000	(15,000)	-	-	-
	14,868	15,434	(17,493)	-	3	12,812
Total funds	3,823,954	266,700	(352,229)	1,242	-	3,739,667

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2024 £
Unrestricted income funds						
General						
Non-liquid assets	3,264,229	-	(34,578)	-	46,611	3,276,262
Operating reserve	110,000	-	-	-	-	110,000
Contingency	20,000	-	-	-	-	20,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	45,683	-	-	-	(45,683)	-
Manor House designated reserve	253,406	279,586	(300,375)	20,635	(428)	252,824
	3,843,318	279,586	(334,953)	20,635	500	3,809,086

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2024 £
Restricted income funds funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	200	-	-	-	-	200
Donated boiler	3,395	-	(1,620)	-	-	1,775
Defibrillator	529	-	(266)	-	-	263
Wardens fund	8,085	696	(711)	-	-	8,070
Cabin replacement	-	500	-	-	(500)	-
Dorset Council	-	15,000	(15,000)	-	-	-
	16,769	16,196	(17,597)	-	(500)	14,868
Total funds	3,860,087	295,782	(352,550)	20,635	-	3,823,954

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

Non-liquid assets fund- This fund represents the net cost of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives.

Operating reserve- This fund is held to meet day to day cash flow requirements.

Contingency- This fund is held to meet any unforeseen eventuality.

Development- This is used to carry out non-routine maintenance and to finance developments included within the five-year financial plan.

Cabin replacement- This is a project to build new accommodation for the charity's members.

Manor House designated reserve- All remaining funds are allocated to the Manor House designated reserve fund. This fund is to be used in to increase available accommodation for guests.

Pilsdon land- This fund represents funding raised to assist with the future purchase of land at Pilsdon, Dorset.

Memory Shed- This fund represents funding raised to for a project to celebrate the 60th anniversary of the community.

Dorset Council Grant- This is to fund wayfarers taken in during the year.

Donated Boiler- This fund represents a boiler and burner donated to the community.

Defibrillator- A defibrillator was donated to the community

Warden's fund- This is donations received for guest's benefits for items such as art materials

Cabin replacement- This was a project to build new accommodation for the charity's members

21 Analysis of net assets between funds

	Unrestricted income funds funds General £	Restricted income funds funds £	Total funds at 31 March 2025 £
Tangible fixed assets	2,756,271	-	2,756,271
Fixed asset investments	701,645	-	701,645
Current assets	290,181	12,812	302,993
Current liabilities	(21,242)	-	(21,242)
Total net assets	3,726,855	12,812	3,739,667

	Unrestricted income funds funds General £	Restricted income funds funds £	Total funds at 31 March 2024 £
Tangible fixed assets	2,776,259	2,041	2,778,300
Fixed asset investments	700,403	-	700,403
Current assets	352,629	12,827	365,456
Current liabilities	(20,205)	-	(20,205)
Total net assets	3,809,086	14,868	3,823,954

22 Related party transactions

There were no related party transactions in the year.

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025

	Total 2025 £	Total 2024 £
Incoming resources		
Donations		
Donations and gifts	46,568	48,343
Legacies	31,488	4,980
Gift aid claimed	5,405	5,809
Grants from other charities	-	500
Grants	15,000	15,000
	98,461	74,632
Activites for generating funds		
Shop income	16,523	11,820
Book sales	70	35
Miscellaneous sales	25	966
	16,618	12,821
Investment income		
Income from rents	16,298	14,340
Interest and dividends	12,120	15,741
Wayleaves	-	15
	28,418	30,096
Total income from generating funds	143,497	117,549
Income from charitable activites		
Guest contributions	112,265	158,876
Other income		
Insurance proceeds	74	6,400
Renewable heat incentive income	10,864	12,957
	10,938	19,357
Total income	**266,700**	**295,782**

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025 (CONTINUED)

	Total 2025		Total 2024	
	£	£	£	£
Cost of raising funds				
Shop purchases		15,215		11,804
Marketing and publicity		569		616
Other direct costs of activities for generating funds		727		387
Total costs of raising funds		16,511		12,807
Charitable activites				
Volunteer expenses	3,316		1,878	
Community members allowances	14,798		31,254	
Community members pensions	7,461		18,827	
Community members other expenses	5,438		7,989	
Education and spiritual development	4,308		5,407	
Provisions	23,637		30,414	
Light, heat, council tax and water	62,116		62,102	
Repairs and maintenance	77,442		40,908	
Amenities	1,781		2,477	
Church expenses	548		1,136	
Transport and travel	16,384		15,860	
Garden and livestock	5,595		16,415	
Guest expenses	109		2,355	
	222,933		237,022	
Support costs				
Administrator	33,169		29,520	
Other office expenses	40,379		37,337	
Depreciation	37,461		36,464	
Loss on disposal	1,776		(600)	
	112,785		102,721	
Pilsdon total expenditure on Charitable activites		***335,718***		***339,743***
SUMMARY				
Income	266,700		295,782	
Raising funds	(16,511)		(12,807)	
Charitable activities	(335,718)		(339,743)	
Net surplus for the year		(85,529)		(56,768)

THE PILSDON COMMUNITY

England & Wales - Charity number 1153924

Accounts

Charity registration number: 1153924

THE PILSDON COMMUNITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

Edwards & Keeping

Chartered Accountants

THE PILSDON COMMUNITY

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THE PILSDON COMMUNITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs Amanda Streatfeild, Chairman Els Jolly Tim Luckett Dr Christopher Stoot (appointed 15 November 2023) Rev Edwin Howson (resigned 29 November 2023)
Principal Officers	**Warden and Secretary to the Trustees** Rev Sue Langdon (left 31 October 2023) Nigel Fry (appointed 12 September 2023 and left 23 January 2024)
Community members at Pilsdon Manor at 31 March 2024	Rev Sue Langdon (left 31 October 2023) Mary Davies James Newman Kathryn Brookes (left 22 May 2023) Lisselle Clarke-Moisley (left 31 December 2023) Nigel Fry (joined 1 July 2023 and left 23 January 2024) Mary Fry (joined 1 July 2023 and left 23 January 2024)
Business address	Pilsdon Manor Pilsdon Bridport Dorset DT6 5NZ
Charity Registration Number	1153924
Solicitors	Scott Rowe Chard Street Axminster Devon EX13 5DS Michelmores LLP Woodwater House Pynes Hill Exeter EX2 5WR
Bankers	National Westminster Bank plc Victoria Place Axminster Devon EX13 5AR
Auditor	Edwards and Keeping Chartered Accountants Unity Chambers 34 High East Street Dorchester DT1 1HA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Objectives and activities

Public benefit

The objects of the charity are the formation and maintenance of a community of people who will, from time to time, live together as one family according to the precepts of the Gospels and offering shelter, hospitality and spiritual refreshment to those who, by any reason of poverty, disability, mental or spiritual incapacity or inability to manage their own affairs, are in need of such a refuge without regard to race, gender or creed.

Accommodation and care are provided for guests (and wayfarers) at Pilsdon Manor in West Dorset.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

These are detailed in the Report of the Chairman

Financial review

Policy on reserves

Total funds at 31 March 2024 were £3,823,954 including five restricted fund balances. These comprise £4,560 - for the future purchase of land at Pilsdon, Dorset, £200 in relation to the memory shed project, £1,775 for a donated boiler, £263 for a donated defibrillator and a wardens fund of £8,070. The Trustees have also allocated funds to six designated funds as follows:

(a) A Non-liquid Fixed Assets fund - representing the net value of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives. At 31 March 2024 the fund balance was £3,276,262.

(b) Operating reserve - held to meet the day to day cash flow requirements. The trustees consider that up to six months' operating costs is a prudent sum. At 31 March 2024 the fund balance was £110,000.

(c) Contingency fund - held to meet any unforeseen eventuality. At 31 March 2024 the fund balance was £20,000 the trustees are satisfied this level is sufficient for their purposes.

(d) Development fund - this is used to carry out non-routine maintenance and to finance developments included within the five year financial plan. At 31 March 2024 the fund balance was £150,000.

(e) Cabin replacement fund- this is a project to build new accommodation for the charity's members. At 31 March 2024 the fund balance was £Nil.

(f) All remaining funds are allocated to the Manor House designated reserve- this fund is to be used to increase available accommodation for guests. At 31 March 2024 the fund balance was £252,824.

Investment policy

A significant proportion of the monies in the reserves are held in Charities Official Investments Fund (COIF) accumulation units. These investments are subject to the performance of the stock market and can therefore rise or fall in value. Other monies not held in petty cash or current bank accounts are held in COIF Deposit Funds. These earn a relatively attractive rate of interest, are secure and offer easy access to funds to finance non-routine expenditure.

Plans for future periods

Aims and key objectives for future periods

These are detailed in the Report of the Chairman

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Charitable Incorporated Organisation - Foundation Constitution, registered on 24 September 2013. On 1st April 2014 the net assets of The Pilsdon Community (no. 261139) were transferred to this new Charitable Incorporated Organisation.

Recruitment and appointment of trustees

Trustees are appointed for a term of normally no more than ten years, with five years being regarded as an appropriate initial commitment. The appointment of trustees is confirmed by the Bishop of Salisbury. The trustees meet at least three times each year to determine policy, review performance, and to make key decisions.

Day to day management

The Warden is responsible for day to day management of the Community - taking advice as appropriate from the trustees, other Community members and professional advisors.

Risk management

The trustees have identified and scored relevant risks in all areas of the organisations life and organisation (such as Ethos, Personnel, Legal compliance, Safeguarding, Property, IT, Animal welfare). The trustees review and monitor the major risks the charity faces on a regular basis (using a Risk Register) and systems have been established to mitigate those risks.

The trustees receive regular reports on relevant Fire Precautions and Health & Safety matters.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The annual report was approved by the trustees of the charity on 5 December 2024 and signed on its behalf by:

Mrs Amanda Streatfeild
Trustee

Aims and objectives

The aims and objectives of the charity continue to be the formation and maintenance of a community of people who from time to time will live together as one household united in love and prayer according to the precepts of the Christian Gospels, and offering shelter, hospitality and spiritual refreshment to those who by reason of poverty, disability, mental or spiritual incapacity, or inability to manage their own affairs are in need of such a refuge without regard to gender, race or creed.

Strategies

We continued to identify and executed projects that improved the quality of life we offered through upgrading areas within the community to better serve our work and purpose.

The trustees hold formal meetings four times during the year and each received written reports from the Warden (including Health and Safety), Treasurer and the Operations Manager. The annual accounts were approved at the autumn meeting, and a budget for the coming year agreed at the spring meeting. Formal community policies on our significant responsibilities are reviewed on a cyclical basis.

There was also an informal 'away day' again with trustees and community members in February.

Governance

Over the past year, one Trustee left and a new Trustee has been recruited. Some time was spent preparing re-advertisements and a job description for a new Warden for 2024. Work was done on ensuring all policies and procedures were appropriate and in place.

General activities and achievements.

The community members continued to meet four times daily for prayer, to support each other in their spiritual life and worship and supporting the resident guests, and to share a common life. Hospitality is offered to guests, including longer term guests, respite visitors and wayfarers. We also enable guests to set and aspire to goals according to their choice. The value of this way of life and these activities are not very susceptible to measurement. However:

i We had 17 guests staying with us in the community over the year, although numbers changed with 3 leaving. At the end of the year we had 10 guests in total. At the start of the year there were 5 members.

ii We had no full-time residential volunteers during the year although we had a few people staying for a few weeks across the year.

iii We have welcomed Wayfarers (single homeless men and women) for 421 nights in total

iiii We have also been trusted by the Courts to offer places and have advocated for people on bail.

We welcome homeless people in cold and hot weather who are referred to us by Dorset council.

We are extremely fortunate in our relationship with CRASH who support us. CRASH, a building industry charity, which, through its members provided us with advice, many free or at cost building materials.

We are grateful to individual donors and Grant funding bodies for their generosity.

Personnel.

At 31 March 2023 we had 5 community members-

Rev Susan Langdon (Warden)
Mary Davies
James Newman
Kathryn Brooks
Lisselle Clarke-Moisley

Operations Manager Ms Jane Kilty supports the Warden and Community Members with Operational and Administrative duties.

Voluntary and statutory support
Generally, we also have an excellent team of non-residential volunteers who assist with driving, cooking and numerous practical tasks. We are most grateful for their support and the stability they provide to Pilsdon through being able to sustain their commitment over longer periods of time.

The Warden and Members are exceptionally grateful and proud of the resident Guests who have in their own unique ways made enormous contributions to the thriving of the community. Many of our Guests have made their home here and are a vital and stabilising influence when Wardens and Members arrive and leave.

We also continue to be very grateful for assistance of former guests and others who come to live in the community for periods to cover community members are away on holiday, retreats or training courses.

We are grateful for the continued support of the Barton House Medical Centre, The Bridport Community Mental Health Team, Beaminster Pharmacy and 'Steps to Well-being' and NHS provided Alcohol & Drug Counselling, Assessment & Prevention. Dorset Council, who continue to support the community, have been particularly helpful providing training in safeguarding, health & safety, and working with vulnerable adults.

Our thanks to Diocese of Salisbury specialist support and we are pleased to host the Curates annual visit to the community.

Our good relations with Dorset Police continue and relationships with all the referral agencies continue to develop well.

We have excellent relationships with our neighbours and the wider community in Bridport. Our extended community who are often also donors, continue to encourage us. We have sent out several newsletters since Easter 2023 to keep them in touch and informed. Please see our website to access the archives and to sign up to receive email copies.

Financial review

We continue to be extremely grateful for the generous donations, grants and legacies from so many of our supporters, without which this community could not have survived through 65 years of service.

Our supporters continue to be generous in their support. Whilst the amounts we received in 2024 (£74,632) was a reduction from the 2022 (£119,262) and 2023 receipts (£326,711), we should remember that 2022 and 2023 benefitted from the additional funds raised to complete the new cabins project.

Our cash reserves in 2024 (£342,563) remained strong, as they were in 2023 (£371,725).

There was a relatively small reduction in contributions from guests in 2024 (£158,876) compared to 2023 (£163,072). Guest numbers were reduced in 2024 compared to 2023, with the reduction in the number of members and the need to appoint a new full time warden being the primary causes. With the appointment of Helen Lynch as warden in January 2025 it is expected that this downward trend in guest contributions will be reversed during 2025.

Our investment income from interest and dividends of £30,096 was an improvement on 2023 (£20,461).

Looking at other income sources, our shop continues to run on a break-even basis, showing a small surplus in 2024, after a small deficit in 2023, whilst rental income from Bill's Cottage (2024 £14,340) remains consistent year-on-year (2023 £13,995).

