

Broughton House - Veteran Care Village

England & Wales · Charity number 1155225

Details

Other names	BROUGHTON HOUSE - HOME FOR EX-SERVICE MEN AND WOMEN, BROUGHTON HOUSE
Status	Registered
Legal form	CIO
Registered	2014-01-07
Register	View on the Charity Commission register

Contact

Address
Broughton House
- Veteran Care Village
Park Lane
Salford
Greater Manchester
M7 4JD

Phone 01617402737

Email info@broughtonhouse.com

Website <http://www.broughtonhouse.com/>

Activities

Objects: 1) To provide accommodation, care and support for military veterans who have served in the British Armed Forces, Merchant Navy and their spouse or civil partner.2) If there are vacancies within Broughton House the Charity Trustees can admit other persons who are in need of care and support.

Activities: To provide accommodation, care and support for military veterans who have served in the British Armed Forces, Merchant Navy and their spouse or civil partner.If there are vacancies within Broughton House the Charity Trustees can admit other persons who are in need of care and support.

Classification

- **How:** Provides Services, Provides Advocacy/advice/information
- **What:** Disability, Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities, Other Defined Groups

Geography

- Salford City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£4,542,622	£4,322,289	£8,359,170	77
2024-03-31	£4,495,055	£4,006,972	£8,144,242	79
2023-03-31	£2,148,909	£3,152,402	£7,642,547	63
2022-03-31	£3,153,549	£2,316,346	£8,659,724	60
2021-03-31	£2,596,197	£2,509,931	£7,815,124	52

Trustees

Name	Role	Appointed
COLONEL P LOYNES		2013-12-23
COMMODORE PHILLIP WATERHOUSE		2020-06-09
Colonel Russell Miller		2018-10-09
Councillor Tracy Kelly		2025-01-21
Laura Hontoria Del Hoyo		2025-05-20
Martin Lee		2025-05-20
Neil Clark		2024-11-19
Peter James Curtis		2021-06-22
Robert Jones		2025-10-21
Robert Manuel		2024-11-19
Sharon Stewart		2020-08-11

Broughton House - Veteran Care Village

England & Wales - Charity number 1155225

Accounts

Annual Report

& Accounts

OVER
100
YEARS OF
VETERAN CARE



BROUGHTON HOUSE
VETERAN CARE VILLAGE
— 1916 ONWARDS —
WE CARE FOR THOSE WHO SERVED US

Year ending 31 March 2025

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This Annual Report provides a detailed overview of Broughton House Veteran Care Village's activities, governance, and financial performance during the reporting period.

It is intended to offer transparency and accountability to our stakeholders, including donors, supporters, and the general public.

The Report outlines the Charity's objectives, achievements, and the challenges we faced. Additionally, it highlights our ongoing commitment to provide the highest quality care and support for veterans and their families in the North West.

CHAIRMAN'S FOREWORD



Welcome to the Broughton House Annual Report for the year ending 31 March 2025. This report highlights our news and activities for the year, and formally records our important governance and quality assurance measures, including our auditor's report and full accounts.

Our Residents remain the heart of the Care Home and their remarkable personal profiles and experiences outlined in this report continue to demonstrate the special military ethos and spirit which we are all honoured to share at Broughton House.

Our modern purpose-built home provides an ideal environment for the delivery of the highest quality of care, as well as a popular respite facility. In particular, the household model has allowed us to adapt to meet the needs of Veterans living with dementia, creating a dedicated dementia household with its own sense of community and purpose. Our Admiral Nurse provides specialist advice and support to care teams, helping Veterans live as independently as possible and provides coaching and training on managing the progression of dementia.

We continually seek ways to enhance our care services, with routine review of procedures, standards and policies, ongoing training and development of care teams, and thorough monitoring of our overall performance. Our commitment to a new Train the Trainer programme allows us to better support staff and deliver more effective and efficient specialist induction and refresher training on site without depending on external trainers.

Reaching out to the wider Veterans community the Armed Forces Support Hub provides a support network for local Veterans. Whether adjusting to life after service, facing new challenges, or caring for a loved one, the Armed Forces Support Hub provides guidance and support. A £93k award over three years from the Armed Forces Covenant Trust for the provision of a Veteran Community Complex Care Needs navigator will reinforce the support we provide.

We continue to utilise well-established military connections to enhance our wellbeing programme, providing that vital connection for our Residents through participation and attendance at military events including Armed Forces Day, Remembrance Day 2024 and the 80th D Day Anniversary. Visits from serving and retired service personnel provide the chance to exchange stories from past and present, and this year, together with regulars visits from 202 Field Sqn Royal Engineers and 206 Multi-role Medical Regiment, we welcomed crew members from the Royal Navy's aircraft carrier, HMS Prince of Wales.

Our work and ongoing success remain dependent on supplementing our resident fee income to meet the full cost of the care we provide to Residents and to support our active social and well-being programme. We express our sincere thanks to the multiple charities, organisations and individuals without whose generous support we simply would not be able to provide the care that we provide for our Veterans.

I also wish to take this opportunity to express the Charity's thanks and recognition of the wonderful care team at Broughton House whose dedication and support allow us to continue to provide the highest level of care and support to our Residents, and also our appreciation of the continued support from all our loyal supporters, volunteers, and friends of Broughton House.

I hope you find this report interesting and helpful.

A handwritten signature in blue ink that reads "Phil Loynes".

**Colonel P Loynes
Acting Chairman**



Visit by Sir Norman Stoller in March 2025

IMPACT STATS 2024-25



100

Residents
cared for in our
Care Home



83

Veterans &
families supported
by our Srmcd
Forces Support
Hub



72

Male Residents



28

Female Residents



1152

Physiotherapy Sessions



660

Chiropody Treatments

53



ARMY

20



RN/RM

11



RAF

9



MERCHANT NAVY



HIGHLIGHTS *of* OUR YEAR

D-DAY 80 - BROUGHTON HOUSE

Broughton House marked the 80th Anniversary of D-Day with a 1940's-themed party for residents, civic dignitaries and serving military personnel.

Among the residents attending the event was 100-year-old D-Day Veteran Peter Belcher, who served in the forces from 1937-1949.

In June 1944 Peter was a corporal in the 2nd Battalion Oxfordshire & Buckinghamshire Light Infantry, 6th Airborne Division.



DEFENCE EMPLOYER RECOGNITION SCHEME - GOLD AWARD

Broughton House Veteran Care village has been recognised by the government with a gold award under the Defence Employer Recognition Scheme. It is the highest award available under the Ministry of Defence initiative for employers that support military personnel and Veterans.

D-DAY 80 - NORMANDY

Jim Belcher, 98, joined the Royal Marines at 18 and on D-Day served on HMS Glenroy, which was one of the first ships to arrive at Gold Beach. He was part of a four-man crew on a landing craft responsible for dropping off troops from the Special Boat Squadron so they could access the beach.

Jim was able to travel to Normandy for the D-Day commemorations, accompanied by Broughton House's Director of Care, Jane Green, and five other veterans.



HMS - PRINCE OF WALES

Crew members from HMS Prince of Wales swapped stories with our veterans during the aircraft carrier's visit to the North West.

HMS Prince of Wales docked for a week in Liverpool – its affiliated city – to receive the Freedom of the City and allow members of the public an insight into life on board.

She is the Royal Navy's biggest warship, with a flight deck measuring 280 metres long and 70 metres wide – large enough for three football pitches.

ABOUT US

Broughton House was originally founded as the East Lancashire Home for Sailors and Soldiers in 1916, to care for sailors and soldiers injured during the First World War.

The Charity is registered with the Charity Commission under charity number 1155225.

On 1 April 2014, all assets and land were transferred from the former unincorporated charity (number 227864) to the newly incorporated charity (number 1155225).

Today, the Charity provides care and support to ex-Service men and women, as well as their spouses or civil partners, who are in need of assistance.

We are committed to delivering the highest quality of care to all our residents.

The following key objectives of the Charity are set out in the Constitution, which governs the Charity:

- To provide accommodation, care, and support for military veterans who have served in the British Armed Forces, Merchant Navy, and their spouse or civil partner.
- Should vacancies arise within Broughton House, the Charity Trustees may admit others who are in need of care and support.

To generate revenue, applications for funding are made to benevolent associations and grant-making trusts.

Additional funds are raised through appeals and events, which supplement fee income.



VISION

To be the leading provider of consistent, sustainable care and support to the maximum number of Veterans and their families in the North West.



VALUES

- Being caring and compassionate to all Veterans seeking our support.
- Achieving excellence through continuous improvement.
- Recognising and promoting a sense of Veterans' camaraderie.
- Demonstrating commitment to our vision, taking ownership of all we do.
- Fostering an environment that encompasses respect and dignity for one another.



CHARITY MISSION STATEMENT

To meet the ever-changing needs of Veterans and their families by providing care, support, and friendship.



PUBLIC BENEFIT

The Trustees, having had regard to guidance on public benefit issued by the Charity Commission, confirm that the charitable purposes fall within the definitions set out in the Charities Act and, therefore, are for public benefit.

CHARITY OBJECTIVES

- To provide outstanding, safe and harm-free care and support.
- To secure sustainable income to support the Charity's objectives.
- To develop an organisational culture that ensures we deliver our strategic direction most effectively.
- To ensure that we have a range of effective systems and processes in place to achieve the highest standards of governance.





Major Mike Winstanley MBE - Army

EQUALITY, DIVERSITY & INCLUSION

The Board actively encourages equality, diversity and inclusion throughout the Charity and recognises the value of having a diverse board of trustees. The recruitment process actively considers diversity.

We are committed to championing equality, diversity, and inclusion within our board, workforce, and in all our actions. As a Veterans' charity and care home, it is essential we remain reflective of our diverse Armed Forces community and society as a whole. We take pride in our diverse workforce, both within the Charity and the Care Home, and are committed to creating a culture where everyone is celebrated, regardless of gender, sexual orientation, disability, ethnic background, nationality, religion or belief.

While we recognise there is always further work to be done, we are committed to continuous improvement to ensure we remain best placed to serve the military community across the North West and beyond.





Sandy MacDonald - Army

GOVERNANCE & MANAGEMENT

THE TRUSTEE BODY

The Constitution of the Charity states that the Trustee Body shall consist of no fewer than seven and no more than 15 Trustees. Each Trustee shall serve a term of three years. Any retiring Trustee is available for re-election unless they indicate their wish not to be considered. A Trustee who has served for three consecutive terms may not be reappointed for a fourth consecutive term but may be reappointed after at least one year.

The Constitution governs the appointment of Trustees and the Board is authorised to appoint new Trustees to fill vacancies arising from the retirement, resignation or death of an existing Trustee. Trustees are appointed following approval at a properly convened meeting of the Trustees. The Board of Trustees typically meets bi-monthly.

In selecting new Trustees, the Board considers the skills, knowledge, and experience needed for the effective administration of the Charity.

Ideally, the Board should have a diverse range of skills, including expertise in the Armed Forces, the Merchant Fleet, professional healthcare, finance, legal, administration, and estate management. Newly appointed Trustees receive induction training related to the work of the Charity.

Sub-Committees appointed by the Trustee Board include:

- Finance and Audit Committee
- Governance and Nominations Committee
- Service and Quality Assurance Committee
- Fundraising Committee

OUR BOARD OF TRUSTEES

The Board meets regularly to consult on key decisions for Broughton House Veteran Care Village. It comprises elected members, including serving men and women, healthcare experts, and individuals with vast experience in business operations across the North West.



PETER CURTIS

With nearly 30 years of healthcare sector experience, Peter held senior leadership roles in various healthcare organisations. Serving in the RAF as a fast jet pilot from 1984 to 1992, he brings his dedication and expertise to veteran support.



COLONEL (RETD) PHIL LOYNES LLB

Following regular service in the Royal Marines, qualified as a commercial lawyer, specialising in large public sector projects. He is currently Vice-Chair (Marines) for the Reserves Forces & Cadets Association North West.



