

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 Lockett
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

THE PILSDON COMMUNITY

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.

THE PILSDON COMMUNITY

REPORT OF THE TRUSTEES (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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.

THE PILSDON COMMUNITY

REPORT OF THE TRUSTEES (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

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.

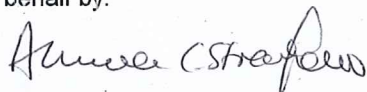
The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial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



Mrs Amanda Streatfeild
Trustee

**THE PILSDON COMMUNITY
REPORT OF THE CHAIRMAN
FOR THE YEAR ENDED 31 MARCH 2025**

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.

**THE PILSDON COMMUNITY
REPORT OF THE CHAIRMAN
FOR THE YEAR ENDED 31 MARCH 2025**

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.

**THE PILSDON COMMUNITY
REPORT OF THE CHAIRMAN
FOR THE YEAR ENDED 31 MARCH 2025**

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.

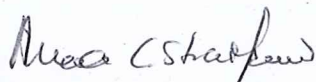
3 We continued maintaining links with Pilsdon at West Malling, Hilfield Friary and with other communities with a similar ethos.

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
Trustee

THE PILSDON COMMUNITY

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.

THE PILSDON COMMUNITY

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.
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THE PILSDON COMMUNITY

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

We assessed the susceptibility of the charity'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 rationale 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 minutes 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 as a body, for our audit work, for this report, or for the opinions we have formed.

Edwards & Keeping

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.

THE PILSDON COMMUNITY

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		<u>251,266</u>	<u>15,434</u>	<u>266,700</u>	<u>295,782</u>
Expenditure on:					
Raising funds	7	(16,511)	-	(16,511)	(12,807)
Charitable activities	8	<u>(318,225)</u>	<u>(17,493)</u>	<u>(335,718)</u>	<u>(339,743)</u>
Total expenditure		<u>(334,736)</u>	<u>(17,493)</u>	<u>(352,229)</u>	<u>(352,550)</u>
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		<u>1,242</u>	<u>-</u>	<u>1,242</u>	<u>20,635</u>
Net movement in funds		(82,231)	(2,056)	(84,287)	(36,133)
Reconciliation of funds					
Total funds brought forward		<u>3,809,086</u>	<u>14,863</u>	<u>3,823,954</u>	<u>3,860,087</u>
Total funds carried forward	20	<u>3,726,855</u>	<u>12,812</u>	<u>3,739,667</u>	<u>3,823,954</u>

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

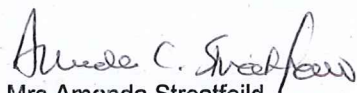
The funds breakdown for 2024 is shown in note 20.

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		<u>701,645</u>		<u>700,403</u>
			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	<u>272,394</u>		<u>342,563</u>	
		302,993		365,456	
Creditors: Amounts falling due within one year	18	<u>(21,242)</u>		<u>(20,205)</u>	
Net current assets			<u>281,751</u>		<u>345,251</u>
Net assets			<u>3,739,667</u>		<u>3,823,954</u>
Funds of the charity:					
Restricted income funds		12,812		14,868	
Unrestricted income funds					
Unrestricted income funds		<u>3,726,855</u>		<u>3,809,086</u>	
Total funds	20		<u>3,739,667</u>		<u>3,823,954</u>

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

THE PILSDON COMMUNITY

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		<u>(1,242)</u>	<u>(20,635)</u>
		(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	<u>1,037</u>	<u>(8,814)</u>
Net cash flows from operating activities		<u>(83,155)</u>	<u>(12,647)</u>
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	<u>12,120</u>	<u>15,741</u>
Net cash flows from investing activities		<u>12,986</u>	<u>(16,515)</u>
Net decrease in cash and cash equivalents		(70,169)	(29,162)
Cash and cash equivalents at 1 April		<u>342,563</u>	<u>371,725</u>
Cash and cash equivalents at 31 March		<u><u>272,394</u></u>	<u><u>342,563</u></u>

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

THE PILSDON COMMUNITY

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.

THE PILSDON COMMUNITY

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

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.