We saw an increase in the costs of charitable activities to £339,743 (2023 £264,483). Notable increases in 2024 were in Members allowances and pensions (with the increase in member numbers during the year - although 2025 will show a reduction), light and heat (unsurprisingly), repairs and maintenance (unfortunately we cannot predict or control these one-off maintenance costs given most of our buildings are aging), administrator cost (reflecting increased responsibilities) and office expenses (mostly inflationary).

Overall our balance sheet reduced slightly to £3,823,954 (2023 £3,860,087). Our day-to-day cash reserves remain adequate for the upcoming year.

Plans for the future

To find the next Warden and prepare the community for a smooth transition.

Besides this:

1 We offered a safe and loving environment to our existing household. Aiming to bring new Guests and have them settle well for as long as is needed and mutually beneficial. We continued to hold the counter cultural ethos of Pilsdon with a commitment to balancing the necessary expenditure of the community with potential loss of income from donors and revenue from a lower number of Guests.

2 We continue to seek new people willing to serve as part of the Leadership Team.

3 We continued maintaining links with Pilsdon at Malling, Hilfield Friary and the other communities with a similar ethos.

4 We continued to be available to those who contact us for support and advice for themselves and their loved ones. This need continues to increase as outside agencies find themselves under more pressure given cuts in their budgets and staff shortages. We are deeply concerned that anyone leaving us, to live on basic Universal Credit because they are not able to work or find suitable work, will be unable to live a decent debt free life.

5 We continued to be more environmentally sensitive and to be a point of reference in how to live more simply
.
6 We continued to build mutually rewarding relationships with our close neighbours, the professionals and tradespeople who support the community.

The annual report was approved by the trustees of the charity on 5 December 2024 and signed on its behalf by:

Mrs Amanda Streatfeild
Trustee

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

Opinion

We have audited the financial statements of The Pilsdon Community (the 'charity') for the year ended 31 March 2024, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, including the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

We have nothing to report in respect of the following matters to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 4), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

• the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations.

• we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our knowledge and experience of the charity sector;

• we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including legislation, such as the Charities Act 2011, data protection, employment and health and safety legislation.

• we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and reviewing legal expenses; and

• identified laws and regulations were communicated to the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

We assessed the susceptibility of the chairty's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

• making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;

• considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations

To address the risk of fraud through management bias and override of controls,we:

• performed analytical procedures to identify any unusual or unexpected relationships;

• tested journals entries to identify unusual transactions;and

• investigated the rational behind significant or unusual transactions;

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

• agreeing financial statements disclosures to underlying supporting documentation;

• reading the miniutes of meetings of those charged with governance;

• enquiring of management as to actual and potential litigation and claims;

Because of 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.

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Edwards and Keeping, Statutory Auditor

Unity Chambers
34 High East Street
Dorchester
DT1 1HA

11 December 2024

Edwards and Keeping is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE PILSDON COMMUNITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2024

	Note	Unrestricted income funds £	Restricted income funds £	Total 2024 £	Total 2023 £
Income and Endowments from:					
Donations and legacies	2	58,436	16,196	74,632	326,711
Charitable activities	3	158,876	-	158,876	163,072
Other trading activities	4	12,821	-	12,821	13,502
Investment income	5	30,096	-	30,096	20,461
Other income	6	19,357	-	19,357	6,286
Total income		279,586	16,196	295,782	530,032
Expenditure on:					
Raising funds	7	(12,807)	-	(12,807)	(14,445)
Charitable activities	8	(322,146)	(17,597)	(339,743)	(264,483)
Total expenditure		(334,953)	(17,597)	(352,550)	(278,928)
Net (expenditure)/income		(55,367)	(1,401)	(56,768)	251,104
Gross transfers between funds		500	(500)	-	-
Other recognised gains and losses					
Other recognised gains and losses		20,635	-	20,635	(4,512)
Net movement in funds		(34,232)	(1,901)	(36,133)	246,592
Reconciliation of funds					
Total funds brought forward		3,843,318	16,769	3,860,087	3,613,495
Total funds carried forward	21	3,809,086	14,868	3,823,954	3,860,087

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2023 is shown in note 21.

THE PILSDON COMMUNITY

(REGISTRATION NUMBER: 1153924)
BALANCE SHEET AS AT 31 MARCH 2024

	Note	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	14		2,778,300		2,768,153
Investments	15		700,403		679,768
			3,478,703		3,447,921
Current assets					
Stocks		6,319		12,283	
Debtors	16	16,574		57,177	
Cash at bank and in hand	17	342,563		371,725	
		365,456		441,185	
Creditors: Amounts falling due within one year	18	(20,205)		(29,019)	
Net current assets			345,251		412,166
Net assets			3,823,954		3,860,087
Funds of the charity:					
Restricted income funds		14,868		16,769	
Unrestricted income funds					
Unrestricted income funds		3,809,086		3,843,318	
Total funds	21		3,823,954		3,860,087

The financial statements on pages 11 to 27 were approved by the trustees, and authorised for issue on 5 December 2024 and signed on their behalf by:

Mrs Amanda Streatfeild
Trustee

THE PILSDON COMMUNITY

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	2023 £
Cash flows from operating activities			
Net cash (expenditure)/income		(36,133)	246,592
Adjustments to cash flows from non-cash items			
Depreciation	7	36,464	31,391
Investment income	5	(30,096)	(20,461)
Revaluation of investments		(20,635)	4,512
		(50,400)	262,034
Working capital adjustments			
Decrease/(increase) in stocks		5,964	(5,348)
Decrease/(increase) in debtors	16	40,603	(32,849)
Decrease in creditors	18	(8,814)	(9,285)
Net cash flows from operating activities		(12,647)	214,552
Cash flows from investing activities			
Interest receivable and similar income	5	14,355	13,995
Purchase of tangible fixed assets	14	(46,611)	(350,469)
Sale of tangible fixed assets		-	300
Interest and dividends	5	15,741	6,466
Net cash flows from investing activities		(16,515)	(329,708)
Net decrease in cash and cash equivalents		(29,162)	(115,156)
Cash and cash equivalents at 1 April		371,725	486,881
Cash and cash equivalents at 31 March		342,563	371,725

All of the cash flows are derived from continuing operations during the above two periods.

1 Accounting policies

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (published October 2019) and the Charities Act 2011.

Basis of preparation
The Pilsdon Community meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments
All income is included in the statement of financial activities when the charity is entitled to the income, there is sufficient certainty of receipt and so it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income:-

Grants, donations, gifts and legacies

Income from the charity shop is included in the year in which it is receivable.

Grants receivable

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

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure
Expenditure is recognised where there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Raising funds

Costs of raising funds comprise the costs associated with attracting donations and legacies and the costs of trading for fundraising purposes including the charity's shop.

Charitable activities

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

Support costs
Support costs include costs incurred directly in support of expenditure on the objects of the charity and project management. Support costs also include governance costs related to running the charity itself as an organisation, and its compliance with regulation and good practice.

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

Taxation
The charity is not charged to direct taxation on its income as it falls within the various exemptions available to registered charities.

The charity is not registered for VAT. VAT incurred on expenditure cannot be recovered and is charged against the category of expenses for which it was incurred.

Tangible fixed assets
Tangible fixed assets are stated at cost less accumulated depreciation. It is the charity's policy to only capitalise assets over £500. Freehold property and improvements are not depreciated (except for the cabins). This represents a departure from accounting standards. It is however, the charity's policy to maintain its freehold property in such condition that it is not impaired by the passage of time and the trustees believe that the residual value of the freehold property is greater than book value. Any depreciation on the freehold property would, in the opinion of the trustees, be immaterial due to the long life of the assets.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	5%-33% reducing balance and 10%/5% straight line
Tractor	20% straight line
Motor vehicles	25% straight line
Caravan lease	20% straight line
Cabins	Over 25 years straight line

Investment properties
Investment property was transferred at cost and revalued to the trustee's opinion of market value. The property has been informally externally valued. Changes in fair value are recognised in profit or loss.

Fixed asset investments
Investments held as fixed assets are revalued at bid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities.

Stock
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.

Livestock is shown at deemed cost, based on market value, at the balance sheet date.

Trade debtors
Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

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.

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

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

Designated income funds are those which the trustees have decided to put aside for a particular use.

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

2 Income from donations and legacies

	Unrestricted income funds			
	General £	Restricted income funds £	Total 2024 £	Total 2023 £
Donations and gifts	47,647	696	48,343	80,780
Legacies	4,980	-	4,980	157,000
Gift aid claimed	5,809	-	5,809	9,591
Grants, including capital grants;				
Grants from other charities	-	500	500	-
Grants	-	15,000	15,000	79,340
	58,436	16,196	74,632	326,711

3 Income from charitable activities

	Unrestricted income funds		
	General	Total 2024	Total 2023
	£	£	£
Accommodation and care provided at Pilsdon Manor			
Guest contributions	158,876	158,876	163,072

4 Income from trading activities

	Unrestricted income funds		
	General	Total 2024	Total 2023
	£	£	£
Shop income	11,820	11,820	11,019
Book sales	35	35	857
Miscellaneous sales	966	966	1,626
	12,821	12,821	13,502

5 Investment income

	Unrestricted income funds		
	General	Total 2024	Total 2023
	£	£	£
Interest and dividends	15,741	15,741	6,466
Wayleaves	15	15	-
Rental income- Bills Cottage	14,340	14,340	13,995
	30,096	30,096	20,461

6 Other income

	Unrestricted income funds		
	General	Total 2024	Total 2023
	£	£	£
Insurance proceeds	6,400	6,400	-
Renewable heat incentive income	12,957	12,957	6,286
	19,357	19,357	6,286

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds General £	Total 2024 £	Total 2023 £
Fundraising trading costs - cost of goods sold			
Shop purchases	11,804	11,804	11,135
Marketing and publicity	616	616	1,330
Other direct costs of activities for generating funds	387	387	1,980
	12,807	12,807	14,445

8 Expenditure on charitable activities

	Unrestricted income funds £	Restricted income funds £	Total 2024 £	Total 2023 £
Accommodation and care at Pilsdon Manor				
Activities undertaken directly	221,311	15,711	237,022	175,450
Allocated support costs	100,835	1,886	102,721	89,033
	322,146	17,597	339,743	264,483

9 Analysis of governance and support costs

	Unrestricted income funds £	Restricted income funds £	Total 2024 £	Total 2023 £
Support costs				
Staff costs	29,520	-	29,520	23,571
Other office expenses	29,847	-	29,847	26,375
Depreciation and loss on disposal	33,978	1,886	35,864	31,691
	93,345	1,886	95,231	81,637
Governance costs				
Audit of the financial statements	7,490	-	7,490	7,396
	7,490	-	7,490	7,396
	100,835	1,886	102,721	89,033

All support and governance costs were allocated to the accommodation and care provided at Pilsdon Manor.

10 Employees

The aggregate payroll costs were as follows:

	2024 £	2023 £
Wages and salaries	57,174	41,483
Social security costs	-	-
Pension costs	22,427	11,400
Volunteer expenses	1,878	1,548
	81,479	54,431

There were an average of 6 employees during the year (2023 - 5). No employee received emoluments of more than £60,000 during the year

11 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year. There have been no related party transactions in either year.

12 Auditors' remuneration

	2024 £	2023 £
Audit of the financial statements	7,490	7,396

13 Taxation

The charity is a registered charity and is therefore exempt from taxation.

14 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At 1 April 2023	549,016	2,132,937	215,050	20,824	2,917,827
Additions	-	26,156	12,955	7,500	46,611
Disposals	-	-	-	(5,495)	(5,495)
At 31 March 2024	549,016	2,159,093	228,005	22,829	2,958,943
Depreciation					
At 1 April 2023	-	15,232	113,618	20,824	149,674
Charge for the year	-	16,278	18,311	1,875	36,464
Eliminated on disposals	-	-	-	(5,495)	(5,495)
At 31 March 2024	-	31,510	131,929	17,204	180,643
Net book value					
At 31 March 2024	549,016	2,127,583	96,076	5,625	2,778,300
At 31 March 2023	549,016	2,117,705	101,432	-	2,768,153

15 Fixed asset investments

Investment properties

	Investment properties £
Cost or Valuation	
At 1 April 2023	500,000
At 31 March 2024	500,000
Provision	
At 31 March 2024	-
Net book value	
At 31 March 2024	500,000
At 31 March 2023	500,000

An informal valuation of £500,000 was made by Chartered Surveyors Symonds and Sampson in October 2022, the trustees conisder the value to be unchanged at 31 March 2024.

	Other investments £	Total £	2022 £
Valuation			
At 1 April 2023	179,768	179,768	184,280
Revaluation	20,635	20,635	(4,512)
At 31 March 2024	200,403	200,403	179,768

The other listed investments consist of COIF Charity Funds held with CCLA Investment Management Ltd.

16 Debtors

	2024 £	2023 £
Trade debtors	1,037	8,770
Prepayments	4,354	4,927
Accrued income	4,306	32,093
Other debtors	6,877	11,387
	16,574	57,177

17 Cash and cash equivalents

	2024 £	2023 £
Cash on hand	3,727	5,027
Cash at bank	31,055	29,419
Short-term deposits	307,781	337,279
	342,563	371,725

18 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	9,853	20,892
Accruals	10,352	8,127
	20,205	29,019

19 Contingent assets

The charity has been notified that it is entitled to a legacy of £5,000. This amount is not reflected in the Accounts as the charity is awaiting confirmation that the estate has sufficient assets to pay.

20 Contingent liabilities

There is an outstanding retention of £17,000 due to Crosby Building Contractors Limited. The company has since appointed liquidators and this retention is unlikely to be payable due to remedial works required.

21 Funds

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2024 £
Unrestricted income funds						
Non-liquid assets	3,264,229	-	(34,578)	-	46,611	3,276,262
Operating reserve	110,000	-	-	-	-	110,000
Contingency	20,000	-	-	-	-	20,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	45,683	-	-	-	(45,683)	-
Manor House designated reserve	253,406	279,586	(300,375)	20,635	(428)	252,824
	3,843,318	279,586	(334,953)	20,635	500	3,809,086
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	200	-	-	-	-	200
Donated boiler	3,395	-	(1,620)	-	-	1,775
Defibrillator	529	-	(266)	-	-	263
Wardens fund	8,085	696	(711)	-	-	8,070
Cabin replacement	-	500	-	-	(500)	-
Dorset County Council Contract	-	15,000	(15,000)	-	-	-
	16,769	16,196	(17,597)	-	(500)	14,868
Total funds	3,860,087	295,782	(352,550)	20,635	-	3,823,954

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2023 £
Unrestricted income funds						
General						
Non-liquid assets	2,943,490	28,262	(29,730)	-	322,207	3,264,229
Operating reserve	-	-	-	-	110,000	110,000
Contingency	130,000	-	-	-	(110,000)	20,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	270,000	-	-	-	(224,317)	45,683
Manor House designated reserve	107,918	395,690	(245,690)	(4,512)	-	253,406
	3,601,408	423,952	(275,420)	(4,512)	97,890	3,843,318

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2023 £
Restricted income funds funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	200	-	-	-	-	200
Donated boiler	5,015	-	(1,620)	-	-	3,395
Vauxhall Zafira	75	-	(75)	-	-	-
Defibrillator	795	-	(266)	-	-	529
Wardens fund	1,442	8,190	(1,547)	-	-	8,085
Cabin replacement	-	97,890	-	-	(97,890)	-
	12,087	106,080	(3,508)	-	(97,890)	16,769
Total funds	3,613,495	530,032	(278,928)	(4,512)	-	3,860,087

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

Non-liquid assets fund- This fund represents the net cost of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives.