COMMODORE PHIL WATERHOUSE ADC RN

After a full career in the RN as a Logistics Officer culminating as the Commodore in Command of the North of England and Isle of Man, Phil joined APCL as the Group Corporate Affairs Director in 2023; his focus is on senior and parliamentary engagement and future strategy.



COLONEL (RETD) RUSS MILLER OBE

Recently retired from the British Army, Russ served in command roles across Northern Ireland, The Balkans, Afghanistan, Iraq and elsewhere. Now a business owner, he brings valuable military experience to his role as a Broughton House Trustee since 2018.



BILL ENEVOLDSON

Bill is a Chartered Accountant who was a Partner at KPMG for over 20 years. Bill recently retired from his role as Chief Investment Officer for the Greater Manchester Combined Authority.



COLONEL SHARON STEWART ARRC

Circle Health Group's Area Director of Clinical Performance, Sharon was awarded the Laing & Buisson award for "Outstanding Contribution to Independent Health Care". Having deployed to Iraq and Afghanistan, she won the Associate of the Royal Red Cross – the highest award bestowed on a nurse.



NEIL CLARK

In a 40-year career working for MoD, BP Oil and Multinational IT providers, Neil brings a wealth of experience in having managed large multi-million-pound programmes and contracts across the Defence, Central Government and Private Sectors.



BRIGADIER ROB MANUEL

Rob is a Chartered Surveyor, Brigadier in the Army Reserve and a Magistrate. Rob brings a wealth of property, military and HR experience to the Broughton House Board.



COUNCILLOR TRACY KELLY

Tracy was elected in 2012 to represent the Irlam & Cadishead ward. In 2020 Tracy was appointed to the position of Statutory Deputy City Mayor of Salford. Tracy joined the Broughton House Board in 2025.

FLIGHT LIEUTENANT REG MITCHELL

ROYAL AIR FORCE

In 1951 when he was 18 years old, Reg volunteered to serve in the Royal Air Force to avoid being conscripted into the Army or Navy. With no experience of engineering, let alone vehicle maintenance, he was selected to be trained as a vehicle mechanic, serving in this role for 25 years, all over the world.

Initial military and engineering training was at RAF Bridgnorth in Shropshire, followed by vehicle maintenance training at RAF Weeton near Blackpool.

Posted to Egypt to join the huge British force deployed to guard the Suez Canal, he lived in tents, surrounded by dust and flies. As a young lad from South London who had never been abroad, he really enjoyed his time there, servicing trucks at a massive Joint Service base called El Firdan and swimming in the canal where he found that the water was surprisingly clean.

In 1954 he returned to the UK to RAF Tangmere near Brighton in Sussex - the well-known Fighter Command airfield from which, during the Battle of Britain, operations were mounted all over occupied Western Europe. Ten years post-war it still had the same aggressive spirit, with a few Spitfires still on strength.

However, the main craft were the new jets such as Vampires, Venoms and Meteors.

Reg's role was servicing the wide variety of vehicles needed to keep the base running. Whilst there he married and had two children.

In 1956 he was sent up to a very small unit in Lincolnshire where a WW2 radar site was still being used by the fighter controllers in a deep underground bunker - RAF Skendleby, becoming a Corporal in charge of their small fleet of vehicles.

A year later, in 1957, it was back to the heat and flies in the Libyan Desert at RAF El Adem. Fortunately for his wife they were given a married quarter in Tobruk, on the Mediterranean coast and near the sea. The airfield was mainly used by transport aircraft as a refuelling stop and by fighter squadrons detached there for gunnery and bombing practice on a nearby weapons range. Once Reg had the honour of driving the Chief of the Air Staff round in a Land Rover on an inspection when his staff car could not cope with the very sandy airfield.

1960 saw Reg and family back in the UK at RAF Upwood in Cambridgeshire

which had just lost all its flying units and had become a big ground training centre. Promoted to Sergeant in 1964, Reg was posted to RAF Nicosia in Cyprus accompanied by his family, where the EOKA terrorists were still actively fighting against our troops.

That was his last overseas posting and back in the UK Reg served at RAF Thorney Island near Portsmouth from 1965 to 1966, then after being Commissioned he went to RAF Henlow for 6 months' Officer Training, graduating as a Flying Officer.

Then in 1967 it was back to his main love, RAF Fighter Command, this time based in Lincolnshire; first at RAF Binbrook where they had two Lightning all weather interceptor Squadrons and in 1968 to RAF Coningsby where two Phantom all weather interceptor Squadrons were forming.

In 1972 Reg's final tour of duty was with HQ Training Command at RAF Brampton. A very pleasant posting which involved touring RAF training bases in the UK supporting their vehicle maintenance sections - often travelling in a small passenger aircraft - the Basset, from RAF Wyton. They even flew Reg around the country in one on a farewell tour when he retired as a Flight Lieutenant in 1975.



OUR VETERANS

SENIOR MANAGEMENT TEAM

Led by CEO Karen Miller, the Senior Management Team at Broughton House Veteran Care Village brings extensive experience and dedication to serving the veteran community.



KAREN MILLER

Formerly an Army officer, Karen transitioned to managing hospitals in the UK and Middle East. As Broughton House CEO since 2020, she oversees daily management and policy implementation for the Charity, Care Village and Armed Forces Support Hub.

CEO



JANE GREEN

As Director of Care, Jane ensures Broughton House reaches and cares for as many veterans in need of help as possible, whilst maintaining the highest standards. For her work, Jane was Awarded the CNO Individual Gold Award in 2023.

DIRECTOR OF CARE



CATHERINE HEALEY

With over 30 years at Broughton House, Catherine oversees business and facilities operations. Her dedication to veterans has earned her the Lord-Lieutenant's Award for Meritorious Service for Veterans and related charities.

DIRECTOR OF BUSINESS
ADMINISTRATION

MANAGEMENT TEAM

Supporting the directors is the Management Team, providing essential leadership and strategic direction across their respective departments.



NADIA MONIZ

Joining Broughton House in February 2024, Nadia brings travel and hospitality marketing expertise. She manages all marketing activities, raising the brand's profile to attract donors, engage veterans, and support the charity's mission.

BRAND & MARKETING
MANAGER



PETER AKHIMIE

A Chartered Accountant with an MBA, Peter joined in 2023. His 13 years of experience in financial management across various sectors bolster Broughton House's strategic financial planning, supporting impactful budgeting and reporting practices.

MANAGEMENT
ACCOUNTANT



STEPHEN ROSSITER

A qualified chef, having led teams in many high energy hospitality environments, Steve joined Broughton House in 2025, bringing a wealth of experience in people and systems management which he employs to enhance the smooth running of our non-clinical services.

HOSPITALITY SERVICES
MANAGER



SUPPORTING OUR WORK

FUNDRAISING ACTIVITIES

The Charity is registered with the Fundraising Regulator and works within the Fundraising Code of Practice. We are committed to maintaining the highest standards in our fundraising approach.

Broughton House fundraises to supplement fee income and help meet the full cost of the care we provide to our residents, as well as to support our health and social care programme for Veterans living in the community.

We do not use external fundraisers, except for a Grants and Trusts Consultant who works with us two days per month as an extension to our team.

Broughton House has not received any complaints regarding our fundraising activities. We comply fully with the Charity Commission and UK law, including those concerning openness and honesty with our supporters and the public.

The Charity depends on voluntary income to supplement fee income in order to meet the full cost of the care provided to residents.

We remain indebted to our supporters, particularly ABF 'The Soldiers Charity', Zochonis Trust, Armed Forces Covenant Trust, Veterans Foundation, Trinity House, The Booth Charities, The Albert Gubay Trust, Queen Mary's Roehampton

Trust and Garfield Weston Foundation for their very generous grants towards our work.

A number of organisations held fundraising events and raised funds for Broughton House and a number of individuals gave donations to Broughton House. Without this support and other kind donations, the Charity would struggle to continue. Fundraising income is critical to enabling Broughton House to continue providing care and support to the ex-service community. The Trustees are most grateful to all our loyal supporters, volunteers, and friends for their continued dedication and support.

We consider it an important part of our remit to provide some financial support to all our residents. We rely heavily on grant making charities, legacies and public donations to finance the care and support we deliver. We are very grateful for the tremendous support we receive from a wide range of individuals and organisations. This income is critical and allows us to continue to meet the changing needs of the veterans and their families.



Here we highlight a small selection of our supporters. We would like to take this opportunity to thank all of our supporters. Without your help our work would not be possible.



Peter Hickson - Royal Navy

OUR VOLUNTEERS

Our volunteers play an invaluable role, from driving residents to events to enhancing our Wellbeing Programme and maintaining our Museum through meaningful activities and companionship.

The Trustees wish to record their thanks to all our volunteers for the difference they make to our work.



OUR AMBASSADORS

Ambassadors are crucial to Broughton House; serving as advocates for our mission and helping raise the funds necessary to continue our vital work with veterans. We are grateful to those who currently support Broughton House, championing our cause and helping us build a brighter future for our veterans.

As we expand, we are always looking for new ambassadors to join us in our mission, ensuring Broughton House receives the visibility and support it needs to thrive.

AMBASSADORS SPOTLIGHT



ANTHONY COTTON

Best known for his role on Coronation Street, and a passionate advocate for veterans. Anthony made an appearance on Tipping Point: Lucky Stars, raising £2,400 for Broughton House.



ANDY REID MBE

Former British Army Corporal and triple amputee, Andy inspires many through his motivational speaking, resilience, and dedicated support of veterans' causes.



CARL AUSTIN-BEHAN

Former Lord Mayor of Manchester, RAF veteran, and LGBTQ+ advocate, Carl actively supports inclusion, community initiatives, and veteran welfare across Greater Manchester.



Mary Teresa - Merchant Navy

BROUGHTON HOUSE VETERAN CARE VILLAGE

OUR CARE MANAGEMENT



DIRECTOR OF CARE, REGISTERED MANAGER
JANE GREEN

As Registered Manager, our Director of Care, Jane Green, oversaw all of our care services, supported by her deputy - Care Home Manager, Loredana Popa and Natasha Eardley-Dutton, our Admiral Nurse. Together they ensured the effective and compassionate management of the Village's care team.

CARE HOME MANAGER

LOREDANA POPA



ADMIRAL NURSE

NATASHA EARDLEY-DUTTON



CARING FOR VETERANS

Our 21st Century purpose-built building continued to provide an ideal environment for the delivery of the highest quality of care to meet the needs of our residents', as well as a popular respite facility and outreach hub from which to support veterans in the community and their families, in being able to live their best lives.

Caring for veterans is at the very core of our values and thus we are extremely proud to support and promote the Veteran Friendly Framework which helps care providers to offer appropriate support for the thousands of veterans living in care homes across England.

DEMENTIA CARE

Over the past twelve months, there was a continued growth in the number of veterans living with dementia and requiring specialised residential care. At Broughton House this cohort, together with veterans living with cognitive impairment, has accounted for over 60% of our total care home population. Our delivery of dementia care overall has increased, in terms of both volume and complexity - a trend which is continuing. This area of care has required a very high level of skill, and meticulous documentation under the Mental Capacity Act.

The home is committed to ensuring that those we care for who live with dementia are supported in experiencing a sense of community and purpose, with plentiful opportunities for companionship, camaraderie, and meaningful engagement. To this end, this year we created a dedicated nursing dementia household, allowing us to continue to care for veterans whose mental and/or general health deteriorates during the course of their dementia journey.

In partnership with Dementia UK and with the support of The Albert Gubay Trust, we appointed an Admiral Nurse in 2023 who provides invaluable support not only to those residents living with dementia but also to their families, whilst also providing specialist advice and support to our care team. This role focuses on helping veterans live as independently as possible and provides coaching and training to staff on managing the progression of dementia.

OUR VETERANS

CLIFF BUTTERWORTH, ROYAL NAVY

A Broughton House resident since 2023, in 1942 Cliff volunteered for the Royal Navy, training in Portsmouth, then joining the destroyer, HMS Brocklesby. In February 1943, she set sail to the Mediterranean where enemy submarines and aircraft, based in Italy and Greece, posed a major threat to Allied shipping. The Brocklesby escorted troopships for the landings on Sicily in July 1943, and the Italian coast in September of that year - dangerous operations against a very determined enemy.