THE PILSDON COMMUNITY

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

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	Total	Total
	£	income funds	2025	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
	<u>83,027</u>	<u>15,434</u>	<u>98,461</u>	<u>74,632</u>

THE PILSDON COMMUNITY

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

3 Income from charitable activities

	Unrestricted income funds		
	General £	Total 2025 £	Total 2024 £
<i>Accommodation and care provided at Pilsdon Manor</i>			
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

THE PILSDON COMMUNITY

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

7 Expenditure on raising funds

a) Costs of trading activities

	Unrestricted income funds	Total 2025	Total 2024
	General £	£	£
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
	<u>16,511</u>	<u>16,511</u>	<u>12,807</u>

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	<u>110,744</u>	<u>2,041</u>	<u>112,785</u>	<u>102,721</u>
	<u>318,225</u>	<u>17,493</u>	<u>335,718</u>	<u>339,743</u>

THE PILSDON COMMUNITY

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

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
	<u>101,864</u>	<u>2,041</u>	<u>103,905</u>	<u>95,231</u>
Governance costs				
Audit of the financial statements	8,880	-	8,880	7,490
	<u>8,880</u>	<u>-</u>	<u>8,880</u>	<u>7,490</u>
	<u>110,744</u>	<u>2,041</u>	<u>112,785</u>	<u>102,721</u>

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
	<u>57,489</u>	<u>81,479</u>

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	<u>8,880</u>	<u>7,490</u>

THE PILSDON COMMUNITY

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

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	<u>549,016</u>	<u>2,159,093</u>	<u>223,012</u>	<u>28,829</u>	<u>2,959,950</u>
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	<u>-</u>	<u>47,788</u>	<u>135,312</u>	<u>20,579</u>	<u>203,679</u>
Net book value					
At 31 March 2025	<u>549,016</u>	<u>2,111,305</u>	<u>87,700</u>	<u>8,250</u>	<u>2,756,271</u>
At 31 March 2024	<u>549,016</u>	<u>2,127,583</u>	<u>96,076</u>	<u>5,625</u>	<u>2,778,300</u>

THE PILSDON COMMUNITY

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

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 consider 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.

THE PILSDON COMMUNITY

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

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
	<u>16,210</u>	<u>16,574</u>

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
	<u>272,394</u>	<u>342,563</u>

18 Creditors: amounts falling due within one year

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

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.

THE PILSDON COMMUNITY

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

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
	<u>3,809,086</u>	<u>251,266</u>	<u>(334,736)</u>	<u>1,242</u>	<u>(3)</u>	<u>3,726,855</u>
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)	-	-	-
	<u>14,868</u>	<u>15,434</u>	<u>(17,493)</u>	<u>-</u>	<u>3</u>	<u>12,812</u>
Total funds	<u>3,823,954</u>	<u>266,700</u>	<u>(352,229)</u>	<u>1,242</u>	<u>-</u>	<u>3,739,667</u>
	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
	<u>3,843,318</u>	<u>279,586</u>	<u>(334,953)</u>	<u>20,635</u>	<u>500</u>	<u>3,809,086</u>

THE PILSDON COMMUNITY

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						
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)	-	-	-
	<u>16,769</u>	<u>16,196</u>	<u>(17,597)</u>	<u>-</u>	<u>(500)</u>	<u>14,868</u>
Total funds	<u>3,860,087</u>	<u>295,782</u>	<u>(352,550)</u>	<u>20,635</u>	<u>-</u>	<u>3,823,954</u>

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

THE PILSDON COMMUNITY

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

21 Analysis of net assets between funds

	Unrestricted income 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 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.

THE PILSDON COMMUNITY

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

	Total 2025 £	Total 2024 £
Incoming resources		
<i>Donations</i>		
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
	<u>98,461</u>	<u>74,632</u>
<i>Activities for generating funds</i>		
Shop income	16,523	11,820
Book sales	70	35
Miscellaneous sales	25	966
	<u>16,618</u>	<u>12,821</u>
<i>Investment income</i>		
Income from rents	16,298	14,340
Interest and dividends	12,120	15,741
Wayleaves	-	15
	<u>28,418</u>	<u>30,096</u>
Total income from generating funds	<u>143,497</u>	<u>117,549</u>
<i>Income from charitable activities</i>		
Guest contributions	112,265	158,876
<i>Other income</i>		
Insurance proceeds	74	6,400
Renewable heat incentive income	10,864	12,957
	<u>10,938</u>	<u>19,357</u>
Total income	<u><u>266,700</u></u>	<u><u>295,782</u></u>

THE PILSDON COMMUNITY

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	<u>16,511</u>	<u>12,807</u>
Charitable activities		
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
	<u>222,933</u>	<u>237,022</u>
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)
	<u>112,785</u>	<u>102,721</u>
Pilsdon total expenditure on Charitable activities	<u>335,718</u>	<u>339,743</u>
SUMMARY		
Income	266,700	295,782
Raising funds	(16,511)	(12,807)
Charitable activities	<u>(335,718)</u>	<u>(339,743)</u>
Net surplus for the year	<u>(85,529)</u>	<u>(56,768)</u>