Operating reserve- This fund is held to meet day to day cash flow requirements.

Contingency- This fund is held to meet any unforeseen eventuality.

Development- This is used to carry out non-routine maintenance and to finance developments included within the five-year financial plan.

Cabin replacement- This is a project to build new accommodation for the charity's members.

Manor House designated reserve- All remaining funds are allocated to the Manor House designated reserve fund. This fund is to be used in to increase available accommodation for guests.

Pilsdon land- This fund represents funding raised to assist with the future purchase of land at Pilsdon, Dorset.

Memory Shed- This fund represents funding raised to for a project to celebrate the 60th anniversary of the community.

Donated Boiler- This fund represents a boiler and burner donated to the community.

Vauxhall Zafira- This vehicle was donated to the community

Defibrillator- A defibrillator was donated to the community

Warden's fund- This is donations received for guest's benefits for items such as art materials

Reservoir work - This was a project to repair reservoir and sewerage infrastructure

Cabin replacement- This a project to build new accommodation for the charity's members

22 Analysis of net assets between funds

	Unrestricted income funds funds General £	Restricted income funds funds £	Total funds at 31 March 2024 £
Tangible fixed assets	2,776,259	2,041	2,778,300
Fixed asset investments	700,403	-	700,403
Current assets	352,629	12,827	365,456
Current liabilities	(20,205)	-	(20,205)
Total net assets	3,809,086	14,868	3,823,954

	Unrestricted income funds funds General £	Restricted income funds funds £	Total funds at 31 March 2023 £
Tangible fixed assets	2,764,229	3,924	2,768,153
Fixed asset investments	679,768	-	679,768
Current assets	428,340	12,845	441,185
Current liabilities	(29,019)	-	(29,019)
Total net assets	3,843,318	16,769	3,860,087

23 Related party transactions

There were no related party transactions in the year.

24 Pension and other schemes

Defined benefit pension schemes
Church of England Funded Pension Scheme

Pilsdon Community participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately form those of the Responsible Bodies.

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a mutli-employer scheme as described in Section 28 of FRS102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SOFA in the year are contributions payable towards benefits and expenses accrued in that year, which were £5,327 in 2024 (2023:£Nil), plus any figures arising from contributions in respect of the Scheme's deficit (see below). The 2021 valuation showed the Scheme to be fully funded and as such in 2023, following the valuation results being agreed, the deficit contributions paid were £0 (2022: £Nil).

A valuation of the scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

1) An average discount rate of 2.7% p.a;
2) RPI inflation of 3.6% p.a. (and pension increases consistent with this);
3) CPIH inflation in line with RPI less 0.8% pre 2030 moving to RPI with no adjustment from 2030 onwards;
4) Increase in pensionable stipends in line with CPIH;
5) Mortality in acccordance with 90% of the S3NA tables, with allowances for improvements in mortality rates from 2013 in line with the CM12020 extended role model with a long term annual rate of improvement of 1.5%, a smotting parameter of 7, an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e w2020=0%).

Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the Scheme was fully funded.

The deficit recovery contributions under the recovery plan in force at each 31 December were as follows:

	% of pensionable stipends	
31 December 2021	7.1%	payable from January 2021 to December 2022
31 December 2022	Nil	
31 December 2023	Nil	

An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from April 2022, and remained in place until December 2022.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A of FRS102 requires agreed deficit recovery payments to be recognised as a liability. However, as there are no agreed deficit recovery payments from 1 January 2023 onwards, the balance sheet liability as at 31 December 2022 is nil. The movement in the balance sheet liability over 2021 and over 2022 is set out in the table below.

	2023	**2024**
Balance Sheet liability at 1 January	-	-
Deficit contribution paid	-	-
Interest cost (recognised in SOFA)	-	-
Remaining charge to the balance sheet liability * (recognised in SOFA)		
Balance sheet liability at 31 December	-	-

* Comprises change in agreed deficit recovery plan, and change in discount rate and inflation assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. No assumptions are needed for December 2022 as there are no agreed deficit recovery payments going forward. No price inflation assumption was needed for December 2021 since pensionable stipends for the remainder of the recovery plan were already known.

	December 2023	December 2022	December 2021
Discount Rate	n/a	n/a	0.0% pa
Price inflation	n/a	n/a	n/a
Increase to total pensionable payroll	n/a	n/a	-1.5% pa

The legal structure of the scheme is such that if another Responsible Body fails, Pilsdon Community could become responsible for paying a share of that failed Responsible Body's pension liabilities.

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

	Total 2024 £	Total 2023 £
Incoming resources		
Donations		
Donations and gifts	48,343	80,780
Legacies	4,980	157,000
Gift aid claimed	5,809	9,591
Grants from other charities	500	-
Grants	15,000	79,340
	74,632	326,711
Activites for generating funds		
Shop income	11,820	11,019
Book sales	35	857
Miscellaneous sales	966	1,626
	12,821	13,502
Investment income		
Income from rents	14,340	13,995
Interest and dividends	15,741	6,466
Wayleaves	15	-
	30,096	20,461
Total income from generating funds	117,549	360,674
Income from charitable activites		
Guest contributions	158,876	163,072
Other income		
Insurance proceeds	6,400	-
Renewable heat incentive income	12,957	6,286
	19,357	6,286
Total income	**295,782**	**530,032**

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024

		Total 2024		Total 2023
	£	£	£	£
Cost of raising funds				
Shop purchases		11,804		11,135
Marketing and publicity		616		1,330
Other direct costs of activities for generating funds		387		1,980
Total costs of raising funds		12,807		14,445
Charitable activites				
Volunteer expenses	1,878		1,548	
Community members allowances	31,254		21,512	
Community members pensions	18,827		7,800	
Community members other expenses	7,989		1,864	
Education and spiritual development	5,407		1,330	
Provisions	30,414		26,784	
Light, heat, council tax and water	62,102		56,548	
Repairs and maintenance	40,908		27,216	
Amenities	2,477		2,362	
Church expenses	1,136		743	
Transport and travel	15,860		15,905	
Garden and livestock	16,415		10,810	
Guest expenses	2,355		1,028	
	237,022		175,450	
Support costs				
Administrator	29,520		23,571	
Other office expenses	37,337		33,771	
Depreciation	36,464		31,391	
Profit on disposal	(600)		300	
	102,721		89,033	
Pilsdon total expenditure on Charitable activites		***339,743***		***264,483***
SUMMARY				
Income	295,782		530,032	
Raising funds	(12,807)		(14,445)	
Charitable activities	(339,743)		(264,483)	
Net surplus for the year		(56,768)		251,104

THE PILSDON COMMUNITY

England & Wales - Charity number 1153924

Accounts

Charity registration number: 1153924

THE PILSDON COMMUNITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

Edwards & Keeping

Chartered Accountants

THE PILSDON COMMUNITY

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THE PILSDON COMMUNITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs Amanda Streatfeild, Chairman Els Jolly Rev Edwin Howson Alison Templeton, (Resigned 17/11/22) Simon Keyes, (Resigned 16/11/2022) Martin Isaacs, (Resigned 31/12/2022) Tim Luckett, (Appointed 14/3/2023)
Principal Officers	**Warden and Secretary to the Trustees** Rev Sue Langdon
Community members at Pilsdon Manor at 31 March 2023	Rev Sue Langdon, Warden Mary Davies James Newman Kathryn Brookes Lisselle Clarke-Moisley
Business address	Pilsdon Manor Pilsdon Bridport Dorset DT6 5NZ
Charity Registration Number	1153924
Solicitors	Scott Rowe Chard Street Axminster Devon EX13 5DS Michelmores LLP Woodwater House Pynes Hill Exeter EX2 5WR
Bankers	National Westminster Bank plc Victoria Place Axminster Devon EX13 5AR
Auditor	Edwards and Keeping Chartered Accountants Unity Chambers 34 High East Street Dorchester DT1 1HA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The trustees present the annual report together with the financial statements and auditors' report of the charity for the year ended 31 March 2023. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Objectives and activities

Public benefit

The objects of the charity are the formation and maintenance of a community of people who will, from time to time, live together as one family according to the precepts of the Gospels and offering shelter, hospitality and spiritual refreshment to those who, by any reason of poverty, disability, mental or spiritual incapacity or inability to manage their own affairs, are in need of such a refuge without regard to race, gender or creed.

Accommodation and care are provided for guests (and wayfarers) at Pilsdon Manor in West Dorset.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

These are detailed in the Report of the Chairman and Warden.

Financial review

Regular budgetary control reports are submitted to meetings of the trustees. The annual budget and five year rolling plan are agreed at the March meeting and then annual accounts are usually approved in July.

The total income for 2022/23 was £530,032 (2022 £330,435) and total expenditure was £278,928 (2022: £249,229) giving net income for the year of £251,104 (2022:£81,206). Losses on investments totalled £4,512 (2022: Gain £10,756). The year end total funds held was £3,860,087.

Policy on reserves

Total funds at 31 March 2023 were £3,860,087 including five restricted fund balances. These comprise £4,560 - for the future purchase of land at Pilsdon, Dorset, £200 in relation to the memory shed project, £3,395 for a donated boiler, £529 for a donated defibrillator and a wardens fund of £8,085. The Trustees have also allocated funds to six designated funds as follows:

(a) A Non-liquid Fixed Assets fund - representing the net value of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives. At 31 March 2023 the fund balance was £3,264,229.

(b) Operating reserve - held to meet the day to day cash flow requirements. The trustees consider that up to six months' operating costs is a prudent sum. At 31 March 2023 the fund balance was £110,000.

(c) Contingency fund - held to meet any unforeseen eventuality. At 31 March 2023 the fund balance was £20,000 the trustees are satisfied this level is sufficient for their purposes.

(d) Development fund - this is used to carry out non-routine maintenance and to finance developments included within the five year financial plan. At 31 March 2023 the fund balance was £150,000.

(e) Cabin replacement fund- this is a project to build new accommodation for the charity's members. At 31 March 2023 the fund balance was £45,683.

(f) All remaining funds are allocated to the Manor House designated reserve- this fund is to be used to increase available accommodation for guests. At 31 March 2023 the fund balance was £253,406.

Investment policy

A significant proportion of the monies in the reserves are held in Charities Official Investments Fund (COIF) accumulation units. These investments are subject to the performance of the stock market and can therefore rise or fall in value. Other monies not held in petty cash or current bank accounts are held in COIF Deposit Funds. These earn a relatively attractive rate of interest, are secure and offer easy access to funds to finance non-routine expenditure.

Plans for future periods

Aims and key objectives for future periods

These are detailed in the Report of the Chairman and Warden.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Charitable Incorporated Organisation - Foundation Constitution, registered on 24 September 2013. On 1st April 2014 the net assets of The Pilsdon Community (no. 261139) were transferred to this new Charitable Incorporated Organisation.

Recruitment and appointment of trustees

Trustees are appointed for a term of normally no more than ten years, with five years being regarded as an appropriate initial commitment. The appointment of trustees is confirmed by the Bishop of Salisbury. The trustees meet at least three times each year to determine policy, review performance, and to make key decisions.

Day to day management

The Warden is responsible for day to day management of the Community - taking advice as appropriate from the trustees, other Community members and professional advisors.

Risk management

The trustees have identified and scored relevant risks in all areas of the organisations life and organisation (such as Ethos, Personnel, Legal compliance, Safeguarding, Property, IT, Animal welfare). The trustees review and monitor the major risks the charity faces on a regular basis (using a Risk Register) and systems have been established to mitigate those risks.

The trustees receive regular reports on relevant Fire Precautions and Health & Safety matters.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 29/11/23 and signed on its behalf by:

Amanda C. Streatfeild

Mrs Amanda Streatfeild
Trustee

THE PILSDON COMMUNITY
REPORT OF THE CHAIRMAN AND WARDEN
FOR THE *YEAR ENDED 31 MARCH 2023*

Aims and objectives

The aims and objectives of the charity continue to be the formation and maintenance of a community of people who from time to time will live together as one household united in love and prayer according to the precepts of the Christian Gospels, and offering shelter, hospitality and spiritual refreshment to those who by reason of poverty, disability, mental or spiritual incapacity, or inability to manage their own affairs are in need of such a refuge without regard to gender, race or creed.

Strategies

We continued to identify and executed projects that improved the quality of life we offered through upgrading areas within the community to better serve our work and purpose.

The trustees increased formal meetings to four times during the year. Each formal meeting received written reports from the Warden (including Health and Safety), Treasurer since 08.06.21. and the Operations Manager. The annual accounts were approved at the autumn meeting, and a budget for the coming year agreed at the spring meeting. Formal community policies on particular issues are reviewed on a cyclical basis.

There was also an informal 'away day' again with trustees and community members in January.

Governance

Over the past year, three trustees have left and a new Treasurer has been reruited. The Trustees were crucial in the monitoring of the new accommodation project alongside some very dedicated volunteers and the Operations Manager. Some time was spend preparing advertisements and a job description for a new Warden for 2024. Work was done on ensuring all policies and procedures were appropriate and in place.

General activities and achievements.

The community members continued to meet four times daily for prayer, to support each other in their spiritual life and worship and supporting the resident guests, and to share a common life. Hospitality is offered to guests, including longer term guests, respite visitors and wayfarers. We also enable guests to set and aspire to goals according to their choice. The value of this way of life and these activities are not very susceptible to measurement. However:

(i) We had 17 guests staying with us in the community over the year, although numbers changed with 3 leaving. At the end of the year we had 14 guests in total. At the start of the year there were 3 members with a further member joining in December 2022.

(ii) We had no full-time residential volunteers during the year although we had a few people staying for a few weeks across the year.

(iii) We have welcomed Wayfarers (single homeless men and women) for 301 nights in total.

(iv) We have also been trusted by the Courts to offer places and have advocated for people on bail.

We welcome homeless people in cold and hot weather who are referred to us by Dorset council.