After action in the Adriatic, the ship returned to the Channel, later sailing to the German Navy base in Wilhelmshaven, as part of the Allied occupation force. Whilst viewed as a war hero, Cliff does not agree, claiming he was young, on a great adventure and never thinking about the dangers!



MONTY BLACK, ARMY

A Broughton House resident since 2024, Monty was conscripted into the Army in December 1943, at 18, training as a Wireless Telegraphy Operator, and learning Morse Code and its use in sending and receiving radio signals. With an urgent need for Wireless Telegraphy Operators in the Royal Navy, he was transferred and in June 1944 he voyaged to Ceylon on the troopship RMS Orontes, to work long shifts receiving incessant signals from warships in the Far East theatre of war, to pass to his seniors. Occasionally, he was despatched to mainland India on "secret operations"- never knowing what they were for.

After a very small VJ Day party, he went straight back to work, and in May 1946, was sent home aboard HMS Atheling.



JOE JERVIS, RAF

Joe has lived at Broughton House since 2024. From Manchester, he was an apprentice airframe fitter for Fairey Aviation, producer of aircraft for World War service and a prime Luftwaffe target: "I was probably in greater danger in this job than serving in the RAF later on in the war." He recalls a bomber being shot down near the factory and seeing the crew being rounded up by the police.

In 1944, he enlisted in the RAF, and was soon servicing and repairing fighter aircraft across UK airfields. He met top-scoring World War II Fighter Pilot Wing Commander Jonny Johnson, finding him "approachable, very down to earth and an obvious leader of men". Joe was demobbed in 1946.



MARGARET MORGAN, ARMY SPOUSE

A Broughton House resident since January 2025. Her husband, Ken, completed his National Service in the Army, where he was a driving instructor.

Margaret was born in 1938, and brought up in Chadderton. Her mother ran a thriving Fish 'n' Chip shop, where she helped out after school, until late in the evening. On leaving school, Margaret went to work for a flower wholesaler in Manchester's Smithfield market.

Margaret and Ken ran a floristry shop. They were close friends of former Broughton House CEO, Colonel Donald Gibbs, in their spare time fundraising for Broughton House, including holding a golf competition.

Their sons, Michael and Stephen carry on the family tradition working in the Smithfield Flower Market.



STAFFING

Recruitment of care staff remained a challenge, but we are pleased that our terms and conditions remain highly competitive.

We continually sought ways to enhance our care services and strived for ongoing improvement throughout the year. To this end, we committed to providing expert training for our staff and worked with external training providers to commence Train the Trainer courses in First Aid at Work; Safer People Handling and Medication Training and Teaching. Additionally, we supported members of our Care Team to commence Level 3 Social Care Certificate. We also secured several places for staff on the Greater Manchester dementia training programme for 2025, Finding the Light.

We continued to review our induction programme to ensure that new starters were made to feel welcome, supported and valued. We are grateful to our dedicated staff for the outstanding service they continue to provide to our residents.

TECHNOLOGY

Technology continued to be a key component of our dementia care strategy. The Tovertafel devices, which project light games onto table-tops, provided useful targeted support for all residents, helping them maintain sensory-motor skills and reduce apathy.

On the dementia households, interactive pets and dementia dolls to provide valuable comfort and promote a sense of calm, when residents were anxious or agitated.

WELLBEING

Broughton House's programme of wellbeing activities and events aimed to ensure that those we cared for experienced as rich, varied and 'normal' a life as possible. Certain events which proved especially successful and enjoyable were incorporated as regular features of Village life during this last twelve months, such as Tuesday afternoon "Creativity, Cake and Chatter" sessions and weekly Coffee Mornings which include monthly visits from the Parachute Regiment Regimental Association.

Crucially, music featured significantly throughout the year, uplifting and contributing a great deal to the overall wellbeing of our residents. We implemented "Music Mondays" hosting an array of entertainers offering a variety of singing genres; daily Movement to Music sessions, and special visits from the Not Forgotten Association, the Chelsea Pensioners' Choir and St Philip's School Choir.

A Residents' and Staff Choir was also established this year with an extremely well-received inaugural performance at our Relatives' Christmas Party followed by ongoing monthly practice.

Residents also benefited from an outstanding performance by the RAF Air Cadet Band, our 80th D Day Commemoration and a resident's 100th birthday party. Regular trips to the Dementia Music Café at Gorton Monastery also proved especially popular with residents.

In addition, ongoing sensory sessions were held in our cinema space, using sound, lighting, and imagery to create an environment tailored to residents' individual functional needs.

We continued to utilise our well-established military connections to enhance the wellbeing programme, through monthly trips to the Oldham Armed Forces Veterans Breakfast Club and participation in military events such as Armed Forces Day.



For Remembrance Day 2024, staff and residents were supported in planning the service by colleagues from Challenge the Wild who joined us on the day and honoured us by carrying Lamp Lights of Peace during the service.

Our residents' lives were further enriched by visits from serving and retired service personnel, such as the crew of HMS Prince of Wales; regular Broughton House supporters 202 Field Sqn Royal Engineers, and 206 Multi-role Medical Regiment.

The programme also included a number of regular residents' clubs, such as our Walking Club which visits local parks, and shopping trips.

We continued to welcome our Chiroprapist who attended all residents on a monthly basis, and Physiotherapist who visited three times a week, thanks to ongoing support from the Booth Charities.

Use of our in-house gym - whether in groups or individual sessions - grew in popularity and we will increase the number of sessions in the coming year to meet enhanced demand.

Finally, our dedicated barber visited monthly and hairdressing sessions continued weekly.

LOCAL COMMUNITY LINKS

Throughout the year we maintained strong links with a variety of local organisations, including Gorton Monastery as previously mentioned, and our local parish church, St Paul's, which supports Broughton House in meeting the religious needs of residents, offering twice monthly services in the Village.

Broughton House is proud to support residents of all religions and denominations, or of none, in accessing pastoral care. We are fortunate to regularly welcome religious leaders of all faiths to our home. It has also been our pleasure to welcome local schools to the Village including Sedgley Park and St Philip's.

Additionally, we collaborated this year with Transport for Greater Manchester to place an authentic bus stop and bench in our dementia-friendly garden, providing an excellent distraction and a talking-point for our residents.

QUALITY ASSURANCE/PERFORMANCE

Broughton House's Quality and Assurance Committee provided continuing guidance and advice to the Village's care team and maintained strong links with external agencies. The Care Quality Commission (CQC) continued to monitor our service and rated us as 'Good', while numerous positive reviews provided on carehome.co.uk by residents and their families allowed us to maintain a rating of 9.7 out of 10.

We completed and passed the annual external audits of medicines and infection prevention and control, resulting in positive feedback.

Our Home Improvement Plan continually guided our actions and priorities, and we completed annual surveys for residents, relatives, and visiting professionals.

Good communication, effective operating procedures, and a strong understanding of legislation remained critical to our operations.

The focus for all staff at Broughton House continued to be on providing effective, dignified, and respectful care for our residents.

We remained committed to working closely with Salford Care Home Practice, the Local Integrated Care Board, the Northern Care Alliance, and the Local Authority.





Margaret Morgan - Army Spouse



**BROUGHTON HOUSE
VETERAN CARE VILLAGE**
— 1916 ONWARDS —
ARMED FORCES SUPPORT HUB

BROUGHTON HOUSE VETERAN CARE VILLAGE

THE ARMED FORCES SUPPORT HUB

Life After Service – Support for Greater Manchester’s Veterans

As part of Broughton House Veteran Care Village’s commitment to supporting veterans in the community, we relaunched our Armed Forces Support Hub (AFSH) in February 2025.

This service is available to all former members of the British Armed Forces and their families across the Greater Manchester area. Whether adjusting to life after service, facing new challenges, or caring for a loved one, the AFSH will provide guidance and support at every stage.

The AFSH mission is to improve access to support for all veterans in Greater Manchester, ensuring every individual receives the right care and guidance for their specific situation.

What sets Broughton House Veteran Care Village apart is our AFSH Team—comprising of experts with vast clinical and personal experience, the majority of whom are former and active service members themselves. This includes an Admiral Nurse, a Dementia Care Navigator, and a Veteran’s Complex Care Navigator. Together, our Team focuses on addressing the unique needs of the Armed Forces community.

For working-age veterans, our Veteran’s Care Navigator helps set personal goals and accesses the relevant services for employment, housing, finances, physical health, mental wellbeing, or any other concerns.

For elderly veterans or those dealing with dementia, our Dementia Care Navigator works closely with veterans and their families to ensure they are aware of, and can access, the dementia support services they are entitled to.

Additionally, our [Admiral Nurse](#) offers specialist dementia support, helping families manage complex cases of dementia. Supported by Dementia UK, the Admiral Nurse collaborates with our team to deliver the best outcomes for veterans in our community.

The AFSH at Broughton House Veteran Care Village is proud to be the only service offering a dedicated Admiral Nurse for veterans in Greater Manchester.

During the reporting period the AFSH has supported 48 veterans and dependants with dementia and/or complex needs living in the Greater Manchester community and 35 family carers of those people.

APARTMENT LIVING

Former Master Signaller, 90-year-old Mike Clarke, has been a tenant of Broughton House Veteran Care Village's Supported Independent Living Apartments since a few months after losing his wife in 2021, moving from Leeds to be nearer his Manchester-based daughter.

The nonagenarian is fortunate to still be able to enjoy a good deal of independence, driving and adhering to a routine that keeps his mind, body and soul fit - walking and using the gym regularly, learning Spanish, attending Mass and socialising daily with other Village Veterans.

Mike chose to make his home at Broughton House, attracted by the familiarity of the "semi-military" environment, enhanced by the pictures and artefacts on display and the marking of key military dates in its calendar with special events such as our VE Day Celebrations.

The tenancy also removes any concerns about paying bills, other than council tax, and seeing to the upkeep of his home:

"Everything's sorted, including any maintenance jobs around the apartment. They just get it done.

I also have the peace of mind of knowing that I can hopefully continue to live and be supported here for the rest of my life."

Mike was selected for aircrew training at the age of 26 and spent 22 years in the Royal Air Force. He served in coastal command as part of Maritime Patrol operations, until its incorporation into RAF Strike Command, flying predominantly over the Atlantic in Avro Shackletons.

The father of three retired from service in 1974, and went on to qualify as a teacher working in a pastoral capacity with young offenders living in residential care, and later supporting young people based in the community.

One of his sons followed him into the Royal Air Force and serves as a Squadron Leader at RAF Valley.



FINANCIAL PERFORMANCE

The Finance Committee oversee the management of the Charity's finances.

INCOME

Income for the year 2025/2026 is broken down as follows:

- General Fund £4,436,974
- Designated Fund £20,220
- Restricted Fund £85,428

Full details of our results for the 2024/2025 financial year are set out in the Consolidated Statement of Financial Activities, page 55.

Income from contributions accounted for 93% of unrestricted fund and 91% of overall income.

The need for care continues unabated. As a nursing home, financial income is aligned to the occupancy level. The new Veteran Care Village was fully completed and commissioned in February 2022. The 64-bedded Care Home has steadily rebuilt occupancy over the past few years, the Care Home average occupancy increased from 51 in the year 2023/2024 to 57 in 2024/2025. In addition, the independent living apartments are also now fully occupied.

We continue to face significant challenges not least the level of funding for social care and the complex regulatory environment. We rely heavily on grants and public donations to finance the care services we provide.

This income is critical and allows us to continue to provide essential care and support to veterans and their families.

The current environment for fundraising is particularly challenging. We have continued to benefit from the generosity of grants, donations and legacies.

The Charity received donation income totalling £396k, including legacy funds totalling £28k. This income provides invaluable funds which have enabled us to meet the cost of care for residents and provide some limited support to veterans living in the community with mental health challenges.

Legacy income is unpredictable, and so we continue to work to increase the range of regular donors and supporters for our work.