A Wifi project started on 1st February 2023 with the aim of extending Wifi across the whole site giving the opportunities for everyone to access a variety of information services and online counselling or therapy.

We are grateful to Mike Charman of Southern Logic and Mike Cheyne of Cheyne Link Services for the sensitive way in which they approached their work here and the overall satisfaction.

We are extremely fortunate in our relationship with CRASH who support us. CRASH, a building industry charity, which, through its members provided us with advice, many free or at cost building materials. Arcadis, an international project management and building consulting company provided two people to upload some of our plans onto the cloud for safekeeping during the year.

We are grateful to individual donors and Grant funding bodies for their generosity.

Personnel.

At 31 March 2023 we had 5 community members-

- Rev Susan Langdon (Warden)
- Mary Davies
- James Newman
- Kathryn Brooks
- Lisselle Clarke-Moisley

Operations Manager Ms Jane Kilty supports the Warden and Community Members with Operational and Administrative duties.

Voluntary and statutory support

Generally, we also have an excellent team of non-residential volunteers who assist with driving, cooking and numerous practical tasks. We are most grateful for their support and the stability they provide to Pilsdon through being able to sustain their commitment over longer periods of time.

The Warden and Members are exceptionally grateful and proud of the resident Guests who have in their own unique ways made enormous contributions to the thriving of the community. Many of our Guests have made their home here and are a vital and stabilising influence when Wardens and Members arrive and leave. The Trustees, following much discernment and with the encouragement of the present Warden, decided at their March meeting to begin to look for an Anglican Priest as their next Warden.

We also continue to be very grateful for assistance of former guests and others who come to live in the community for periods to cover community members are away on holiday, retreats or training courses.
Eight Ordinands have been on placement during the year are now ambassadors for the community.

We are grateful for the continued support of the Barton House Medical Centre, The Bridport Community Mental Health Team, Beaminster Pharmacy and 'Steps to Well-being' and NHS provided Alcohol & Drug Counselling, Assessment & Prevention. Dorset Council, who continue to support the community, have been particularly helpful providing training in safeguarding, health & safety, and working with vulnerable adults.

Our thanks to Diocese of Salisbury specialist support and we are pleased to host the Curates annual visit to the community.

Our good relations with Dorset Police continue and relationships with all the referral agencies continue to develop well.

We have excellent relationships with our neighbours and the wider community in Bridport. Our extended community who are often also donors, continue to encourage us. We have sent out 5 newsletters since Easter 2021 to keep them in touch and informed. Please see our website to access the archives and to sign up to receive email copies.

Financial review

We continue to be extremely grateful for the generous donations and legacies of so many of our supporters, without which this community could not have survived through 65 years of service.

The generosity of our supporters is clearly shown in the increased Donation, Gifts and Legacies received during the year, amounting to £326,711 (2022 £173,659). Some of this funding enabled us to complete the Members' Cabins project and the remainder has bolstered our cash reserves going forward. Guest contributions of £163,072 were also increased on 2022 (£119,262).

Noticeably our investment income from interest and dividends of £6,466 showed an improvement on 2022 (£181).

Looking at other income sources, our shop continues to run on a break-even basis, showing a small deficit in 2022 and 2023, whilst rental income from Bill's Cottage (2023 £13,995) remains consistent year-on-year (2022 £14,652).

We saw an increase in the costs of charitable activities to £264,483 (2022 £231,927). In the main this increase is unsurprising with the general uplift in light, heat and travel costs. We also saw an increase in depreciation charges resulting from completion of the Members' Cabins construction.

Overall our balance sheet improved to £3,860,087 (2022 £3,613,495). This gives us some scope to plan for further repairs and renovations.

Finally, we owe a debt of gratitude to our outgoing Treasurer Martin Isaacs, who supervised the finances over the period covered by these accounts.

Plans for the future

To find the next Warden and prepare the community for a smooth transition.

Besides this:

1 We offered a safe and loving environment to our existing household. Aiming to bring new Guests and have them settle well for as long as is needed and mutually beneficial. We continued to hold the counter cultural ethos of Pilsdon with a commitment to balancing the necessary expenditure of the community with potential loss of income from donors and revenue from a lower number of Guests.

2 We continue to seek new people willing to serve as part of the Leadership Team.

3 We continued maintaining links with Pilsdon at Malling, Hilfield Friary and the other communities with a similar ethos.

4 We continued to be available to those who contact us for support and advice for themselves and their loved ones continues to increase as outside agencies find themselves under more pressure given cuts in their budgets and staff shortages. We are deeply concerned, that anyone leaving us, to live on basic Universal Credit because they are not able to work or find suitable work, will be unable to live a decent debt free life.

5 To continue to be more environmentally sensitive and to be a point of reference in how to live more simply.

6 To continue to build mutually rewarding relationships with our close neighbours,the professionals and tradespeople who support the community.

THE PILSDON COMMUNITY
REPORT OF THE CHAIRMAN AND WARDEN
FOR THE *YEAR ENDED 31 MARCH 2023*

The annual report was approved by the trustees of the charity on 29/11/23 and signed on its behalf by:

Amanda C. Streatfeild

Mrs Amanda Streatfeild
Trustee

S M Langdon

Rev Sue Langdon
Warden

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

Opinion

We have audited the financial statements of The Pilsdon Community (the 'charity') for the year ended 31 March 2023, which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement, and Notes to the Financial Statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, including the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustee's report.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

We have nothing to report in respect of the following matters to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 4), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

• the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations.

• we identified the laws and regulations applicable to the charity through discussions with trustees and other management, and from our knowledge and experience of the charity sector;

• we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including legislation, such as the Charities Act 2011, data protection, employment and health and safety legislation.

• we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and reviewing legal expenses; and

• identified laws and regulations were communicated to the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

We assessed the susceptibility of the chairty's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

• making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;

• considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations

To address the risk of fraud through management bias and override of controls,we:

• performed analytical procedures to identify any unusual or unexpected relationships;

• tested journals entries to identify unusual transactions;and

• investigated the rational behind significant or unusual transactions;

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

• agreeing financial statements disclosures to underlying supporting documentation;

• reading the miniutes of meetings of those charged with governance;

• enquiring of management as to actual and potential litigation and claims;

Because of 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.

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity's trustees trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Edwards and Keeping, Statutory Auditor

Unity Chambers
34 High East Street
Dorchester
DT1 1HA

Date: 2 January 2024

Edwards and Keeping is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE PILSDON COMMUNITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023

	Note	Unrestricted income funds £	Restricted income funds £	Total 2023 £	Total 2022 £
Income and Endowments from:					
Donations and legacies	2	220,631	106,080	326,711	173,659
Charitable activities	3	163,072	-	163,072	119,262
Other trading activities	4	13,502	-	13,502	14,253
Investment income	5	20,461	-	20,461	14,833
Other income	6	6,286	-	6,286	8,428
Total income		423,952	106,080	530,032	330,435
Expenditure on:					
Raising funds	7	(14,445)	-	(14,445)	(17,302)
Charitable activities	8	(260,975)	(3,508)	(264,483)	(231,927)
Total expenditure		(275,420)	(3,508)	(278,928)	(249,229)
Net income		148,532	102,572	251,104	81,206
Gross transfers between funds		97,890	(97,890)	-	-
Other recognised gains and losses					
Other recognised gains and losses		(4,512)	-	(4,512)	10,756
Net movement in funds		241,910	4,682	246,592	91,962
Reconciliation of funds					
Total funds brought forward		3,601,408	12,087	3,613,495	3,521,533
Total funds carried forward	19	3,843,318	16,769	3,860,087	3,613,495

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2022 is shown in note 19.

THE PILSDON COMMUNITY

(REGISTRATION NUMBER: 1153924)
BALANCE SHEET AS AT 31 MARCH 2023

	Note	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	14		2,768,153		2,449,375
Investments	15		679,768		684,280
			3,447,921		3,133,655
Current assets					
Stocks		12,283		6,935	
Debtors	16	57,177		24,328	
Cash at bank and in hand	17	371,725		486,881	
		441,185		518,144	
Creditors: Amounts falling due within one year	18	(29,019)		(38,304)	
Net current assets			412,166		479,840
Net assets			3,860,087		3,613,495
Funds of the charity:					
Restricted income funds		16,769		12,087	
Unrestricted income funds					
Unrestricted income funds		3,843,318		3,601,408	
Total funds	19		3,860,087		3,613,495

The financial statements on pages 12 to 26 were approved by the trustees, and authorised for issue on 29'11'23 and signed on their behalf by:

Amanda C. Streatfeild.

Mrs Amanda Streatfeild
Trustee

THE PILSDON COMMUNITY

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2023

	Note	2023 £	2022 £
Cash flows from operating activities			
Net cash income		246,592	91,962
Adjustments to cash flows from non-cash items			
Depreciation	7	31,391	12,956
Investment income	5	(20,461)	(14,833)
Revaluation of investments		4,512	(10,756)
		262,034	79,329
Working capital adjustments			
Increase in stocks		(5,348)	(1,425)
(Increase)/decrease in debtors	16	(32,849)	9,901
(Decrease)/increase in creditors	18	(9,285)	30,949
Net cash flows from operating activities		214,552	118,754
Cash flows from investing activities			
Interest receivable and similar income	5	13,995	14,652
Purchase of tangible fixed assets	14	(350,469)	(68,594)
Sale of tangible fixed assets		300	66
Disposal of investments in subsidiary undertakings		-	11,923
Interest and dividends	5	6,466	181
Net cash flows from investing activities		(329,708)	(41,772)
Net (decrease)/increase in cash and cash equivalents		(115,156)	76,982
Cash and cash equivalents at 1 April		486,881	409,899
Cash and cash equivalents at 31 March		371,725	486,881

All of the cash flows are derived from continuing operations during the above two periods.

1 Accounting policies

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (published October 2019) and the Charities Act 2011.

Basis of preparation
The Pilsdon Community meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments
All income is included in the statement of financial activities when the charity is entitled to the income, there is sufficient certainty of receipt and so it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income:-

Grants, donations, gifts and legacies

Income from the charity shop is included in the year in which it is receivable.

Grants receivable

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

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure
Expenditure is recognised where there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Raising funds

Costs of raising funds comprise the costs associated with attracting donations and legacies and the costs of trading for fundraising purposes including the charity's shop.

Charitable activities

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

Support costs
Support costs include costs incurred directly in support of expenditure on the objects of the charity and project management. Support costs also include governance costs related to running the charity itself as an organisation, and its compliance with regulation and good practice.

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

Taxation
The charity is not charged to direct taxation on its income as it falls within the various exemptions available to registered charities.

The charity is not registered for VAT. VAT incurred on expenditure cannot be recovered and is charged against the category of expenses for which it was incurred.

Tangible fixed assets
Tangible fixed assets are stated at cost less accumulated depreciation. It is the charity's policy to only capitalise assets over £500. Freehold property and improvements are not depreciated. This represents a departure from accounting standards. It is however, the charity's policy to maintain its freehold property in such condition that it is not impaired by the passage of time and the trustees believe that the residual value of the freehold property is greater than book value. Any depreciation on the freehold property would, in the opinion of the trustees, be immaterial due to the long life of the assets.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	5%-33% reducing balance and 10%/5% straight line
Tractor	20% straight line
Motor vehicles	25% straight line
Caravan lease	20% straight line
Cabins	Over 25 years straight line

Investment properties
Investment property was transferred at cost and revalued to the trustee's opinion of market value. The property has been informally externally valued. Changes in fair value are recognised in profit or loss.

Fixed asset investments
Investments held as fixed assets are revalued at bid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities.

Stock
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.

Livestock is shown at deemed cost, based on market value, at the balance sheet date.

Trade debtors
Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

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.

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

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

Designated income funds are those which the trustees have decided to put aside for a particular use.

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

2 Income from donations and legacies

	Unrestricted income funds			
	General	Restricted income funds	Total 2023	Total 2022
	£	£	£	£
Donations and gifts	54,040	26,740	80,780	89,144
Legacies	157,000	-	157,000	3,500
Gift aid claimed	9,591	-	9,591	10,515
Grants, including capital grants;				
Grants	-	79,340	79,340	70,500
	220,631	106,080	326,711	173,659

3 Income from charitable activities

	Unrestricted income funds		
	General £	Total 2023 £	Total 2022 £
Accommodation and care provided at Pilsdon Manor			
Guest contributions	163,072	163,072	119,262

4 Income from trading activities

	Unrestricted income funds		
	General £	Total 2023 £	Total 2022 £
Shop income	11,019	11,019	11,898
Book sales	857	857	2,100
Miscellaneous sales	1,626	1,626	255
	13,502	13,502	14,253

5 Investment income

	Unrestricted income funds		
	General £	Total 2023 £	Total 2022 £
Interest and dividends	6,466	6,466	181
Rental income- Bills Cottage	13,995	13,995	14,652
	20,461	20,461	14,833

6 Other income

	Unrestricted income funds		
	General £	Total 2023 £	Total 2022 £
Renewable heat incentive income	6,286	6,286	8,428

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds		Total costs
	General	Total 2023	Total 2022
	£	£	£
Fundraising trading costs - cost of goods sold			
Shop purchases	11,135	11,135	11,912
Book production	-	-	3,525
Marketing and publicity	1,330	1,330	1,865
Other direct costs of activities for generating funds	1,980	1,980	-
	14,445	14,445	17,302

8 Expenditure on charitable activities

	Unrestricted income funds	Restricted income funds	Total 2023	Total 2022
	£	£	£	£
Accommodation and care at Pilsdon Manor				
Activities undertaken directly	173,903	1,547	175,450	170,305
Allocated support costs	87,072	1,961	89,033	61,622
	260,975	3,508	264,483	231,927

9 Analysis of governance and support costs

	Unrestricted income funds £	Restricted income funds £	Total 2023 £	Total 2022 £
Support costs				
Staff costs	23,571	-	23,571	23,920
Other office expenses	26,375	-	26,375	21,679
Depreciation and loss on disposal	29,730	1,961	31,691	13,023
	79,676	1,961	81,637	58,622
Governance costs				
Audit of the financial statements	7,396	-	7,396	3,000
	7,396	-	7,396	3,000
	87,072	1,961	89,033	61,622

All support and governance costs were allocated to the accommodation and care provided at Pilsdon Manor.

10 Employees

The aggregate payroll costs were as follows:

	2023 £	2022 £
Wages and salaries	41,483	41,096
Social security costs	-	-
Pension costs	11,400	10,800
Volunteer expenses	1,548	1,883
	54,431	53,779

There were an average of 5 employees during the year (2022 - 4). No employee received emoluments of more than £60,000 during the year

11 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year. There have been no related party transactions in either year.