The Charity is committed to employing the highest standards in its approach to fundraising.

DESIGNATED FUND

The Designated Fund at year-end totals £7,975,016 and includes:

- The freehold property £7,718,277
- Investment funds £206,364 and
- Heritage assets held in the Charity's museum £50,375

EXPENDITURE

Staff wages represent by far the largest element of our expenditure. Our pay code embraces the Real Living Wage. Our cost of care is higher than in some care homes as a higher ratio of staff to residents enables us to provide high quality, person-centred care.

All areas of financial expenditure continue to be closely scrutinised and balanced against operational safety in the delivery of care.

RESERVES POLICY

It is the policy of the Trustees to maintain a Reserve Fund at a level that equates to at least three months of unrestricted expenditure. This provides sufficient funds to cover costs in the unlikely event of normal sources of income drying up.

At year-end, the Reserve Fund totalled £506k (2023/2024 £196k), which is a significant increase on the last few years, but still remains below the three-month unrestricted expenditure level.

GREATER MANCHESTER COMBINED AUTHORITY LOAN

The Greater Manchester Combined Authority ("GMCA") loan was renegotiated on 21 August 2024.

All existing balances were consolidated into a £4.07m facility with a fixed interest of 5%.

Interest is payable quarterly and capital is repaid as and when surplus funds are available. The loan runs through to 31 December 2027.

TRUSTEES CONFIRMATION

The Trustees confirm that the accounts have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) effective January 2015.

INVESTMENT POWERS & POLICY

To increase the efficiency of the investment process the Charity's Broker has been given discretionary authority to invest on the Charity's behalf. Changes in the investment portfolio continue to be monitored by the Trustee Board on a regular basis and the Investment Fund Manager is invited to brief the Board every six months.

CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

Broughton House has fixed assets with property and plant, which are fundamental to the business, valued at £11,579k.

The Reserve Fund is held in the investments portfolio, which is valued at £506k.

The Trustee's policy is to maintain a Reserve (Designated) Fund at a level that equates to at least three months of unrestricted expenditure and to place all windfall income, such as legacies, directly into the Charity's Reserve Fund.

Monies placed into the Reserve Fund are held in an investment portfolio with percentage yield/ return based on investment strategy and financial markets. This fund is used to meet any General Fund deficit and assists with emergency funding in the unlikely event of normal sources of income drying up and ensures business continuity in the event of a major or unexpected event at the Home.

The Charity currently depends on voluntary income to supplement fee income and meet the full cost of the care provided. A significant proportion of this income is received from the Service Charities, Trusts, Legacies and individuals who have direct experience of the Second World War and subsequent conflicts in which our Armed Forces served.

The Charity must keep in mind that the level of legacy and voluntary income may fall significantly in future years as the Armed Forces reduce in number and consequently, those in contact with them fall.

When setting care fees, the Charity seeks to achieve a balance between affordability and a level that is consistent with providing first-class care and accommodation for Residents, in order to ensure the long-term financial viability of the Charity. This means that we welcome Residents whose care is funded from a variety of sources.

FUNDING SOURCES GOING CONCERN STATEMENT

The Trustees have considered the ability to continue as a going concern for a period of at least 12 months from the date of signing the accounts.

We have forecast our income, expenditure, cash and reserves for the financial year ending 31 March 2027, using our latest estimates for 2025/2026 and prudent assumptions for income and expenditure and taking into account the loan facility with the GMCA. Key assumptions include fee income based on an average of 59 residents.

The reserves will be kept at the level set by the Board of Trustees and we will continue to hold sufficient reserves, cash and liquid investments to meet our liabilities as they fall due. The Trustees have therefore concluded that it remains appropriate to prepare these accounts on a going concern basis.

KEY MANAGEMENT & PERSONNEL REMUNERATION

Key management personnel of the Charity are considered to be the Board of Trustees, together with the Chief Executive and Director of Care who are responsible for directing and controlling the Charity and the running and operating of the Care home on a day to day basis.

All Trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the Charity's Chief Executive and Director of Care is reviewed annually and normally increased in accordance with average earnings. The remuneration is also bench-marked with grant-making charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

RISK MANAGEMENT

Major risks to the Charity as identified by the Trustees and listed in the Risk Register have been reviewed and appropriate action has been taken and systems have been put in place to mitigate the risks. Records exist to show that statutory and local procedures are being implemented. Statutory requirements and procedures are constantly under review.

The principal risks facing the Charity are set out as follows:

- Financial
- Occupancy
- Health and Safety
- Safeguarding
- Training
- Human Resources (Recruitment and Retention)
- Quality Assurance and Compliance
- Charity Governance

STATEMENT OF TRUSTEES RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with:

- Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102))
- The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).
- The Companies Act 2006 The Charities Act 2011

The Trustees are to prepare financial statements for each financial year, which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year.

In preparing those financial statements the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.
- Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations.

They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval This Report was approved by the Board of Trustees on 9th December 2025 and was signed on its behalf by:



**Colonel P Loynes
Acting Chairman**



Capt Bob McMillan- REME

OUR SOCIALS

-  Broughton House Veteran Care Village
-  broughtonhouse1916
-  Broughton House Veteran Care Village
-  Broughton House Veteran Care Village

SOCIAL MEDIA PERFORMANCE

Social media continues to play a vital role in raising awareness and fostering engagement for non-profit organisations such as Broughton House. Platforms including Facebook and Instagram enable us to connect with a wider audience, highlight our mission, and build a supportive online community for veterans and their families.

Over the past year, our social media channels have demonstrated sustained interest in Broughton House and its services, reflected in positive growth across both platforms.

2024 saw the introduction of our 'Life at the Village' mini-series, delivered through short-form Reels showcasing a snapshot of monthly activities at Broughton House. This series has proven highly successful, not only in fostering engagement and positive interaction with our community, but also in driving audience growth. Notably, 97.6% of our net follower increase was generated through this format.

Audience insights show that over 50% of our social media visitors are women. The largest age group engaging with our content is those aged over 65 (27.8%), while the smallest is 18-24 (1.1%). These demographics provide valuable guidance, enabling us to tailor our content to better resonate with our key audiences.

Broughton House remains committed to leveraging social media as an essential engagement tool, ensuring our mission to support veterans is widely recognised and meaningfully embraced.

For more details on our social media presence, visit [Facebook](#) and [Instagram](#).

VISITOR DEMOGRAPHICS

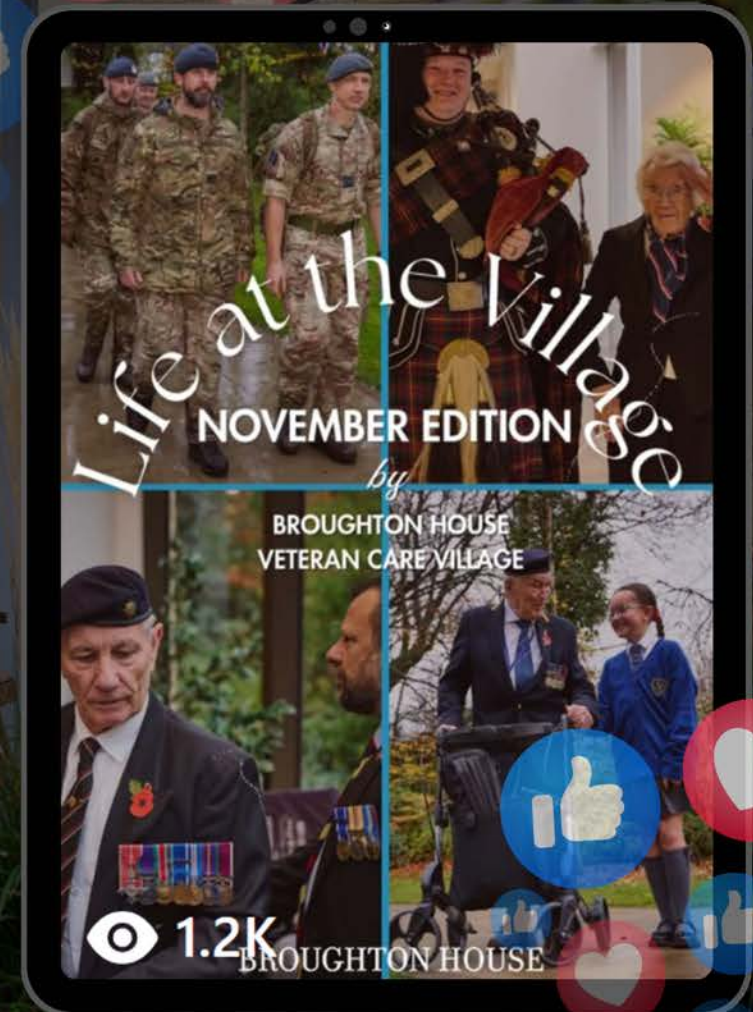
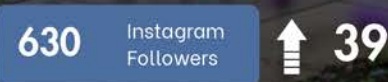
GENDER



AGE

18-24	43	45-54	874
25-34	308	55-64	1018
35-44	601	65+	1058

PLATFORMS GROWTH





Frank Atkinson - Parachute Regiment

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows 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 Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the 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 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 financial statements are authorised for issue.

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

Other information

The 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 Report of the Independent Auditors 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 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.

INDEPENDENT AUDITOR'S REPORT

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; 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, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

In preparation for our audit we identified areas of laws and regulations which we considered could have a material effect on the financial statements. This information was obtained via discussions with management and from our general commercial and sector experience. The directors also provide us with written representation of all the key and fundamental industry specific laws and regulations with they are required to adhere to. these were then communication to the whole of the audit team at our audit planning meeting.

As a care provider, the following laws and regulations are specifically applicable to the charity:

- Health and Social Care Act 2012
- Care Quality Commission Regulations 2009

INDEPENDENT AUDITOR'S REPORT

Our audit procedures to identify non-compliance with laws and regulations in these areas consisted of:

- Enquiries with management;
- Inspection of regulatory records, inspection reports, submissions, and other correspondence;
- Challenges to management assumptions and judgements in relation to accounting estimates.
- Review of journals entered throughout the year.

Despite appropriate planning and performing out work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

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

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

DJH Audit 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.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



**Susan Redmond FCA (Senior Statutory Auditor)
for and on behalf of DJH Audit Limited**

16/12/25
.....

Accountants & Statutory auditor

St George's House
56 Peter Street
Manchester
M2 3NQ

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

Notes	Unrestricted funds general designated		Restricted funds		Total		Unrestricted funds general designated		Restricted funds		Total	
	2025	2025	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024
	£	£	£	£	£	£	£	£	£	£	£	£
Income and endowments from:												
Donations and legacies	310,942	-	85,428	396,370	342,475	-	46,057	388,532				
Charitable activities												
Veteran Care Village	4,126,032	-	-	4,126,032	3,242,108	-	-	3,242,108				
Investments	-	20,220	-	20,220	-	4,620	-	4,620				
Other income	-	-	-	-	-	859,795	-	859,795				
Total income	<u>4,436,974</u>	<u>20,220</u>	<u>85,428</u>	<u>4,542,622</u>	<u>3,584,583</u>	<u>864,415</u>	<u>46,057</u>	<u>4,495,055</u>				
Expenditure on:												
Raising funds	14,760	4,730	-	19,490	23,221	2,192	-	25,413				
Charitable activities												
Veteran Care Village	3,953,433	232,672	98,903	4,285,008	3,666,998	232,672	54,376	3,954,046				
Support Hub	17,791	-	-	17,791	27,513	-	-	27,513				
Total charitable expenditure	<u>3,971,224</u>	<u>232,672</u>	<u>98,903</u>	<u>4,302,799</u>	<u>3,694,511</u>	<u>232,672</u>	<u>54,376</u>	<u>3,981,559</u>				
Total expenditure	<u>3,985,984</u>	<u>237,402</u>	<u>98,903</u>	<u>4,322,289</u>	<u>3,717,732</u>	<u>234,864</u>	<u>54,376</u>	<u>4,006,972</u>				

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STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

Notes	Unrestricted funds general designated		Restricted funds		Total		Unrestricted funds general designated		Restricted funds		Total	
	2025	2025	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024
	£	£	£	£	£	£	£	£	£	£	£	£
Net gains/(losses) on investments	-	(5,405)	-	(5,405)	-	(5,405)	-	13,612	-	-	13,612	-
Net income/(expenditure)	<u>450,990</u>	<u>(222,587)</u>	<u>(13,475)</u>	<u>214,928</u>	<u>(133,149)</u>	<u>643,163</u>	<u>(8,319)</u>	<u>501,695</u>				
Transfers between funds	(484,870)	500,625	(15,755)	-	206,299	(237,388)	31,069	-				
Net movement in funds	<u>(33,880)</u>	<u>278,038</u>	<u>(29,230)</u>	<u>214,928</u>	<u>73,150</u>	<u>405,775</u>	<u>22,770</u>	<u>501,695</u>				
Reconciliation of funds:												
Fund balances at 1 April 2024	414,600	7,696,978	32,664	8,144,242	341,450	7,291,203	9,894	7,642,547				
Fund balances at 31 March 2025	<u>380,720</u>	<u>7,975,016</u>	<u>3,434</u>	<u>8,359,170</u>	<u>414,600</u>	<u>7,696,978</u>	<u>32,664</u>	<u>8,144,242</u>				


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

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BALANCE SHEET AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	17	11,579,016		11,869,156	
Heritage assets	15	50,375		50,375	
Investments	16	198,414		192,001	
		<u>11,827,805</u>		<u>12,111,532</u>	
Current assets					
Debtors	18	35,170		68,533	
Cash at bank and in hand		562,194		522,789	
		<u>597,364</u>		<u>591,322</u>	
Creditors: amounts falling due within one year	20	<u>(948,962)</u>		<u>(940,951)</u>	
Net current liabilities		<u>(351,598)</u>		<u>(349,629)</u>	
Total assets less current liabilities		<u>11,476,207</u>		<u>11,761,903</u>	
Creditors: amounts falling due after more than one year	21	<u>(3,117,037)</u>		<u>(3,617,661)</u>	
Net assets		<u>8,359,170</u>		<u>8,144,242</u>	
The funds of the charity					
Restricted income funds	23	3,434		32,664	
Unrestricted funds - general	25	380,720		414,600	
Unrestricted funds - designated	24	7,975,016		7,696,978	
		<u>8,359,170</u>		<u>8,144,242</u>	

The financial statements were approved by the trustees on ..09/12/2025.


Colonel P. Loynes
Trustee

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Cash flows from operating activities					
Cash generated from operations	2	539,861		515,653	
Investing activities					
Purchase of tangible fixed assets		(8,233)		(41,361)	
Proceeds from disposal of tangible fixed assets		-		1,043,945	
Purchase of investments		(77,961)		(4,609)	
Proceeds from disposal of investments		66,142		-	
Investment income received		20,220		4,620	
		<u>168</u>		<u>1,002,595</u>	
Net cash generated from investing activities		<u>168</u>		<u>1,002,595</u>	
Financing activities					
Repayment of borrowings		(500,624)		(1,261,558)	
		<u>(500,624)</u>		<u>(1,261,558)</u>	
Net cash used in financing activities		<u>(500,624)</u>		<u>(1,261,558)</u>	
Net increase in cash and cash equivalents		<u>39,405</u>		<u>256,690</u>	
Cash and cash equivalents at beginning of year		522,789		266,099	
		<u>562,194</u>		<u>522,789</u>	
Cash and cash equivalents at end of year		<u>562,194</u>		<u>522,789</u>	

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

1 Accounting policies

Charity information

Broughton House - Veteran Care Village is a charitable incorporated organisation.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention with the exception of investments and heritage assets which are included at market value. The principal accounting policies adopted are set out below.

1.2 Going concern

The trustees have considered the ability to continue as a going concern for a period of at least 12 months from the date of signing the accounts.

We have forecast our income, expenditure, cash and reserves for the financial year ending 31 March 2026, using our latest estimates for 2024 and prudent assumptions for income and expenditure. Key assumptions include fee income based on an average of 60 residents.

The reserves will be kept at the level set by the Board of Trustees and we will continue to hold sufficient reserves, cash and liquid investments to meet our liabilities as they fall due.

The trustees have therefore concluded that it remains appropriate to prepare these accounts on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

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

1 Accounting policies

(Continued)

1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations in kind, other than items donated for sale, are recognised at their fair value to the charity when they are received. No amounts are included for services donated by volunteers. Incoming resources comprise:

Donations are recognised when the monies are received.

Bequest legacies are recognised when the charity becomes entitled to it by way of probate being granted and sufficient information is received to enable an accurate valuation of the entitlement.

Donations received from service charities are recognised when either the money is received, if no prior notice of donation, or when the charity is notified of the donation and the amount can be quantified.

Grants are recognised when there is evidence of entitlement, receipt is probable, its amount can be measured reliably, and all terms and conditions of the grant have been met by the charity.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The charity operates a money purchase pension scheme. Contributions payable for the year are charged to the Statement of Financial Activities.

Costs of charitable activities include all direct salaries and other costs in delivering the Charity's charitable activity as a care home.

Governance costs are costs directly associated with the Governance of the charity, including legal and regulatory compliance and strategic planning.

1.6 Tangible fixed assets

All significant assets purchased or otherwise acquired for ongoing use in the business are capitalised when they are put into use.

An annual impairment review has been undertaken for freehold land and building, market value is broadly in line with carrying value.

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

1 Accounting policies

(Continued)

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% on cost
Plant and equipment	10% reducing balance
Fixtures and fittings	20% reducing balance
Computer equipment	50% on cost
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Freehold land is considered to have an indefinite useful life and has not been depreciated.

1.7 Heritage assets

The Charity owes a large collection of military memorabilia including medals which it exhibits in a small museum within the care home for the residents and visitors to view. The collection included artefacts from WW1, WW2 and various other conflicts. Consisting of: -

- Over 400 medals
- 9 uniforms
- 39 WW1 memorial plaques
- Framed memorabilia and pictures
- Items associated with the founding of Broughton House including a silver matchbox presented by Admiral Viscount Sir John Jellicoe in 1917 and a wheelchair presented to the charity in 1918 by the American Red Cross.
- Bruce Bairnsfather memorabilia including large cartoon drawing.

As the items in this collection are held for their contribution to the heritage and history of service men and women they qualify as heritage assets in line with section 34 of FRS102 and are held on the balance sheet at what is understood to be their market value by the charity.

The Trustees have set a policy of recognising individual heritage assets with a value of greater than £1,000 in the financial statements. From time to time the Charity is donated memorabilia to add to the collection. Any donated items received with a value in excess of the accounting policy are recognised as additions in the year that they are received.

The Trustees have no intention of disposing of items in the collection unless there were some exceptional circumstances which the Trustees consider to be in the best interest of the charitable objectives.

The collection is valued for insurance purposes and any deemed change in market value is recognised through the statement of financial activities.

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

1 Accounting policies

(Continued)

1.8 Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using closing quoted market price. The statement of financial activities includes the net gain and losses arising on revaluation and disposals throughout the year.

The charity does not acquire any derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions.

1.9 Financial instruments

The following assets and liabilities are classed as financial instruments - Trade debtors and trade creditors. They are all measured at the undiscounted amount of cash or other consideration expected to be paid or received.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The charity is exempt from tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

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

1 Accounting policies (Continued)

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Cash generated from operations	2025	2024
	£	£
Surplus for the year	214,928	501,695
Adjustments for:		
Investment income recognised in statement of financial activities	(20,220)	(4,620)
Gain on disposal of tangible fixed assets	-	(859,795)
Fair value gains and losses on investments	5,405	(13,612)
Depreciation and impairment of tangible fixed assets	298,374	316,430
Movements in working capital:		
Decrease/(increase) in debtors	33,363	(12,189)
Increase in creditors	8,011	587,744
Cash generated from operations	<u>539,861</u>	<u>515,653</u>

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	282,942	35,300	318,242	285,413	31,057	316,470
Legacies	28,000	-	28,000	57,062	-	57,062
Grants	-	50,128	50,128	-	15,000	15,000
	<u>310,942</u>	<u>85,428</u>	<u>396,370</u>	<u>342,475</u>	<u>46,057</u>	<u>388,532</u>
Donations and gifts						
Service charities	195,000	-	195,000	175,000	-	175,000
Donations	84,314	-	84,314	107,768	-	107,768
Fundraising income	3,628	30,550	34,178	2,645	31,057	33,702
Other	-	4,750	4,750	-	-	-
	<u>282,942</u>	<u>35,300</u>	<u>318,242</u>	<u>285,413</u>	<u>31,057</u>	<u>316,470</u>

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

3 Income from donations and legacies (Continued)

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Grants						
Support hub grants	-	50,128	50,128	-	15,000	15,000
	<u>-</u>	<u>50,128</u>	<u>50,128</u>	<u>-</u>	<u>15,000</u>	<u>15,000</u>

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Veteran Care Village		
Other income	4,126,032	3,242,108
	<u>4,126,032</u>	<u>3,242,108</u>

5 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Depreciation and residual values

The trustees have reviewed the asset lives and associated residual values of all fixed asset classes, and have concluded that they are appropriate.

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

6 Income from investments

	Unrestricted funds designated 2025 £	Unrestricted funds designated 2024 £
Income from listed investments	13,945	4,620
Interest receivable	6,275	-
	<u>20,220</u>	<u>4,620</u>

7 Other income

	Unrestricted funds designated 2025 £	Unrestricted funds designated 2024 £
Net gain on disposal of tangible fixed assets	-	859,795
	<u>-</u>	<u>859,795</u>

Other income in 2024 relates to the sale of Phase 2 Land, to a Property Developer for the construction of houses which was completed in July 2023.

8 Expenditure on raising funds

	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Total 2025 £	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £
Fundraising and publicity						
Other fundraising costs	8,695	4,730	13,425	19,094	2,192	21,286
Staff costs	6,065	-	6,065	4,127	-	4,127
	<u>14,760</u>	<u>4,730</u>	<u>19,490</u>	<u>23,221</u>	<u>2,192</u>	<u>25,413</u>

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

9 Expenditure on charitable activities

	Veteran Support Hub Care Village		Total	Veteran Support Hub Care Village		Total
	2025 £	2025 £	2025 £	2024 £	2024 £	2024 £
Direct costs						
Staff costs	2,091,023	-	2,091,023	1,880,417	4,157	1,884,574
Depreciation and impairment	298,374	-	298,374	316,430	-	316,430
Residential costs	484,943	-	484,943	469,424	-	469,424
Miscellaneous	8,466	-	8,466	11,578	-	11,578
Food	142,056	-	142,056	127,206	-	127,206
Medical and support hub	39,409	17,791	57,200	36,372	23,356	59,728
Maintenance	129,201	-	129,201	91,207	-	91,207
Cleaning	63,078	-	63,078	62,400	-	62,400
Training	10,291	-	10,291	16,296	-	16,296
Agency costs	591,490	-	591,490	490,597	-	490,597
	<u>3,858,331</u>	<u>17,791</u>	<u>3,876,122</u>	<u>3,501,927</u>	<u>27,513</u>	<u>3,529,440</u>
Share of support and governance costs (see note 10)						
Support	401,477	-	401,477	424,519	-	424,519
Governance	25,200	-	25,200	27,600	-	27,600
	<u>4,285,008</u>	<u>17,791</u>	<u>4,302,799</u>	<u>3,954,046</u>	<u>27,513</u>	<u>3,981,559</u>
Analysis by fund						
Unrestricted funds - general	3,953,433	17,791	3,971,224	3,666,998	27,513	3,694,511
Unrestricted funds - designated	232,672	-	232,672	232,672	-	232,672
Restricted funds	98,903	-	98,903	54,376	-	54,376
	<u>4,285,008</u>	<u>17,791</u>	<u>4,302,799</u>	<u>3,954,046</u>	<u>27,513</u>	<u>3,981,559</u>

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

10 Support costs allocated to activities

	2025	2024
	£	£
Staff costs	135,548	119,120
IT and computer costs	11,550	11,479
Legal and professional fees	63,399	50,477
Loan interest	190,980	243,443
Governance costs	25,200	27,600
	<u>426,677</u>	<u>452,119</u>

Analysed between:

Veteran Care Village	<u>426,677</u>	<u>452,119</u>
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11 Net movement in funds

	2025	2024
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	13,750	12,500
Depreciation of owned tangible fixed assets	298,374	316,430
Loss/(profit) on disposal of tangible fixed assets	-	(859,795)
	<u>312,124</u>	<u>569,135</u>

12 Trustees

There were no trustees' remuneration for year ended 31 March 2025 nor for the year ended 31 March 2024. There were payments totalling £167 for trustee's benefits during the year for travelling expenses (2024: £0).