12 Auditors' remuneration

	2023 £	2022 £
Audit of the financial statements	7,396	3,000

13 Taxation

The charity is a registered charity and is therefore exempt from taxation.

14 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At 1 April 2022	549,016	1,810,730	186,788	22,024	2,568,558
Additions	-	322,207	28,262	-	350,469
Disposals	-	-	-	(1,200)	(1,200)
At 31 March 2023	549,016	2,132,937	215,050	20,824	2,917,827
Depreciation					
At 1 April 2022	-	-	97,534	21,649	119,183
Charge for the year	-	15,232	16,084	75	31,391
Eliminated on disposals	-	-	-	(900)	(900)
At 31 March 2023	-	15,232	113,618	20,824	149,674
Net book value					
At 31 March 2023	549,016	2,117,705	101,432	-	2,768,153
At 31 March 2022	549,016	1,810,730	89,254	375	2,449,375

15 Fixed asset investments

Investment properties

	Investment properties £
Cost or Valuation	
At 1 April 2022	500,000
At 31 March 2023	500,000
Provision	
At 31 March 2023	-
Net book value	
At 31 March 2023	500,000
At 31 March 2022	500,000

An informal valuation of £500,000 was made by Chartered Surveyors Symonds and Sampson in October 2022.

	Other investments £	Total £	2022 £
Valuation			
At 1 April 2022	184,280	184,280	185,447
Revaluation	(4,512)	(4,512)	10,756
Disposals	-	-	(11,923)
At 31 March 2023	179,768	179,768	184,280

The other listed investments consist of COIF Charity Funds held with CCLA Investment Management Ltd.

16 Debtors

	2023 £	2022 £
Trade debtors	8,770	6,273
Prepayments	4,927	4,370
Accrued income	32,093	1,598
Other debtors	11,387	12,087
	57,177	24,328

17 Cash and cash equivalents

	2023 £	2022 £
Cash on hand	5,027	2,950
Cash at bank	29,419	102,024
Short-term deposits	337,279	381,907
	371,725	486,881

18 Creditors: amounts falling due within one year

	2023 £	2022 £
Other creditors	20,892	7,623
Accruals	8,127	30,681
	29,019	38,304

19 Funds

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2023 £
Unrestricted income funds						
Non-liquid assets	2,943,490	28,262	(29,730)	-	322,207	3,264,229
Operating reserve	-	-	-	-	110,000	110,000
Contingency	130,000	-	-	-	(110,000)	20,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	270,000	-	-	-	(224,317)	45,683
Manor House designated reserve	107,918	395,690	(245,690)	(4,512)	-	253,406
	3,601,408	423,952	(275,420)	(4,512)	97,890	3,843,318
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	200	-	-	-	-	200
Donated boiler	5,015	-	(1,620)	-	-	3,395
Vauxhall Zafira	75	-	(75)	-	-	-
Defibrillator	795	-	(266)	-	-	529
Wardens fund	1,442	8,190	(1,547)	-	-	8,085
Cabin replacement	-	97,890	-	-	(97,890)	-
	12,087	106,080	(3,508)	-	(97,890)	16,769
Total funds	3,613,495	530,032	(278,928)	(4,512)	-	3,860,087

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2022 £
Unrestricted income funds						
General						
Non-liquid assets	2,885,957	8,266	(11,063)	-	60,330	2,943,490
Operating reserve	30,000	-	-	-	(30,000)	-
Contingency	100,000	-	-	-	30,000	130,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	200,000	-	-	-	70,000	270,000
Manor House designated reserve	141,344	238,123	(222,040)	10,756	(60,265)	107,918
	3,507,301	246,389	(233,103)	10,756	70,065	3,601,408

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2022 £
Restricted income funds funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	1,376	-	-	-	(1,176)	200
Donated boiler	6,635	-	(1,620)	-	-	5,015
Vauxhall Zafira	150	-	(75)	-	-	75
Defibrillator	1,061	-	(266)	-	-	795
Wardens fund	450	2,192	(1,200)	-	-	1,442
Reservoir work	-	13,500	(12,965)	-	(535)	-
Cabin replacement	-	68,354	-	-	(68,354)	-
	14,232	84,046	(16,126)	-	(70,065)	12,087
Total funds	3,521,533	330,435	(249,229)	10,756	-	3,613,495

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

Non-liquid assets fund- This fund represents the net cost of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives.

Operating reserve- This fund is held to meet day to day cash flow requirements.

Contingency- This fund is held to meet any unforeseen eventuality.

Development- This is used to carry out non-routine maintenance and to finance developments included within the five-year financial plan.

Cabin replacement- This is a project to build new accommodation for the charity's members.

Manor House designated reserve- All remaining funds are allocated to the Manor House designated reserve fund. This fund is to be used in to increase available accommodation for guests.

Pilsdon land- This fund represents funding raised to assist with the future purchase of land at Pilsdon, Dorset.

Memory Shed- This fund represents funding raised to for a project to celebrate the 60th anniversary of the community.

Donated Boiler- This fund represents a boiler and burner donated to the community.

Vauxhall Zafira- This vehicle was donated to the community

Defibrillator- A defibrillator was donated to the community

Warden's fund- This is donations received for guest's benefits for items such as art materials

Reservoir work - This was a project to repair reservoir and sewerage infrastructure

Cabin replacement- This a project to build new accommodation for the charity's members

20 Analysis of net assets between funds

	Unrestricted income funds funds General £	Restricted income funds funds £	Total funds at 31 March 2023 £
Tangible fixed assets	2,764,229	3,924	2,768,153
Fixed asset investments	679,768	-	679,768
Current assets	428,340	12,845	441,185
Current liabilities	(29,019)	-	(29,019)
Total net assets	3,843,318	16,769	3,860,087

21 Related party transactions

There were no related party transactions in the year.

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

	Total 2023 £	Total 2022 £
Incoming resources		
Donations		
Donations and gifts	80,780	89,144
Legacies	157,000	3,500
Gift aid claimed	9,591	10,515
Grants	79,340	70,500
	326,711	173,659
Activites for generating funds		
Shop income	11,019	11,898
Book sales	857	2,100
Miscellaneous sales	1,626	255
	13,502	14,253
Investment income		
Income from rents	13,995	14,652
Interest and dividends	6,466	181
	20,461	14,833
Total income from generating funds	360,674	202,745
Income from charitable activites		
Guest contributions	163,072	119,262
Other income		
Renewable heat incentive income	6,286	8,428
Total income	**530,032**	**330,435**

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2023

		Total 2023		Total 2022
	£	£	£	£
Cost of raising funds				
Shop purchases		11,135		11,912
Book production		-		3,525
Marketing and publicity		1,330		1,865
Other direct costs of activities for generating funds		1,980		-
Total costs of raising funds		14,445		17,302
Charitable activites				
Volunteer expenses	1,548		1,883	
Community members allowances	21,512		20,476	
Community members pensions	7,800		7,500	
Community members medical	-		140	
Community members other expenses	1,864		2,987	
Education and spiritual development	1,330		2,672	
Provisions	26,784		21,981	
Light, heat, council tax and water	56,548		50,403	
Repairs and maintenance	27,216		39,651	
Amenities	2,362		2,071	
Church expenses	743		907	
Transport and travel	15,905		8,820	
Garden and livestock	10,810		10,471	
Guest expenses	1,028		343	
	175,450		170,305	
Support costs				
Administrator	23,571		23,920	
Other office expenses	33,771		24,679	
Depreciation	31,391		12,957	
Loss on disposal	300		66	
	89,033		61,622	
Pilsdon total expenditure on Charitable activites		***264,483***		***231,927***
SUMMARY				
Income	530,032		330,435	
Raising funds	(14,445)		(17,302)	
Charitable activities	(264,483)		(231,927)	
Net surplus for the year		251,104		81,206

THE PILSDON COMMUNITY

England & Wales - Charity number 1153924

Accounts

Charity registration number: 1153924

THE PILSDON COMMUNITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

Edwards & Keeping

Chartered Accountants

THE PILSDON COMMUNITY

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THE PILSDON COMMUNITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs Amanda Streatfeild, Chairman Els Jolly Rev Edwin Howson Alison Templeton Simon Keyes Martin Isaacs
Principal Officers	**Warden and Secretary to the Trustees** Rev Sue Langdon
Community members at Pilsdon Manor at 31 March 2022	Rev Sue Langdon, Warden Mary Davies Frantisek Sindelka James Newman
Business address	Pilsdon Manor Pilsdon Bridport Dorset DT6 5NZ
Charity Registration Number	1153924
Solicitors	Scott Rowe Chard Street Axminster Devon EX13 5DS Michelmores LLP Woodwater House Pynes Hill Exeter EX2 5WR
Bankers	National Westminster Bank plc Victoria Place Axminster Devon EX13 5AR
Auditor	Edwards and Keeping Chartered Accountants Unity Chambers 34 High East Street Dorchester DT1 1HA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

The trustees present the annual report together with the financial statements and auditors' report of the charity for the year ended 31 March 2022. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Objectives and activities

Public benefit

The objects of the charity are the formation and maintenance of a community of people who will, from time to time, live together as one family according to the precepts of the Gospels and offering shelter, hospitality and spiritual refreshment to those who, by any reason of poverty, disability, mental or spiritual incapacity or inability to manage their own affairs, are in need of such a refuge without regard to race, gender or creed.

Accommodation and care are provided for guests (and wayfarers) at Pilsdon Manor in West Dorset.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

These are detailed in the Report of the Chairman and Warden.

Financial review

Regular budgetary control reports are submitted to meetings of the trustees. The annual budget and five year rolling plan are agreed at the March meeting and then annual accounts are usually approved in July.

The total income for 2021/22 was £330,435 (2021 £243,862) and total expenditure was £249,229 (2021: £237,427) giving net income for the year of £81,206 (2021; £6,435). Gain on investments and the investment properties totalled £10,756 (2021 gain £23,182). The year end total funds held was £3,613,495.

Policy on reserves

Total funds at 31 March 2022 were £3,613,495 including eight restricted fund balances of £4,560 - for the future purchase of land at Pilsdon, Dorset and £200 in relation to the memory shed project and £5,015 for a donated boiler, £75 for a donated Vauxhall Zafira and £795 for a donated defibrillator, a wardens fund of £1,442, £Nil reservoir fund and £Nil for cabin replacment. The Trustees have also allocated funds to six designated funds as follows:

(a) A Non-liquid Fixed Assets fund - representing the net value of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives. At 31 March 2022 the fund balance was £2,943,490.

(b) Operating reserve - held to meet the day to day cash flow requirements. At 31 March 2022 the fund balance was £nil

(c) Contingency fund - held to meet any unforeseen eventuality.The trustees consider that up to six months' operating costs is a prudent sum. At 31 March 2022 the fund balance was £130,000 the trustees are satisfied this level is sufficient for their purposes.

(d) Development fund - this is used to carry out non-routine maintenance and to finance developments included within the five year financial plan. At 31 March 2022 the fund balance was £150,000.

(e) Cabin replacement fund- this is to be used to renovate the cabins onsite. At 31 March 2022 the fund balance was £270,000.

(f) All remaining funds are allocated to the Manor House designated reserve- this fund is to be used to increase available accommodation for guests. At 31 March 2022 the fund balance was £107,918.

Investment policy

A significant proportion of the monies in the reserves are held in Charities Official Investments Fund (COIF) accumulation units. These investments are subject to the performance of the stock market and can therefore rise or fall in value. Other monies not held in petty cash or current bank accounts are held in COIF Deposit Funds. These earn a relatively attractive rate of interest, are secure and offer easy access to funds to finance non-routine expenditure.

Plans for future periods

Aims and key objectives for future periods

These are detailed in the Report of the Chairman and Warden.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Charitable Incorporated Organisation - Foundation Constitution, registered on 24 September 2013. On 1st April 2014 the net assets of The Pilsdon Community (no. 261139) were transferred to this new Charitable Incorporated Organisation.

Recruitment and appointment of trustees

Trustees are appointed for a term of normally no more than ten years, with five years being regarded as an appropriate initial commitment. The appointment of trustees is confirmed by the Bishop of Salisbury. The trustees meet at least three times each year to determine policy, review performance, and to make key decisions.

Day to day management

The Warden is responsible for day to day management of the Community - taking advice as appropriate from the trustees, other Community members and professional advisors.

Risk management

The trustees have identified and scored relevant risks in all areas of the organisations life and organisation (such as Ethos, Personnel, Legal compliance, Safeguarding, Property, IT, Animal welfare). The trustees review and monitor the major risks the charity faces on a regular basis (using a Risk Register) and systems have been established to mitigate those risks.

The trustees receive regular reports on relevant Fire Precautions and Health & Safety matters.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 6 December 2022 and signed on its behalf by:

Mrs Amanda Streatfeild
Trustee

Aims and objectives
The aims and objectives of the charity continue to be the formation and maintenance of a community of people who from time to time will live together as one household united in love and prayer according to the precepts of the Christian Gospels, and offering shelter, hospitality and spiritual refreshment to those who by reason of poverty, disability, mental or spiritual incapacity, or inability to manage their own affairs are in need of such a refuge without regard to gender, race or creed.

Strategies
We continued to identify and execute projects that improved the quality of life we offered through upgrading areas within the community to better serve our work and purpose.

The trustees increased formal meetings to four times during the year. Each formal meeting received written reports from the Warden (including Health and Safety), Treasurer since 08.06.21. and the Operations Manager. The annual accounts were approved at the autumn meeting, and a budget for the coming year agreed at the spring meeting. Formal community policies on particular issues are reviewed on a cyclical basis.

There was also an informal 'away day' again with trustees and community members in January.

Governance
At the Trustees meeting in March 2021, Andrew Davey stepped down from the Charity after many years' service on the Board and was thanked for his dedication. He continues to be involved with the Community and is spearheading the new accommodation project. Amanda Streatfeild took the Chair and was very grateful to be able to welcome three new Trustees to work with her and the two other current Trustees. She continues to act with her fellow trustees to help support the community members in their selfless dedication to those who need the care of Pilsdon.

General activities and achievements
The community members continued to meet four times daily for prayer, to support each other in their spiritual life and worship and supporting the resident guests, and to share a common life. Hospitality is offered to guests, including longer term guests, respite visitors and wayfarers. We also enable guests to set and aspire to goals according to their choice. The value of this way of life and these activities are not very susceptible to measurement. However:

i) We had 17 guests staying with us in the community over the year, although numbers changed with 5 leaving and one coming back at the end of March 2022. At the end of the year we had 13 guests in total. There were 4 members during the year, but by March 2022 there were 3 community members in total.

ii) We had two residential volunteers during the year, one who started in August 2020 left in March 2022 and one from September 2021 to December 2021.

iii) We have welcomed Wayfarers (single homeless men and women) for 162 nights in total.

iv) We have also been trusted by the Courts to offer places and have advocated for people on bail.

The Community welcomed people for Christmas 2021 but seven people in the community contracted Covid just before New Year so booked visitors were cancelled. Opening up fully to visitors required them to have had their COVID vaccinations and have been grateful to everyone willing to be compliant.

We are extremely fortunate in our relationship with CRASH who support us. CRASH, a building industry charity, which, through its members provided us with advice, many free or at cost building materials. Arcadis, an international project management and building consulting company provided two people to upload some of our plans onto the cloud for safekeeping during the year.

General activities and achievements (continued)
We are grateful to our contractors Crosby Builders who we selected from Tender for the new build project. This started in February of 2022 and is expected to be completed in late Autumn. We are grateful to individual donors and Grant funding bodies for their generosity.

We are immensely grateful to Professor Marian Barnes, Dr David Prior and Dr Mary Davies (Community Member), authors of our new the book, based on the Oral History project led by Dr Davies to celebrate the community's 64th Anniversary. 'Living Life in Common: Stories from the Pilsdon Community' which was published in early 2022.

We produced a handbook for everyone who comes to live and stay with the Pilsdon Community, 'A guide to becoming part of Pilsdon Community: Information on how we live well together for all who come and stay'. This has been well received and is valuable in working with referring agencies.

The Warden was asked to speak at the conference of the High Sheriff of Dorset in March 2022, we made a video of the community with the help of one of our guests which was very well received and can be viewed on our website and on our YouTube channel.

Personnel
At 31 March 2022 we had 4 community members -

- Rev Susan Langdon (Warden)
- Mary Davies
- James Newman
- Frantisek Sindelka (left June 2021)

Operations Manager, Ms Jane Kilty, supports the Warden and Community Members with Operational and Administrative duties.

Voluntary and statutory support
Generally, we also have an excellent team of non-residential volunteers who assist with driving, cooking and numerous practical tasks. We are most grateful for their support and the stability they provide to Pilsdon through being able to sustain their commitment over longer periods of time.

The Warden and Members are exceptionally grateful and proud of the resident Guests who have in their own unique ways made enormous contributions the thriving of the community.

We also continue to be very grateful for assistance of former guests and others who come to live in the community for periods to cover community members are away on holiday, retreats or training courses.

Two Ordinands have been on placement during the year and are now ambassadors for the community.

We are grateful for the continued support of the Barton House Medical Centre, The Bridport Community Mental Health Team and REACH (NHS provided Alcohol & Drug Counselling, Assessment & Prevention). Dorset Council, who continue to support the community, have been particularly helpful providing training in safeguarding, health & safety, and working with vulnerable adults. Our thanks to Diocese of Salisbury and we are pleased to host the Curates' annual visit. Our good relations with Dorset Police continue and relationships with all the referral agencies continue to develop well.

Voluntary and statutory support (continued)
We have excellent relationships with our neighbours and the wider community in Bridport. Our extended community who are often also donors, continue to encourage us. We have sent out 5 newsletters since Easter 2021 to keep them in touch and informed. Please see our website to access the archives and to sign up to receive email copies.

The community with the help some of the Guests, a young Residential Volunteer have raised the social media profile of the community and we can now be found more often on Twitter, an increased presence on You Tube, and now Instagram. The community hopes to be able to update the website as more people come to join us.

Financial review
Not least we continue to be extremely grateful for the generous donations and legacies of so many of our supporters without which this community could not have survived through nearly 64 years of service.

Plans for the future
Continuing with the new build project.

Besides this:

1. We offered a safe and loving environment to our existing household. Aiming to bring new Guests and have them settle well for as long as is needed and mutually beneficial. We continued to hold the counter cultural ethos of Pilsdon with a commitment to balancing the necessary expenditure of the community with potential loss of income from donors and revenue from a lower number of Guests.

2. We continue to seek new people willing to serve as part of the Leadership Team.

3. We continued maintaining links with Pilsdon at Malling, Hilfield Friary and the other communities with a similar ethos.

4. We continued to be available to those who contact us for support and advice for themselves and their loved ones and which has increased in response to the pandemic and since outside agencies find themselves under pressure.

5. We will be striving to look to a more sustainable system both in the running of the buildings and the work in the farm and gardens.

The annual report was approved by the trustees of the charity on 6 December 2022 and signed on its behalf by:

Mrs Amanda Streatfeild
Trustee

Rev Sue Langdon
Warden

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PILSDON COMMUNITY

Opinion

We have audited the financial statements of The Pilsdon Community (the 'charity') for the year ended 31 March 2022, which comprise the Statement of Financial Activities, Balance Sheet, 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 United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 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 Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the annual 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.

Other Matters

The Pilsdon Community was not subject to audit in the previous year as an independent examination only was required under Charity Commission rules, therefore the comparative figures have not been audited.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PILSDON COMMUNITY

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 5), the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor Responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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:

Because of 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 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PILSDON COMMUNITY

Use of our report

This report is made solely to the charity trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the trustees those matters we are required to state to trustees in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Sarah Hough (Senior Statutory Auditor)
For and on behalf of Edwards and Keeping, Statutory Auditor

Unity Chambers
34 High East Street
Dorchester
DT1 1HA

5 January 2023

Edwards and Keeping is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

THE PILSDON COMMUNITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2022

	Note	Unrestricted income funds £	Restricted income funds £	Total 2022 £	Total 2021 £
Income and Endowments from:					
Donations and legacies	2	89,613	84,046	173,659	68,414
Charitable activities	3	119,262	-	119,262	146,645
Other trading activities	4	14,253	-	14,253	12,975
Investment income	5	14,833	-	14,833	4,509
Other income	6	8,428	-	8,428	11,319
Total income		246,389	84,046	330,435	243,862
Expenditure on:					
Raising funds	7	(17,302)	-	(17,302)	(11,232)
Charitable activities	8	(215,801)	(16,126)	(231,927)	(226,195)
Total expenditure		(233,103)	(16,126)	(249,229)	(237,427)
Net income		13,286	67,920	81,206	6,435
Gross transfers between funds		70,065	(70,065)	-	-
Other recognised gains and losses					
Other recognised gains and losses		10,756	-	10,756	23,182
Net movement in funds		94,107	(2,145)	91,962	29,617
Reconciliation of funds					
Total funds brought forward		3,507,301	14,232	3,521,533	3,491,916
Total funds carried forward	21	3,601,408	12,087	3,613,495	3,521,533

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2021 is shown in note 21.

THE PILSDON COMMUNITY

(REGISTRATION NUMBER: 1153924)
BALANCE SHEET AS AT 31 MARCH 2022

	Note	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	15		2,449,375		2,893,803
Investments	16		684,280		185,447
			3,133,655		3,079,250
Current assets					
Stocks		6,935		5,510	
Debtors	17	24,328		34,229	
Cash at bank and in hand	18	486,881		409,899	
		518,144		449,638	
Creditors: Amounts falling due within one year	19	(38,304)		(7,355)	
Net current assets			479,840		442,283
Net assets			3,613,495		3,521,533
Funds of the charity:					
Restricted income funds		12,087		14,232	
Unrestricted income funds					
Unrestricted income funds		3,601,408		3,507,301	
Total funds	21		3,613,495		3,521,533

The financial statements on pages 12 to 25 were approved by the trustees, and authorised for issue on 6 December 2022 and signed on their behalf by:

Mrs Amanda Streatfeild
Trustee

1 Accounting policies

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (published October 2019) and the Charities Act 2011.

Basis of preparation
The Pilsdon Community meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments
All income is included in the statement of financial activities when the charity is entitled to the income, there is sufficient certainty of receipt and so it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income:-

Grants, donations, gifts and legacies

Income from the charity shop is included in the year in which it is receivable.

Grants receivable

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

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure
Expenditure is recognised where there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Raising funds

Costs of raising funds comprise the costs associated with attracting donations and legacies and the costs of trading for fundraising purposes including the charity's shop.

Charitable activities

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

Support costs
Support costs include costs incurred directly in support of expenditure on the objects of the charity and project management. Support costs also include governance costs related to running the charity itself as an organisation, and its compliance with regulation and good practice.

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

Taxation
The charity is not charged to direct taxation on its income as it falls within the various exemptions available to registered charities.

The charity is not registered for VAT. VAT incurred on expenditure cannot be recovered and is charged against the category of expenses for which it was incurred.

Tangible fixed assets
Tangible fixed assets are stated at cost less accumulated depreciation. It is the charity's policy to only capitalise assets over £500. Freehold property and improvements are not depreciated. This represents a departure from accounting standards. It is however, the charity's policy to maintain its freehold property in such condition that it is not impaired by the passage of time and the trustees believe that the residual value of the freehold property is greater than book value. Any depreciation on the freehold property would, in the opinion of the trustees, be immaterial due to the long life of the assets.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	5%-33% reducing balance and 10%/5% straight line
Tractor	20% straight line
Motor vehicles	25% straight line
Caravan lease	20% straight line

Investment properties
Investment property was transferred at cost and revalued to the trustee's opinion of market value. The property has been informally externally valued. Changes in fair value are recognised in profit or loss.

Fixed asset investments
Investments held as fixed assets are revalued at bid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities.

Stock
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.

Livestock is shown at deemed cost, based on market value, at the balance sheet date.

Trade debtors
Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

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.

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

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

Designated income funds are those which the trustees have decided to piut aside for a particular use.

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

2 Income from donations and legacies

	Unrestricted income funds			
	General	Restricted income funds	Total 2022	Total 2021
	£	£	£	£
Donations and gifts	65,598	23,546	89,144	53,789
Legacies	3,500	-	3,500	10,000
Gift aid claimed	10,515	-	10,515	4,625
Grants, including capital grants;				
Grants	10,000	60,500	70,500	-
	89,613	84,046	173,659	68,414

3 Income from charitable activities

	Unrestricted income funds		
	General	Total 2022	Total 2021
	£	£	£
Accommodation and care provided at Pilsdon Manor			
Guest contributions	119,262	119,262	126,184
Social inclusion funding	-	-	20,000
Miscellaneous	-	-	461
	119,262	119,262	146,645

4 Income from trading activities

	Unrestricted income funds		
	General	Total 2022	Total 2021
	£	£	£
Shop income	11,898	11,898	12,775
Book sales	2,100	2,100	-
Miscellaneous sales	255	255	200
	14,253	14,253	12,975

5 Investment income

	Unrestricted income funds		
	General	Total 2022	Total 2021
	£	£	£
Interest and dividends	181	181	482
Rental income- Bills Cottage	14,652	14,652	4,027
	14,833	14,833	4,509

6 Other income

	Unrestricted income funds		
	General	Total 2022	Total 2021
	£	£	£
Renewable heat incentive income	8,428	8,428	11,319

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds General £	Total 2022 £	Total costs £ Total 2021 £
Fundraising trading costs - cost of goods sold			
Shop purchases	11,912	11,912	10,662
Book production	3,525	3,525	-
Marketing and publicity	1,865	1,865	570
	17,302	17,302	11,232

8 Expenditure on charitable activities

	Unrestricted income funds £	Restricted income funds £	Total 2022 £	Total 2021 £
Accommodation and care at Pilsdon Manor				
Activities undertaken directly	156,140	14,165	170,305	168,764
Allocated support costs	59,661	1,961	61,622	57,431
	215,801	16,126	231,927	226,195

9 Analysis of governance and support costs

	Unrestricted income funds £	Restricted income funds £	Total 2022 £	Total 2021 £
Support costs				
Staff costs	23,920	-	23,920	21,535
Other office expenses	21,679	-	21,679	15,680
Depreciation and loss on disposal	11,062	1,961	13,023	14,776
	56,661	1,961	58,622	51,991
Governance costs				
Audit of the financial statements	3,000	-	3,000	-
Independent Examiner's remuneration	-	-	-	5,440
	3,000	-	3,000	5,440
	59,661	1,961	61,622	57,431

All support and governance costs were allocated to the accommodation and care provided at Pilsdon Manor.

10 Employees

The aggregate payroll costs were as follows:

	2022 £	(As restated) 2021 £
Wages and salaries	41,096	44,113
Social security costs	-	-
Pension costs	10,800	13,200
Volunteer expenses	1,883	1,854
	53,779	59,167

There were an average of 4 employees during the year (2021 - 4). No employee received emoluments of more than £60,000 during the year

11 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year. There have been no related party transactions in either year.

12 Independent examiner's remuneration

	2022 £	2021 £
Examination of the financial statements	-	5,440

13 Auditors' remuneration

	2022 £	2021 £
Audit of the financial statements	3,000	-

14 Taxation

The charity is a registered charity and is therefore exempt from taxation.

15 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At 1 April 2021	1,049,016	1,752,131	176,953	22,024	3,000,124
Additions	-	58,599	9,995	-	68,594
Disposals	-	-	(160)	-	(160)
Transfers to/from investment property	(500,000)	-	-	-	(500,000)
At 31 March 2022	549,016	1,810,730	186,788	22,024	2,568,558
Depreciation					
At 1 April 2021	-	-	85,047	21,274	106,321
Charge for the year	-	-	12,581	375	12,956
Eliminated on disposals	-	-	(94)	-	(94)
At 31 March 2022	-	-	97,534	21,649	119,183
Net book value					
At 31 March 2022	549,016	1,810,730	89,254	375	2,449,375
At 31 March 2021	1,049,016	1,752,131	91,906	750	2,893,803

Bill's Cottage was transferred to investment property during the year due to a change in use.

£58,599 property improvement addtitions are assets under construction in relation to an ongoing project to build new accommodation for members.

16 Fixed asset investments

Investment properties

	Investment properties £
Cost or Valuation	
Transfer from fixed assets	500,000
Provision	
At 31 March 2022	-
Net book value	
At 31 March 2022	500,000

An informal valuation of £500,000 was made by Chartered Surveyors Symonds and Sampson in October 2022.

	Other investments £	Total £	2021 £
Valuation			
At 1 April 2021	185,447	185,447	162,251
Revaluation	10,756	10,756	23,182
Additions	-	-	14
Disposals	(11,923)	(11,923)	-
At 31 March 2022	184,280	184,280	185,447

The other listed investments consist of COIF Charity Funds held with CCLA Investment Management Ltd.

17 Debtors

	2022 £	2021 £
Trade debtors	6,273	26,365
Prepayments	4,370	594
Accrued income	1,598	-
Other debtors	12,087	7,270
	24,328	34,229

18 Cash and cash equivalents

	2022 £	2021 £
Cash on hand	2,950	4,359
Cash at bank	102,024	25,737
Short-term deposits	381,907	379,803
	486,881	409,899

19 Creditors: amounts falling due within one year

	2022 £	2021 £
Other creditors	7,623	109
Pension scheme creditor	-	2,400
Accruals	30,681	4,846
	38,304	7,355

20 Commitments

Capital commitments
The charity has a £291,735 capital commitment at 31 March 2022 in relation to building project for new accommodation.