Trustees expenses paid during the year amount to £167 (2024: £NIL)

13 Employees

The average monthly number of employees during the year was:

	2025	2024
	Number	Number
Nursing and residential	70	71
Fundraising and publicity	1	1
Management and administration	6	7
	<u>77</u>	<u>79</u>

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

13 Employees

(Continued)

Employment costs	2025	2024
	£	£
Wages and salaries	1,988,243	1,833,474
Social security costs	198,091	140,555
Other pension costs	46,302	33,792
	<u>2,232,636</u>	<u>2,007,821</u>

The key management personnel of the charity are the Chief Executive and the Registered Manager. The total employee benefits of key management personnel were £154,137 (2024: £139,900)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2025	2024
	Number	Number
£60,001 to £70,000	1	1
£70,001 to £80,000	-	1
£80,001 to £90,000	1	-
	<u>2</u>	<u>2</u>

14 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

15 Heritage assets

Museum
Collection
£

At 1 April 2024 and at 31 March 2025

50,375

During the last five years there has been no acquisition of heritage assets for which values are available.

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

16 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2024	192,001
Additions	74,911
Valuation changes	(5,404)
Disposals	(63,094)
	<hr/>
At 31 March 2025	198,414
	<hr/>
Carrying amount	
At 31 March 2025	198,414
	<hr/>
At 31 March 2024	192,001
	<hr/>

All investments are carried at their fair value, Investments in equities and fixed interest securities all trade on quoted public markets, primarily the London Stock Exchange.

A total of £506,364 is currently held in a reserve fund which is shown in the financial statements as investments of £198,414 and cash at bank of £307,950.

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

17 Tangible fixed assets

	Freehold land and buildings £	Plant and equipment £	Fixtures and fittings £	Computer/Motor equipment £	Motor vehicles £	Total £
Cost						
At 1 April 2024	12,226,251	71,539	538,061	76,593	43,872	12,996,306
Additions	-	6,666	754	813	-	8,233
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2025	12,226,251	78,205	538,815	77,396	43,872	12,964,539
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Depreciation and impairment						
At 1 April 2024	703,265	17,000	252,099	73,548	41,237	1,087,149
Depreciation charged in the year	232,672	5,798	57,269	2,119	527	298,374
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2025	935,937	22,788	309,367	75,667	41,764	1,385,523
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Carrying amount						
At 31 March 2025	11,290,314	55,417	229,448	1,729	2,108	11,579,016
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2024	11,522,987	54,539	285,962	3,033	2,635	11,869,156
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

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

18 Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Prepayments and accrued income	35,170	68,533

19 Loans and overdrafts

	2025	2024
	£	£
Other loans	3,117,037	3,617,661
Payable after one year	3,117,037	3,617,661

The loan facility matures on 31 December 2025 and interest is charged at 3.5% above the EU Reference date for phase 1 of the loan and at 5% above the EU reference date for phase 2 of the loan.

20 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	81,647	125,890
Other creditors	867,315	815,061

21 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Borrowings	3,117,037	3,617,661

22 Retirement benefit schemes

	2025	2024
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	46,302	33,792

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

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

23 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	At 31 March 2025
	£	£	£	£	£
Restricted funds	32,664	85,428	(98,903)	(15,755)	3,434
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
Restricted funds	49,856	46,057	(54,376)	(8,873)	32,664
Care village capital project	(39,962)	-	-	39,962	-
	9,894	46,057	(54,376)	31,089	32,664

Material restricted funds relate to:

- Amounts received towards the Veteran Care Village capital project

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

24 Unrestricted funds - designated

These are unrestricted funds which are material to the charity's activities.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2025 £
Investment fund	-	2,079	-	-	(2,600)	(521)
Freehold property fund	196,279	18,141	(4,730)	-	(2,805)	206,885
Museum collection	7,450,324	-	(232,672)	500,625	-	7,718,277
	50,375	-	-	-	-	50,375
	<u>7,696,978</u>	<u>20,220</u>	<u>(237,402)</u>	<u>500,625</u>	<u>(5,405)</u>	<u>7,975,016</u>
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2024 £
Investment fund	180,238	4,620	(2,190)	1	13,612	196,281
Freehold property fund	7,060,590	859,795	(232,674)	(237,389)	-	7,450,322
Museum collection	50,375	-	-	-	-	50,375
	<u>7,291,203</u>	<u>864,415</u>	<u>(234,864)</u>	<u>(237,388)</u>	<u>13,612</u>	<u>7,696,978</u>

25 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
General funds	<u>414,600</u>	<u>4,436,974</u>	<u>(3,985,984)</u>	<u>(484,870)</u>	<u>380,720</u>
Previous year:	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
General funds	<u>341,450</u>	<u>3,584,583</u>	<u>(3,717,732)</u>	<u>206,299</u>	<u>414,600</u>

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

26 Analysis of net assets between funds

	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Restricted funds 2025 £	Total 2025 £
At 31 March 2025:				
Tangible assets	288,702	11,290,314	-	11,579,016
Heritage assets	-	50,375	-	50,375
Investments	-	198,414	-	198,414
Current assets/(liabilities)	(362,982)	7,950	3,434	(351,598)
Long term liabilities	455,000	(3,572,037)	-	(3,117,037)
	<u>380,720</u>	<u>7,975,016</u>	<u>3,434</u>	<u>8,359,170</u>
	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:				
Tangible assets	346,170	11,522,986	-	11,869,156
Heritage assets	-	50,375	-	50,375
Investments	-	192,001	-	192,001
Current assets/(liabilities)	(386,570)	4,277	32,664	(349,629)
Long term liabilities	455,000	(4,072,661)	-	(3,617,661)
	<u>414,600</u>	<u>7,696,978</u>	<u>32,664</u>	<u>8,144,242</u>

27 Operating lease commitments

Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £
Within one year	51,000	51,000
Between two and five years	56,564	111,538
	<u>107,564</u>	<u>162,538</u>

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

28 Related party disclosures

The Charity's loan facility was secured from the Greater Manchester Combined Authority (GMCA) to cover capital costs in respect of construction of the Veteran Care Village, to provide additional working capital and to roll-up interest payments until the Veteran Care Village is cash generative. Mr Enevoldson is the chief investment officer at the GMCA and a trustee at Broughton House - Veteran Care Village.

The total amount outstanding on all loans from the GMCA was £3,572,037.36 (2024: £4,072,661). Interest charged during the year was £416,200 (2024: £163,238)

29 Analysis of changes in net (debt)/funds

	At 1 April 2024	Cash flows	At 31 March 2025
	£	£	£
Cash at bank and in hand	522,789	39,405	562,194
Loans falling due after more than one year	<u>(3,617,661)</u>	<u>500,624</u>	<u>(3,117,037)</u>
	<u>(3,094,872)</u>	<u>540,029</u>	<u>(2,554,843)</u>



George Evans - REME WWII

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES

Colonel P Loynes
Commodore P Waterhouse
Peter Curtis
Sharon Stewart
William Enevoldson (Resigned 30 April 2025)
Zoe Watters (Resigned 30 November 2024)
Colonel R Miller
Neil Clark (Appointed 19 November 2024)
Brigadier Robert Manuel (Appointed 19 November 2024)
Councillor Tracy Kelly (Appointed 21 January 2025)
Laura Hontoria Del Hoyo (Appointed 20 May 2025)
Martin Lee (Appointed 20 May 2025)
Robert Jones (Appointed 21 October 2025)

CHARITY NUMBER

1155225

CHIEF EXECUTIVE OFFICER

Ms K Miller

REGISTERED MANAGER

Ms J Green

AUDITORS

DJH Audit Limited
St George's
House
56 Peter Street
Manchester
M2 3NQ

BANKERS

National Westminster
Bank PLC

INVESTMENT MANAGERS

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BROUGHTON HOUSE VETERAN CARE VILLAGE

— 1916 ONWARDS —
WE CARE FOR THOSE WHO SERVED US

Broughton House - Veteran Care Village

England & Wales - Charity number 1155225

Accounts

Annual Report

& Accounts

OVER
100
— YEARS OF —
VETERAN CARE



BROUGHTON HOUSE
VETERAN CARE VILLAGE
— 1916 ONWARDS —
WE CARE FOR THOSE WHO SERVED US

Year ending 31 March 2024

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This Annual Report provides a detailed overview of Broughton House Veteran Care Village's activities, governance, and financial performance during the reporting period. It is intended to offer transparency and accountability to our stakeholders, including donors, supporters, and the general public.

The Report outlines the Charity's objectives, achievements, and the challenges we faced. Additionally, it highlights our ongoing commitment to provide the highest quality care and support for veterans and their families in the North West.

2024 HIGHLIGHTS



96

Residents
Received
Residential Care



17

Families of
Veterans Helped



74

Male Residents



22

Female Residents



936

Physiotherapy Sessions



297

Chiroprody Treatments



44

Army



9

RN/ RM



14

RAF



5

Merchant Navy



AWARDS & ACCREDITATIONS



Achieved Defence Employer Recognition Silver Award

Our Director of Business Administration, Catherine Healey received the Lord - Lieutenants' Award for Meritorious Service for Veterans and other service charities



First care home in the North of England to be accredited as Veteran Aware by the Veterans Covenant Healthcare Alliance



The staff team on the Donald Gibbs Household received the Chief Nurse Adult Social Care - Team Award, for Excellence



Honoured at the Lord Lieutenant of Greater Manchester Awards with a commendation in recognition of our support for veterans and members of the reserve forces and cadets

Director of Care, Jane Green, received the Chief Nurse for Adult Social Care - Gold Award, for outstanding service to community nursing



CHAIRMAN'S FOREWORD



Welcome to the Broughton House Annual Report for the year ending 31 March 2024, and our opportunity to introduce our management and care teams, our trustees, ambassadors, volunteers and some of our residents. The report highlights exciting developments in the Care Home, recognises our awards and accreditations, and describes our local community links and fundraising activities. The report importantly further explains our governance and quality assurance measures, and includes our auditor's report and full accounts.

You will see that our residents remain the heart of the Care Home, and we continue to be amazed at their personal stories and experiences. We have included a number of resident profiles in the report this year, which I am sure you will find fascinating. It is our privilege to provide their care and hear of their exploits.

We are increasingly appreciative of our modern, purpose-built care home which enables us to deliver the highest quality of care for our residents. The wonderful, committed care team are focused on providing for residents' individual needs, giving them a new lease of life. We have strong relations with the local community, and Broughton House's Wellbeing Programme of shopping trips and regular excursions including trips to the Imperial War Museum North, are much enjoyed by the residents.

The last twelve months have however seen a continued increase in the number of veterans living with dementia who require residential care. The appointment of a specialist Admiral Nurse at Broughton House has been critical to our understanding and ability to deliver the best possible care for our residents with dementia, and also to provide wider support to Veterans with dementia in the community.

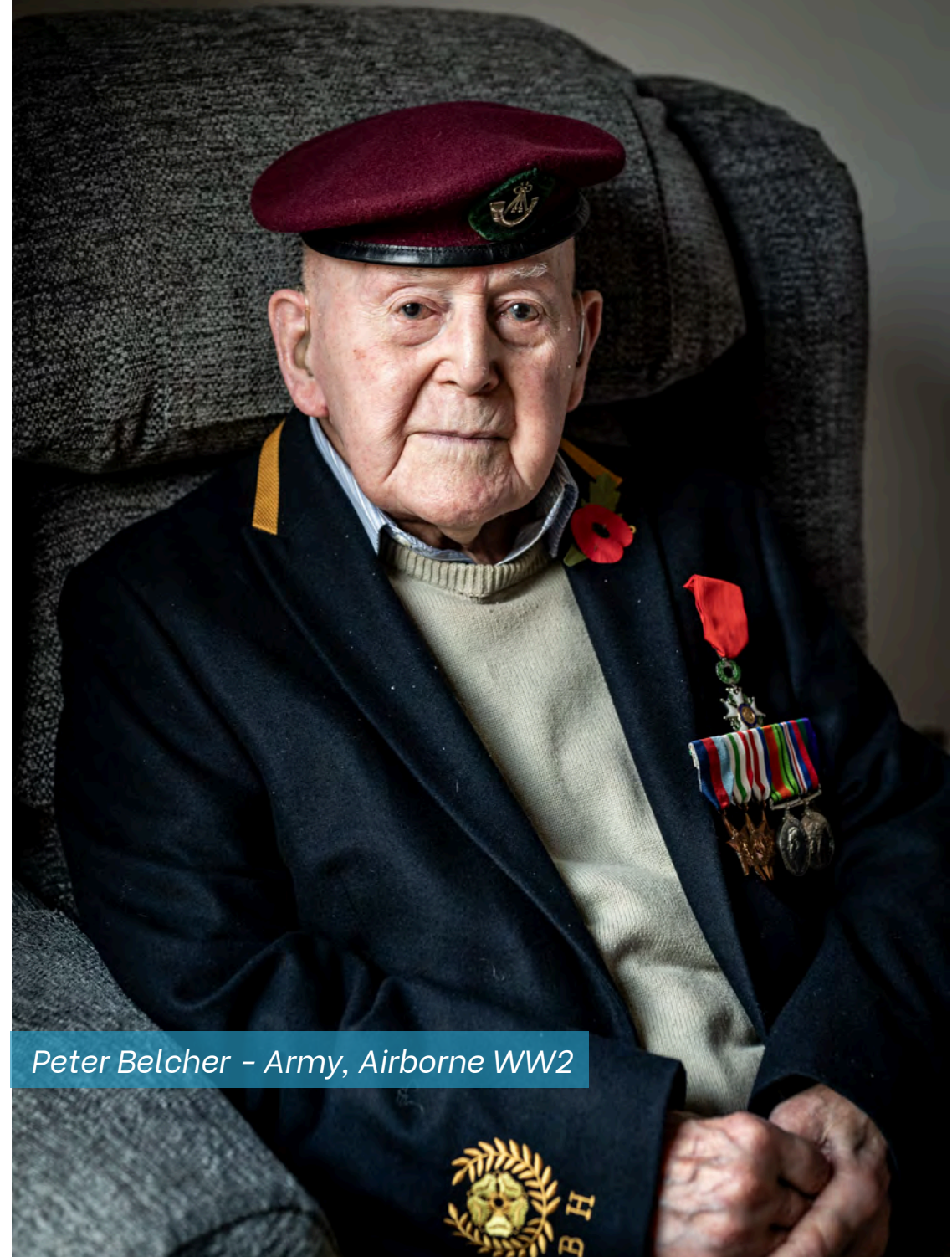
Our links with the community are further strengthened by our Armed Forces Support Hub which provides a support network for local Veterans, and has made a profound difference to a significant number of Veterans in the past year.

Our work and ongoing success remain dependent on ensuring that income from the Care Home and the Charity meets our overheads and liabilities. The ever-increasing cost of care provision and the divergence between that cost and the funding provided by local authorities, remains challenging. The report expands on these challenges, and we express our sincere thanks to the multiple charities, organisations and individuals without whose generous support we simply would not be able to provide the care that we do for veterans.

We hope that you will find the report interesting and helpful.

Phil Loynes

**Colonel P Loynes
Acting Chairman**



Peter Belcher – Army, Airborne WW2

ABOUT US

Broughton House was originally founded as the East Lancashire Home for Sailors and Soldiers in 1916, to care for sailors and soldiers injured during the First World War.

The Charity is registered with the Charity Commission under charity number 1155225. On 1 April 2014, all assets and land were transferred from the former Unincorporated Charity (number 227864) to the newly incorporated charity (number 1155225).

Today, the Charity provides care and support to ex-Service men and women, as well as their spouses or civil partners, who are in need of assistance. We are committed to delivering the highest quality of care to all our residents.

The following key objectives of the Charity are set out in the Constitution, which governs the Charity:

- To provide accommodation, care, and support for military veterans who have served in the British Armed Forces, Merchant Navy, and their spouse or civil partner.
- Should vacancies arise within Broughton House, the Charity Trustees may admit others who are in need of care and support.
- To generate revenue, applications for funding are made to benevolent associations and grant-making trusts.

Additional funds are raised through appeals and events, which supplement fee income.



VISION

To be the leading provider of consistent, sustainable care and support to the maximum number of Veterans and their families in the North West.



VALUES

- Being caring and compassionate to all Veterans seeking our support.
- Achieving excellence through continuous improvement.
- Recognising and promoting a sense of Veterans' camaraderie.
- Demonstrating commitment to our vision, taking ownership of all we do.
- Fostering an environment that encompasses respect and dignity for one another.

CHARITY MISSION STATEMENT

To meet the ever-changing needs of Veterans and their families by providing care, support, and friendship.



PUBLIC BENEFIT

The Trustees, having had regard to guidance on public benefit issued by the Charity Commission, confirm that the charitable purposes fall within the definitions set out in the Charities Act and, therefore, are for public benefit.

CHARITY OBJECTIVES

- To provide outstanding, safe and harm free care and support.
- To secure sustainable income to support the Charity's objectives.
- To develop an organisational culture that ensures we deliver our strategic direction most effectively.
- To ensure that we have a range of effective systems and processes in place to achieve the highest standards of governance.





EQUALITY, DIVERSITY & INCLUSION

The Board actively encourages equality, diversity and inclusion throughout the Charity and recognises the value of a diverse Board. The recruitment process actively considers diversity.

We are committed to championing equality, diversity, and inclusion within our Board, workforce, and in all our actions. As a veteran's charity and care home, it is essential we remain reflective of our diverse Armed Forces community and society as a whole. We take pride in our diverse workforce, both within the Charity and the Care Home, and are committed to creating a culture where everyone is celebrated, regardless of gender, sexual orientation, disability, ethnic background, nationality, religion, or belief.

While we recognise there is still work to be done, we are committed to continuous improvement to ensure we remain best placed to serve the military community, across the North West and beyond.





Clifford Butterworth - Royal Navy, WW2

GOVERNANCE & MANAGEMENT

THE TRUSTEE BODY

The Constitution of the Charity states that the Trustee Body shall consist of no fewer than seven and no more than 15 Trustees. Each Trustee shall serve a term of three years. Any retiring Trustee is available for re-election unless they indicate their wish not to be considered. A Trustee who has served for three consecutive terms may not be reappointed for a fourth consecutive term but may be reappointed after at least one year.

The Constitution governs the appointment of Trustees and the Board is authorised to appoint new Trustees to fill vacancies arising from the retirement, resignation or death of an existing Trustee. Trustees are appointed following approval at a properly convened meeting of the Trustees. The Board of Trustees typically meets bi-monthly.

In selecting new Trustees, the Board considers the skills, knowledge, and experience needed for the effective administration of the Charity.

Ideally, the Board should have a diverse range of skills, including expertise in the Armed Forces, the Merchant Fleet, professional healthcare, finance, legal, administration, and estate management. Newly appointed Trustees receive induction training related to the work of the Charity.

Sub-Committees appointed by the Trustee Board include:

- Finance and Audit Committee
- Governance and Nominations Committee
- Service and Quality Assurance Committee
- Fundraising Committee

THE TRUSTEE BODY

The Board meets regularly to consult on key decisions for Broughton House Veteran Care Village. It comprises elected members, including serving men and women, healthcare experts, and individuals with vast experience in business operations across the North West.

BILL ENEVOLDSON

FINANCE AND AUDIT COMMITTEE



A Chartered Accountant and former KPMG Partner, Bill advises on public sector capital projects. Currently Chief Investment Officer (CIO) for Greater Manchester Combined Authority, he manages £750 million in investment funds, supporting regional development. Bill retired from the CIO role on 30th June 2024.

PETER CURTIS

FUNDRAISING COMMITTEE



With nearly 30 years of healthcare sector experience, Peter held senior leadership roles in various healthcare organisations. Serving in the RAF as a fast jet pilot from 1984 to 1992, he brings his dedication and expertise to veteran support.

COLONEL (RETD) PHIL LOYNES LLB

ACTING CHAIRMAN, GOVERNANCE AND NOMINATIONS COMMITTEE



Following regular service in the Royal Marines, qualified as a commercial lawyer, specialising in large public sector projects. He is currently Vice- Chair (Marines) for the Reserves Forces & Cadets Association North West.

COMMODORE PHIL WATERHOUSE ADC RN

FUNDRAISING COMMITTEE



Naval Regional Commander for Northern England and the Isle of Man, Phil is dedicated to fostering community respect for the Royal Navy. His distinguished career includes numerous leadership and operational roles within the Royal Navy.

COLONEL (RETD) RUSS MILLER OBE

GOVERNANCE AND NOMINATIONS COMMITTEE



Recently retired from the British Army, Russ served in command roles across Northern Ireland, The Balkans, Afghanistan, Iraq and elsewhere. Now a business owner, he brings valuable military experience to his role as a Broughton House Trustee since 2018.

LIEUTENANT COLONEL SHARON STEWART ARRC

SERVICE AND QUALITY ASSURANCE COMMITTEE



Circle Health Group's Area Director of Clinical Performance, Sharon was awarded the Laing & Buisson award for "Outstanding Contribution to Independent Health Care". Having deployed to Iraq and Afghanistan, she won the Associate of the Royal Red Cross – the highest award bestowed on a nurse.

ZOE WATTERS

FINANCE AND AUDIT COMMITTEE



A Chartered Accountant and PwC Partner, Zoe specialises in financing public sector infrastructure. She joined Broughton House for its unique Veteran Care Village project, a valuable service for veterans across Manchester and Salford.

MAJOR ANDREW DINNING

ROYAL MARINES

In 1961, at the age of 17, Andy volunteered to serve in the Royal Marines. He completed his initial military training at the Royal Marines base in Deal, Kent, followed by seamanship training aboard the cruiser HMS Sheffield, a ship that had seen service in the Second World War and was then based in Portsmouth. Andy was selected for Royal Marine Commando training and was sent to the Commando Training Centre in Lympstone, Devon. Upon successfully completing the rigorous course, Andy was posted to 42 Commando, which was based in Singapore at the time. At this time, Britain was involved in safeguarding the border of Borneo, a region soon to be part of independent Malaysia, which was under threat from Indonesia.

As Andy could not serve on the front line until he turned 18, he initially spent time at the Commando HQ in Singapore. However, he soon found himself in the sweltering jungles of Borneo, carrying out routine fighting patrols along the border, with occasional missions into Indonesia to gather intelligence. Andy says he "quite liked" the jungle and quickly adapted to life there, including an encounter with a poisonous cobra. Much of his time was spent being deployed by helicopter.

In 1967, during Britain's withdrawal from the Aden Protectorate, Andy was posted to 45 Commando to assist in maintaining peace and protecting British personnel and civilians. This involved several skirmishes with rebel tribesmen in the Radfan mountains.

By 1971, Britain had withdrawn from both Aden and Singapore, and Andy returned to the UK, initially stationed at Stonehouse Barracks in Plymouth, and later in Arbroath, Scotland. The Royal Marine Commandos were then integrated into NATO's defence forces in Europe, which included numerous challenging winter training exercises in Norway, as well as deployments to places such as Belize and Northern Ireland during the Troubles.