21 Funds

	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2022 £
Unrestricted income funds						
Non-liquid assets	2,885,957	8,266	(11,063)	-	60,330	2,943,490
Operating reserve	30,000	-	-	-	(30,000)	-
Contingency	100,000	-	-	-	30,000	130,000
Development	150,000	-	-	-	-	150,000
Cabin replacement	200,000	-	-	-	70,000	270,000
Manor House designated reserve	141,344	238,123	(222,040)	10,756	(60,265)	107,918
	3,507,301	246,389	(233,103)	10,756	70,065	3,601,408
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	1,376	-	-	-	(1,176)	200
Donated boiler	6,635	-	(1,620)	-	-	5,015
Vauxhall Zafira	150	-	(75)	-	-	75
Defibrillator	1,061	-	(266)	-	-	795
Wardens fund	450	2,192	(1,200)	-	-	1,442
Reservoir work	-	13,500	(12,965)	-	(535)	-
Cabin replacement	-	68,354	-	-	(68,354)	-
	14,232	84,046	(16,126)	-	(70,065)	12,087
Total funds	3,521,533	330,435	(249,229)	10,756	-	3,613,495

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2021 £
Unrestricted income funds						
General						
Non-liquid assets	2,895,693	3,040	(12,776)	-	-	2,885,957
Operating reserve	-	-	-	-	30,000	30,000
Contingency	110,000	-	-	-	(10,000)	100,000
Development	470,441	240,372	(222,651)	23,182	(361,344)	150,000
Cabin replacement	-	-	-	-	200,000	200,000
Manor House designated reserve	-	-	-	-	141,344	141,344
	3,476,134	243,412	(235,427)	23,182	-	3,507,301

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2021 £
Restricted income funds funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	1,376	-	-	-	-	1,376
Donated boiler	8,294	-	(1,659)	-	-	6,635
Vauxhall Zafira	225	-	(75)	-	-	150
Defibrillator	1,327	-	(266)	-	-	1,061
Wardens fund	-	450	-	-	-	450
	15,782	450	(2,000)	-	-	14,232
Total funds	3,491,916	243,862	(237,427)	23,182	-	3,521,533

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

Non-liquid assets fund- This fund represents the net cost of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives.

Operating reserve- This fund is held to meet day to day cash flow requirements.

Contingency- This fund is held to meet any unforeseen eventuality.

Development- This is used to carry out non-routine maintenance and to finance developments included within the five-year financial plan.

Cabin replacement- This is to be used to renovate the cabins onsite.

Manor House designated reserve- All remaining funds are allocated to the Manor House designated reserve fund. This fund is to be used in to increase available accommodation for guests.

Pilsdon land- This fund represents funding raised to assist with the future purchase of land at Pilsdon, Dorset.

Memory Shed- This fund represents funding raised to for a project to celebrate the 60th anniversary of the community.

Donated Boiler- This fund represents a boiler and burner donated to the community.

Vauxhall Zafira- This vehicle was donated to the community

Defibrillator- A defibrillator was donated to the community

Warden's fund- This is donations received for guest's benefits for items such as art materials

Reservoir work - This was a project to repair reservoir and sewerage infrastructure

Cabin replacement- This a project to build new accommodation for the charity's members

22 Analysis of net assets between funds

	Unrestricted income funds funds General £	Restricted income funds funds £	Total funds at 31 March 2022 £
Tangible fixed assets	2,449,375	-	2,449,375
Fixed asset investments	684,280	-	684,280
Current assets	506,057	12,087	518,144
Current liabilities	(38,304)	-	(38,304)
Total net assets	3,601,408	12,087	3,613,495

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

	Total 2022 £	Total 2021 £
Incoming resources		
Donations		
Donations and gifts	89,144	53,789
Legacies	3,500	10,000
Gift aid claimed	10,515	4,625
Grants	70,500	-
	173,659	68,414
Activites for generating funds		
Shop income	11,898	12,775
Book sales	2,100	-
Miscellaneous sales	255	200
	14,253	12,975
Investment income		
Income from rents	14,652	4,027
Interest and dividends	181	482
	14,833	4,509
Total income from generating funds	202,745	85,898
Income from charitable activites		
Guest contributions	119,262	126,184
Social inclusion funding	-	20,000
Miscellaneous	-	461
	119,262	146,645
Other income		
Renewable heat incentive income	8,428	11,319
Total income	**330,435**	**243,862**

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2022

		Total 2022		Total 2021
	£	£	£	£
Cost of raising funds				
Shop purchases		11,912		10,662
Book production		3,525		-
Marketing and publicity		1,865		570
Total costs of raising funds		17,302		11,232
Charitable activites				
Volunteer expenses	1,883		1,854	
Community members allowances	20,476		26,478	
Community members pensions	7,500		9,300	
Community members medical	140		161	
Community members other expenses	2,987		-	
Education and spiritual development	2,672		4,643	
Provisions	21,981		18,124	
Light, heat, council tax and water	50,403		62,803	
Repairs and maintenance	39,651		18,045	
Amenities	2,071		1,505	
Church expenses	907		829	
Transport and travel	8,820		10,859	
Garden and livestock	10,471		12,030	
Guest expenses	343		2,133	
	170,305		168,764	
Support costs				
Administrator	23,920		21,535	
Other office expenses	24,679		21,120	
Depreciation	12,957		14,776	
Loss on disposal	66		-	
	61,622		57,431	
Pilsdon total expenditure on Charitable activites		***231,927***		***226,195***
SUMMARY				
Income	330,435		243,862	
Raising funds	(17,302)		(11,232)	
Charitable activities	(231,927)		(226,195)	
Net surplus for the year		81,206		6,435

THE PILSDON COMMUNITY

England & Wales - Charity number 1153924

Accounts

Charity registration number: 1153924

THE PILSDON COMMUNITY

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

Edwards & Keeping

Chartered Accountants

THE PILSDON COMMUNITY

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THE PILSDON COMMUNITY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Rev Andrew Davey, Chairman (resigned 2 March 2021) Mrs Amanda Streatfeild, Chairman Els Jolly Sue Gibson Rev Edwin Howson Alison Templeton (appointed 2 March 2021) Simon Keyes (appointed 2 March 2021) Martin Isaacs (appointed 8 June 2021)
Principal Officers	**Warden and Secretary to the Trustees** Rev Sue Langdon
Community members at Pilsdon Manor at 31 March 2021	Rev Sue Langdon, Warden Mary Davies Frantisek Sindelka
Business address	Pilsdon Manor Pilsdon Bridport Dorset DT6 5NZ
Charity Registration Number	1153924
Solicitors	Scott Rowe Chard Street Axminster Devon EX13 5DS Michelmores LLP Woodwater House Pynes Hill Exeter EX2 5WR
Bankers	National Westminster Bank plc Victoria Place Axminster Devon EX13 5AR
Independent Examiner	Edwards and Keeping Chartered Accountants Unity Chambers 34 High East Street Dorchester DT1 1HA

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

The trustees present the annual report together with the financial statements of the charity for the year ended 31 March 2021. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

Objectives and activities

Public benefit

The objects of the charity are the formation and maintenance of a community of people who will, from time to time, live together as one family according to the precepts of the Gospels and offering shelter, hospitality and spiritual refreshment to those who, by any reason of poverty, disability, mental or spiritual incapacity or inability to manage their own affairs, are in need of such a refuge without regard to race, gender or creed.

Accommodation and care are provided for guests (and wayfarers) at Pilsdon Manor in West Dorset.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

These are detailed in the Report of the Chairman and Warden.

Financial review

Regular budgetary control reports are submitted to meetings of the trustees. The annual budget and five year rolling plan are agreed at the March meeting and then annual accounts are usually approved in July.

Total income for 2020/21 was £243,862 (2020 £229,882) and total expenditure was £237,427 (2020 £315,413) giving a net profit for the year of £6,435 (2020 loss £85,531). Gains on investments and the investment properties totalled £23,182. The year end total funds held was £3,521,533.

Policy on reserves

Total funds at 31 March 2021 were £3,521,533 including five restricted fund balances of £4,560 - for the future purchase of land at Pilsdon, Dorset and £1,376 in relation to the memory shed project and £6,635 for a donated boiler, £150 for a donated Vauxhall Zafira and £1,061 for a donated defibrillator and a wardens fund of £450. The Trustees have also allocated funds to six designated funds as follows:

(a) A Non-liquid Fixed Assets fund - representing the net value of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives. At 31 March 2021 the fund balance was £2,885,957.

(b) Operating reserve - held to meet the day to day cash flow requirements. At 31 March 2021 the fund balance was £30,000

(c) Contingency fund - held to meet any unforeseen eventuality.The trustees consider that up to six months' operating costs is a prudent sum. At 31 March 2021 the fund balance was £100,000 the trustees are satisfied this level is sufficient for their purposes.

(d) Development fund - this is used to carry out non-routine maintenance and to finance developments included within the five year financial plan. At 31 March 2021 the fund balance was £150,000.

(e) Cabin replacement fund- this is to be used to renovate the cabins onsite. At 31 March 2021 the fund balance was £200,000.

(f) All remaining funds are allocated to the Manor House designated reserve- this fund is to be used to increase available accommodation for guests. At 31 March 2021 the fund balance was £141,344.

Investment policy

A significant proportion of the monies in the reserves are held in Charities Official Investments Fund (COIF) accumulation units. These investments are subject to the performance of the stock market and can therefore rise or fall in value. Other monies not held in petty cash or current bank accounts are held in COIF Deposit Funds. These earn a relatively attractive rate of interest, are secure and offer easy access to funds to finance non-routine expenditure.

Plans for future periods

Aims and key objectives for future periods

These are detailed in the Report of the Chairman and Warden.

Structure, governance and management

Nature of governing document

The charity is controlled by its governing document, a Charitable Incorporated Organisation - Foundation Constitution, registered on 24 September 2013. On 1st April 2014 the net assets of The Pilsdon Community (no. 261139) were transferred to this new Charitable Incorporated Organisation.

Recruitment and appointment of trustees

Trustees are appointed for a term of normally no more than ten years, with five years being regarded as an appropriate initial commitment. The appointment of trustees is confirmed by the Bishop of Salisbury. The trustees meet at least three times each year to determine policy, review performance, and to make key decisions.

Day to day management

The Warden is responsible for day to day management of the Community - taking advice as appropriate from the trustees, other Community members and professional advisors.

Risk management

The trustees have identified and scored relevant risks in all areas of the organisations life and organisation (such as Ethos, Personnel, Legal compliance, Safeguarding, Property, IT, Animal welfare). The trustees review and monitor the major risks the charity faces on a regular basis (using a Risk Register) and systems have been established to mitigate those risks.

The trustees receive regular reports on relevant Fire Precautions and Health & Safety matters.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The annual report was approved by the trustees of the charity on ..19/7/21..... and signed on its behalf by:

Amanda C Streatfeild
.....
Mrs Amanda Streatfeild
Trustee

S Langdon
.....
Rev Sue Langdon
Warden

Aims and objectives

The aims and objectives of the charity continue to be the formation and maintenance of a community of people who from time to time will live together as one household united in love and prayer according to the precepts of the Christian Gospels, and offering shelter, hospitality and spiritual refreshment to those who by reason of poverty, disability, mental or spiritual incapacity, or inability to manage their own affairs are in need of such a refuge without regard to gender, race or creed.

Strategies

We continued to identify and executed projects that improved the quality of life we offered through upgrading areas within the community to better serve our work and purpose.

The trustees met (via zoom) formally three times during the year. Each formal meeting received written reports from the Warden, Treasurer and Health & Safety officer. The annual accounts were approved at the autumn meeting, and a budget for the coming year agreed at the spring meeting. Formal community policies on particular issues are reviewed on a cyclical basis.

There was also an informal 'away day' again on zoom with trustees and community members in January.

Governance

At the Trustees meeting in March 2021, Andy Davey stepped down from the Chair after many years' service on the Board and was thanked for his dedication. He continues to support the Community and is spearheading the new accommodation project. Amanda Streatfeild took the Chair and was very grateful to be able to welcome two new Trustees, to support her and the three current Trustees.

General activities and achievements

The community members continued to meet four times daily for prayer, to support each other in supporting the resident guests, and to share a common life. Hospitality is offered to guests, including longer term guests, respite visitors and wayfarers. We also enable guests to set and aspire to goals according to their choice. The value of this way of life and these activities are not very susceptible to measurement. However:

• At the beginning of lockdown we had 12 guests staying with us in the community, although numbers changed over the year the number remained the same by March 2021. There were 5 members and their families during the year (2 on a part time basis,) but by March 2021 there were 3 community members in total.

• We had two residential volunteers during the year, one from July 2020 and one from November through to April 2021.

With our vulnerable population, some of whom needed shielding, the community took the difficult decision to close to wayfarers and respite visitors. Anyone coming into the community was tested and strict protocols were put in place from 17th March, this included no-one leaving the community unless it was absolutely necessary. Our Office Co-ordinator also worked from home for a large part of the year and on returning took part in regular testing following the risk assessments drawn up. A Well-equipped Infirmary was set up to deal with any covid cases and this is still in place.

Pilsdon is participating in the Dorset Council program, Dorset Intervention and Prevention Services, and in April 2018 signed a three-year agreement with council to receive £20k per year for the work of the community, specifically in support of wayfarers. Due to lockdown and the vulnerable nature of the existing household we were unable to welcome Wayfarers and visitors but hope to do so as soon as we can.

We were extremely lucky to be supported in our infrastructure projects by CRASH, a building industry charity, which, through its members provided us with many free or at cost building materials, Arcadis, an international project management and building consulting company who provided expertise. Thanks also to John Ellis Construction our longstanding local contractor.

Personnel

At 31 March 2021 we had 3 community members -

- Rev Susan Langdon (Warden)
- Mary Davies
- Jim Johnson- Hills (part time) - left August 2020
- Melissa Johnson - Hills (part time) - left August 2020
- Frantisek Sindelka

Voluntary and statutory support

Generally, we also have an excellent team of non-residential volunteers who assist with driving, cooking and numerous practical tasks. We are most grateful for their support and the stability they provide to Pilsdon through being able to sustain their commitment over longer periods of time.

We also continue to be very grateful for assistance of former guests and others who come to live in the community for short periods to cover community members are away on holiday, retreats or training courses. This changed on 17th March 2020 when we went into lockdown and volunteers were unable to come.

We are grateful for the continued support of the Barton House Medical Centre, The Bridport Community Mental Health Team and REACH (NHS provided Alcohol & Drug Counselling, Assessment & Prevention). Dorset Council, who continue to support the community, have been particularly helpful providing training in safeguarding, health & safety, and working with vulnerable adults. The 'Steps to Well Being' Courses offered are well received and provide essential support to some of our Guests.

We have excellent relationships with our neighbours and the wider community in Bridport. Our extended community who are often also donors, continue to encourage us. We have sent out 5 newsletters since Easter 2020 to keep them in touch and informed.

Between Christmas and New Year, the High Sheriff of Dorset made a visit and the community were honoured with an award.

Financial review

Not least we continue to be extremely grateful for the generous donations and legacies of so many of our supporters without which this community could not have survived through nearly 62 years of service.

Plans for the future

We intend to replace two cabins to upgrade the accommodation for Members with planning permission applied for in July 2020.
Besides this:

1 We offered a safe and loving environment to our existing household during lockdown. Aiming to bring new Guests in where possible given the clinical dangers of quarantine for those with mental health and/or addiction issues. We endeavoured to access free Covid Testing. We continued to hold the ethos of Pilsdon with a commitment to balancing the necessary expenditure of the community with potential loss of income from donors and revenue from a lower number of Guests.

2 We remained open to new members and volunteers as the community grows and changes.

3 We continued maintaining links with Pilsdon at Malling, Hilfield Friary and the other communities with a similar ethos.

4 We continued to be available to those who contact us for support and advice for themselves and their loved ones and which has increased in response to the pandemic.

The annual report was approved by the trustees of the charity on ...10/11/21... and signed on its behalf by:

.....
Mrs Amanda Streatfeild
Trustee

.....
Rev Sue Langdon
Warden

THE PILSDON COMMUNITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE PILSDON COMMUNITY

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which are set out on pages 10 to 20.

Respective responsibilities of trustees and examiner

As the charity's trustees of The Pilsdon Community you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the The Pilsdon Community's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of The Pilsdon Community as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

.....

Ian Carrington MA (Oxon) FCA
For and on behalf of Edwards and Keeping
Unity Chambers
34 High East Street
Dorchester
DT1 1HA

Date: 12-11-21

THE PILSDON COMMUNITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021

	Note	Unrestricted income funds £	Restricted income funds £	Total 2021 £	Total 2020 £
Income and Endowments from:					
Donations and legacies	2	67,964	450	68,414	53,408
Charitable activities	3	146,645	-	146,645	154,320
Other trading activities	4	12,975	-	12,975	9,547
Investment income	5	4,509	-	4,509	3,187
Other income	6	11,319	-	11,319	9,420
Total income		243,412	450	243,862	229,882
Expenditure on:					
Raising funds	7	(10,662)	-	(10,662)	(8,817)
Charitable activities	8	(224,765)	(2,000)	(226,765)	(306,596)
Total expenditure		(235,427)	(2,000)	(237,427)	(315,413)
Net income/(expenditure)		7,985	(1,550)	6,435	(85,531)
Other recognised gains and losses					
Other recognised gains and losses		23,182	-	23,182	2,236
Net movement in funds		31,167	(1,550)	29,617	(83,295)
Reconciliation of funds					
Total funds brought forward		3,476,134	15,782	3,491,916	3,575,211
Total funds carried forward	18	3,507,301	14,232	3,521,533	3,491,916

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2020 is shown in note 18.

THE PILSDON COMMUNITY

(REGISTRATION NUMBER: 1153924)
BALANCE SHEET AS AT 31 MARCH 2021

	Note	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	14		2,893,803		2,905,539
Investments	15		185,447		162,251
			3,079,250		3,067,790
Current assets					
Stocks		5,510		5,483	
Debtors	16	34,229		7,412	
Cash at bank and in hand		409,899		427,737	
		449,638		440,632	
Creditors: Amounts falling due within one year	17	(7,355)		(16,506)	
Net current assets			442,283		424,126
Net assets			3,521,533		3,491,916
Funds of the charity:					
Restricted income funds		14,232		15,782	
Unrestricted income funds					
Unrestricted income funds		3,507,301		3,476,134	
Total funds	18		3,521,533		3,491,916

The financial statements on pages 10 to 20 were approved by the trustees, and authorised for issue on ..19/1/21..... and signed on their behalf by:

Amanda C. Streatfeild
.....
Mrs Amanda Streatfeild
Trustee

S Langdon
.....
Rev Sue Langdon
Warden

1 Accounting policies

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (published October 2019) and the Charities Act 2011.

Basis of preparation
The Pilsdon Community meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income and endowments
All income is included in the statement of financial activities when the charity is entitled to the income, there is sufficient certainty of receipt and so it is probable that the income will be received and the amount can be measured reliably. The following specific policies are applied to particular categories of income:-

Grants, donations, gifts and legacies

Income from the charity shop is included in the year in which it is receivable.

Investment income

Income from investments is included in the year in which it is receivable.

Expenditure
Expenditure is recognised where there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Raising funds

Costs of raising funds comprise the costs associated with attracting donations and legacies and the costs of trading for fundraising purposes including the charity's shop.

Charitable activities

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

Support costs
Support costs include costs incurred directly in support of expenditure on the objects of the charity and project management. Support costs also include governance costs related to running the charity itself as an organisation, and its compliance with regulation and good practice.

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

Taxation
The charity is not charged to direct taxation on its income as it falls within the various exemptions available to registered charities.

The charity is not registered for VAT. VAT incurred on expenditure cannot be recovered and is charged against the category of expenses for which it was incurred.

Tangible fixed assets
Tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Equipment	20% reducing balance and 10%/5% straight line
Tractor	20% straight line
Motor vehicles	25% straight line
Caravan lease	20% straight line

Fixed asset investments
Investments held as fixed assets are revalued at mid-market value at the balance sheet date and the gain or loss taken to the statement of financial activities.

Investment properties are stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Stock
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.

Livestock is shown at deemed cost, based on market value, at the balance sheet date.

Trade debtors
Trade and other debtors are recognised at the settlement amount due. Prepayments are valued at the amount prepaid.

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.

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

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

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

2 Income from donations and legacies

	Unrestricted income funds	Restricted income funds	Total 2021	Total 2020
	£	£	£	£
Donations and gifts	53,339	450	53,789	42,115
Legacies	10,000	-	10,000	4,724
Gift aid claimed	4,625	-	4,625	6,569
	67,964	450	68,414	53,408

3 Income from charitable activities

	Unrestricted income funds	Total 2021	Total 2020
	£	£	£
Accommodation and care provided at Pilsdon Manor			
Guest contributions	126,184	126,184	132,589
Social inclusion funding	20,000	20,000	20,000
Church income	-	-	310
Miscellaneous	461	461	1,421
	146,645	146,645	154,320

4 Income from trading activities

	Unrestricted income funds	Total 2021	Total 2020
	£	£	£
Shop income	12,775	12,775	9,010
Miscellaneous sales	200	200	537
	12,975	12,975	9,547

5 Investment income

	Unrestricted income funds	Total 2021	Total 2020
	£	£	£
Interest and dividends	482	482	3,187
Rental income- Bills Cottage	4,027	4,027	-
	4,509	4,509	3,187

6 Other income

	Unrestricted income funds	Total 2021	Total 2020
	£	£	£
Renewable heat incentive income	11,319	11,319	9,420

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds	Total 2021	Total 2020
	£	£	£
Fundraising trading costs - cost of goods sold			
Shop purchases	10,662	10,662	8,817
	10,662	10,662	8,817

8 Expenditure on charitable activities

	Unrestricted income funds £	Restricted income funds £	Total 2021 £	Total 2020 £
Accommodation and care at Pilsdon Manor				
Activities undertaken directly	169,334	-	169,334	246,789
Allocated support costs	55,431	2,000	57,431	59,807
	224,765	2,000	226,765	306,596

9 Analysis of governance and support costs

	Unrestricted income funds £	Restricted income funds £	Total 2021 £	Total 2020 £
Support costs				
Staff costs	21,535	-	21,535	18,658
Other office expenses	15,680	-	15,680	21,031
Depreciation and loss on disposal	12,776	2,000	14,776	16,142
	49,991	2,000	51,991	55,831
Governance costs				
Independent Examiner's remuneration	5,440	-	5,440	3,976
	5,440	-	5,440	3,976
	55,431	2,000	57,431	59,807

All support and governance costs were allocated to the accommodation and care provided at Pilsdon Manor.

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year. There have been no related party transactions in either year.

11 Employees

The aggregate payroll costs were as follows:

	2021 £	2020 £
Wages and salaries	65,648	61,320
Social security costs	-	-
Pension costs	13,200	14,400
Volunteer expenses	1,854	2,636
	80,702	78,356

There were an average of 4 employees during the year (2020 - 6). No employee received emoluments of more than £60,000 during the year

12 Independent examiner's remuneration

	2021 £	2020 £
Examination of the financial statements	5,440	3,976

13 Taxation

The charity is a registered charity and is therefore exempt from taxation.

14 Tangible fixed assets

	Freehold land and buildings £	Property improvements £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost					
At 1 April 2020	1,049,016	1,752,131	173,913	22,524	2,997,584
Additions	-	-	3,040	-	3,040
Disposals	-	-	-	(500)	(500)
At 31 March 2021	1,049,016	1,752,131	176,953	22,024	3,000,124
Depreciation					
At 1 April 2020	-	-	73,325	18,720	92,045
Charge for the year	-	-	11,722	3,054	14,776
Eliminated on disposals	-	-	-	(500)	(500)
At 31 March 2021	-	-	85,047	21,274	106,321
Net book value					
At 31 March 2021	1,049,016	1,752,131	91,906	750	2,893,803
At 31 March 2020	1,049,016	1,752,131	100,588	3,804	2,905,539

15 Fixed asset investments

	Other investments £	Total £
Valuation		
At 1 April 2020	162,251	162,251
Revaluation	23,182	23,182
Additions	14	14
At 31 March 2021	185,447	185,447

The other listed investments consist of COIF Charity Funds held with CCLA Investment Management Ltd.

16 Debtors

	2021 £	2020 £
Trade debtors	26,365	2,242
Prepayments	594	-
Other debtors	7,270	5,170
	34,229	7,412

17 Creditors: amounts falling due within one year

	2021 £	2020 £
Other creditors	109	1,056
Pension scheme creditor	2,400	900
Accruals	4,846	14,550
	7,355	16,506

18 Funds

	Balance at 1 April 2020 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Transfers £	Balance at 31 March 2021 £
Unrestricted income funds						
Non-liquid assets	2,895,693	3,040	(12,776)	-	-	2,885,957
Operating reserve	-	-	-	-	30,000	30,000
Contingency	110,000	-	-	-	(10,000)	100,000
Development	470,441	240,372	(222,651)	23,182	(361,344)	150,000
Cabin replacement	-	-	-	-	200,000	200,000
Manor House designated reserve	-	-	-	-	141,344	141,344
	3,476,134	243,412	(235,427)	23,182	-	3,507,301
Restricted income funds						
Pilsdon land	4,560	-	-	-	-	4,560
Memory shed	1,376	-	-	-	-	1,376
Donated boiler	8,294	-	(1,659)	-	-	6,635
Vauxhall Zafira	225	-	(75)	-	-	150
Defibrillator	1,327	-	(266)	-	-	1,061
Wardens fund	-	450	-	-	-	450
	15,782	450	(2,000)	-	-	14,232
Total funds	3,491,916	243,862	(237,427)	23,182	-	3,521,533

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

Non-liquid assets fund- This fund represents the net cost of such assets in the balance sheet. These assets are generally essential to the activities of the charity and cannot be realised without severe detriment to the achievement of the charity's objectives.

Operating reserve- This fund is held to meet day to day cash flow requirements.

Contingency- This fund is held to meet any unforeseen eventuality.

Development- This is used to carry out non-routine maintenance and to finance developments included within the five-year financial plan.

Cabin replacement- This is to be used to renovate the cabins onsite.

Manor House designated reserve- All remaining funds are allocated to the Manor House designated reserve fund. This fund is to be used in to increase available accommodation for guests.

Pilsdon land- This fund represents funding raised to assist with the future purchase of land at Pilsdon, Dorset.

Memory Shed- This fund represents funding raised to for a project to celebrate the 60th anniversary of the community.

Donated Boiler- This fund represents a boiler and burner donated to the community.

Vauxhall Zafira- This vehicle was donated to the community

Defibrillator- A defibrillator was donated to the community

Warden's fund- This is donations received for guest's benefits for items such as art materials

19 Analysis of net assets between funds

	Unrestricted income funds	Restricted income funds	Total funds
	£	£	£
Tangible fixed assets	2,885,957	7,846	2,893,803
Fixed asset investments	185,447	-	185,447
Current assets	443,252	6,386	449,638
Current liabilities	(7,355)	-	(7,355)
Total net assets	3,507,301	14,232	3,521,533

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	Total 2021 £	Total 2020 £
Incoming resources		
Donations		
Donations and gifts	53,789	42,115
Legacies	10,000	4,724
Gift aid claimed	4,625	6,569
	68,414	53,408
Activites for generating funds		
Shop income	12,775	9,010
Miscellaneous sales	200	537
	12,975	9,547
Investment income		
Income from rents	4,027	-
Interest and dividends	482	3,187
	4,509	3,187
Total income from generating funds	85,898	66,142
Income from charitable activites		
Guest contributions	126,184	132,589
Social inclusion funding	20,000	20,000
Church income	-	310
Miscellaneous	461	1,421
	146,645	154,320
Other income		
Renewable heat incentive income	11,319	9,420
Total income	**243,862**	**229,882**

THE PILSDON COMMUNITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021

	Total 2021		Total 2020	
	£	£	£	£
Cost of raising funds				
Shop purchases		10,662		8,817
Total costs of raising funds		10,662		8,817
Charitable activites				
Volunteer expenses	1,854		2,636	
Community members allowances	26,478		24,004	
Community members pensions	9,300		14,400	
Community members medical	161		164	
Education and spiritual development	4,643		3,292	
Provisions	18,124		28,140	
Light, heat, council tax and water	62,803		60,270	
Repairs and maintenanace	18,045		50,541	
Amenities	1,505		3,261	
Fundraising	570		1,584	
Memory shed project	-		295	
Church expenses	829		16,476	
Transport and travel	10,859		23,324	
Garden and livestock	12,030		12,593	
Guest expenses	2,133		5,809	
	169,334		246,789	
Support costs				
Administrator	21,535		18,658	
Other office expenses	21,120		25,007	
Depreciation	14,776		15,649	
Loss on disposal	-		493	
	57,431		59,807	
Pilsdon total expenditure on Charitable activites		***226,765***		***306,596***
SUMMARY				
Income	243,862		229,882	
Raising funds	(10,662)		(8,817)	
Charitable activities	(226,765)		(306,596)	
Net deficit for the year		6,435		(85,531)