In 1982, following Argentina's invasion of the Falkland Islands, Andy was deployed to the South Atlantic aboard HMS Fearless, an amphibious assault ship. After a month at sea, an amphibious landing was made at Ajax Bay, where the Marines immediately came under intermittent bombing from the Argentine Air Force.

Here, Andy was part of the Commando Logistics Force, a vital role that ensured the fighting Marines had sufficient ammunition, food, and fuel for a full-scale war in arctic-like conditions.

Eventually, they fought their way into Port Stanley and accepted the Argentine surrender. After this, Andy found himself stationed at the Governor's residence, performing staff duties, including stamping passports.

Upon his return to the UK, Andy worked in the Salisbury Plain training area, where he organised realistic weapons training courses, and eventually took command of the firing range at Altcar, Lancashire.

In 1971, while Andy was studying at the Royal Naval College, Dartmouth, our future King, Charles III, was also training there as a Royal Navy officer. Andy and the future King spent a considerable amount of time together during their off-duty hours, often socialising.

For his service, Andy was awarded seven medals: the General Service Medal with clasps for Brunei, South Arabia, Borneo, and Northern Ireland; the South Atlantic Medal with rosette (for service in the Falklands War combat zone); the United Nations Medal (UNFICYP - Cyprus); the Royal Navy Long Service and Good Conduct Medal; the Queen Elizabeth II Coronation Medal; and the Queen Elizabeth II Golden Jubilee Medal.

Andy served from 1961 to 1994, retiring with the rank of Major.



OUR VETERANS

SENIOR MANAGEMENT TEAM

Led by CEO Karen Miller, the Senior Management Team at Broughton House Veteran Care Village brings extensive experience and dedication to serving the veteran community.



KAREN MILLER

Formerly an Army officer, Karen transitioned to managing hospitals in the UK and the Middle East. As Broughton House CEO since 2020, she oversees daily management and policy implementation for the Charity, Care Village, and Armed Forces Support Hub.

CEO



JANE GREEN

As Director of Care, Jane ensures Broughton House reaches and cares for as many veterans in need of help as possible, whilst maintaining the highest standards. For her work, Jane was Awarded the CNO Individual Gold Award in 2023.

DIRECTOR OF CARE



CATHERINE HEALEY

With over 30 years at Broughton House, Catherine oversees business and facilities operations. Her dedication to veterans has earned her the Lord-Lieutenant's Award for Meritorious Service for Veterans and related charities.

DIRECTOR OF BUSINESS ADMINISTRATION

MANAGEMENT TEAM

Supporting the directors is the Management Team, providing essential leadership and strategic direction across their respective departments.



NADIA MONIZ

Joining Broughton House in February 2024, Nadia brings travel and hospitality marketing expertise. She manages all marketing activities, raising the brand's profile to attract donors, engage veterans, and support the charity's mission.

BRAND & MARKETING MANAGER



NATASHA EARDLEY-DUTTON

In partnership with Dementia UK and supported by The Albert Gubay Trust, Natasha, a former Army Reservist, joined Broughton House as an Admiral Nurse. She supports dementia care, providing guidance both to veterans living in Broughton House and in the community.

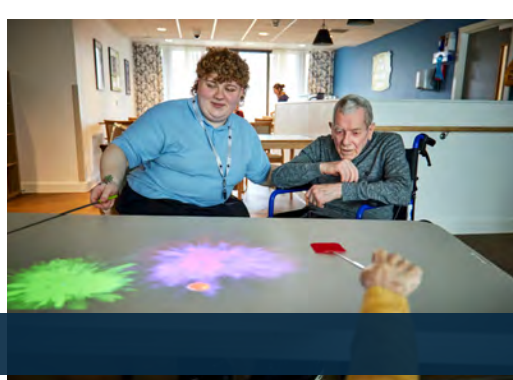
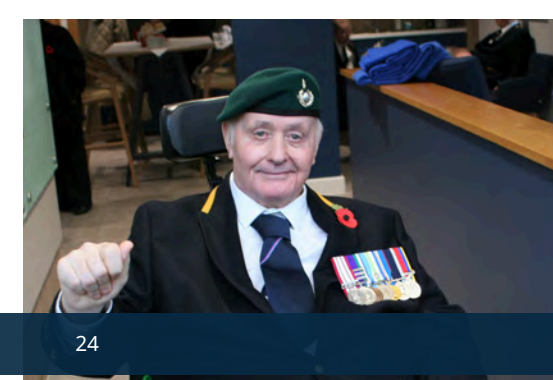
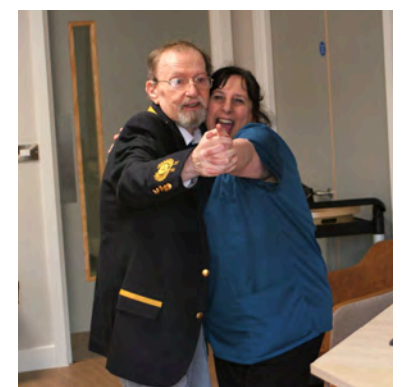
ADMIRAL NURSE



PETER AKHIMIE

A Chartered Accountant with an MBA, Peter joined in 2023. His 13 years of experience in financial management across various sectors bolster Broughton House's strategic financial planning, supporting impactful budgeting and reporting practices.

MANAGEMENT ACCOUNTANT



OUR SUPPORTERS

FUNDRAISING ACTIVITIES

The charity is registered with the Fundraising Regulator and works within the Fundraising Code of Practice. We are committed to maintaining the highest standards in our fundraising approach.

Broughton House fundraises to supplement fee income and help meet the full cost of the care we provide to our residents, as well as to support our health and social care programme for veterans living in the community. We do not use external fundraisers, except for a Grants and Trusts Consultant who works with us two days per month as an extension to our team. Broughton House has not received any complaints regarding our fundraising activities. We comply fully with the Charity Commission and UK law, including those concerning openness and honesty with our supporters and the public.

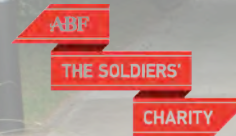
The charity depends on voluntary income to supplement fee income in order to meet the full cost of the care provided to residents.

We remain indebted to our supporters, particularly ABF 'The Soldiers Charity', Royal Navy & Royal Marines Charity, Zochonis Trust, Armed Forces Covenant Trust, Veterans Foundation, Trinity House, The Booth Charities, The Albert Gubay Trust, Stoller Charitable Trust, Queen Mary's Roehampton Trust, and Morrisons Foundation for their very generous grants towards our work.

Other fundraising during the year included the refurbishment of the Cinema Room, funded by the Mayor of Oldham, and the donation of £2,400 by Broughton House Ambassador Anthony Cotton, who made a surprise appearance on Tipping Point: Lucky Stars.

A number of organisations also held fundraising events for Broughton House, including Stand Golf Club, Cavendish Golf Club, Prestwich Golf Club, Sarah's Community Challenges, Stockport Militaria, and Salford Red Devils.

Without this support and other kind donations, the charity would struggle to continue. Fundraising income is critical to enabling Broughton House to continue providing care and support to the ex-service community. The Trustees are most grateful to all our loyal supporters, volunteers, and friends for their continued dedication and support.



The Army's National Charity



The Booth Charities



VETERANS' FOUNDATION



Stoller Charitable Trust
providing a helping hand since 1990
Registered Charity: 252415



On this, page we highlight a small selection of our supporters. We would like to take this opportunity to thank all of our supporters, without your help our work would not be possible.



Lt Col Peter Darroch – Royal Army Medical Corps

VOLUNTEERS

Our volunteers play an invaluable role, from driving residents to events to enhancing our Wellbeing Programme through meaningful activities and companionship. For instance, our volunteer Museum Curator Owen Hammond, a former RAF pilot, has provided exceptional support in establishing our museum, preserving the history and stories that make Broughton House so unique.



AMBASSADORS

Ambassadors are crucial to Broughton House; serving as advocates for our mission and helping raise the funds necessary to continue our vital work with veterans.

We are grateful to those who currently support Broughton House, championing our cause and helping us build a brighter future for our veterans. As we expand, we are always looking for new ambassadors to join us in our mission, ensuring Broughton House receives the visibility and support it needs to thrive.

AMBASSADORS SPOTLIGHT



ANTHONY COTTON

Best known for his role on Coronation Street, and a passionate advocate for veterans. Anthony made an appearance on Tipping Point: Lucky Stars, raising £2,400 for Broughton House.



ANDY REID MBE

Former British Army Corporal and triple amputee, Andy inspires many through his motivational speaking, resilience, and dedicated support of veterans' causes.



CARL AUSTIN-BEHAN

Former Lord Mayor of Manchester, RAF veteran, and LGBTQ+ advocate, Carl actively supports inclusion, community initiatives, and veteran welfare across Greater Manchester.



Chris Graham – Army, Royal Logistic Corps

BROUGHTON HOUSE VETERAN CARE VILLAGE

THE CARE MANAGEMENT

The Director of Care, as the registered manager, oversees all care services, supported by her deputy to ensure effective and compassionate management of the care team.



JANE GREEN
DIRECTOR OF CARE,
REGISTERED MANAGER



HELEN PERVAIZ
After a 30-year NHS career specialising in dementia, Helen joined Broughton House in 2023. Her dedication to complex dementia care aligns with Broughton House's mission, enhancing support for veterans and their families.

MATRON

BROUGHTON HOUSE VETERAN CARE VILLAGE

CARING FOR VETERANS

Our modern, purpose-built Home enables us to provide the highest quality of care for our residents. Our Village model ensures we meet our residents' needs and enables us to support veterans in the community.

We are proud to be the first care home in the North of England accredited as Veteran Aware by the Veterans Covenant Healthcare Alliance, which highlights Broughton House's commitment to meeting the needs of the Armed Forces community.

Caring for veterans is at the core of our values. Broughton House Veteran Care Village was honoured at the Lord-Lieutenant of Greater Manchester Awards with a commendation recognising our support for veterans, members of the Reserve Forces, and Cadets.

Our Director of Business Administration, Catherine Healey, received the Lord-Lieutenant's Award for Meritorious Service for support to Veterans and other service charities.

We continue to provide respite care for veterans, which remains a popular choice for families.

DEMENTIA CARE

Over the past twelve months, we have seen a continued increase in the number of veterans living with dementia who require residential care. The complexity of care in this area is also rising.

We are committed to ensuring that those living with dementia at Broughton House experience a sense of community and purpose every day, offering them opportunities for companionship, camaraderie, and meaningful engagement.

ADMIRAL NURSE

In partnership with Dementia UK and with the support of The Albert Gubay Trust, we appointed an Admiral Nurse in 2023.

The Admiral Nurse provides invaluable support not only to those residents living with dementia but also to their families, whilst also providing specialist advice and support to our care team. This role focuses on helping veterans live as independently as possible and provides coaching and training to staff on managing the progression of dementia.

OUR VETERANS

JEAN MACK, ROYAL NAVY

Joining the Royal Navy at 21 years old, Jean was enlisted as an Aircraft Mechanic aboard HMS Vanguard among other ships. Jean spent her time serving solely in the UK, at Lossiemouth and Penzance but spent a large part of her service at Saint Merryn, Cornwall. She very much enjoyed the camaraderie that came with serving and made lots of friends during her time with the Navy. In 1995, Jean started volunteering at Broughton House, becoming good friends with former Broughton House Chief Executive, Colonel Donald Gibbs. Her fondest memories as a volunteer were when she supported the residents on their caravan holidays throughout the North-West to places such as Blackpool.



GEORGE EVANS, REME WWII

George was born in Chorlton-on-Medlock but moved to Irlam in 1940 after his family home was damaged in the Manchester Blitz. The moment George turned 18, in the middle of 1944, he was called up, and with his electrical skills, joined the REME as a Craftsman. Initially, George was sent to Canterbury. Here, he would frequently see V1s flying over on their way to London while quickly being followed by the RAF. He remembers one incident in particular where a V1 was taken down and crashed at the end of a nearby field. After a while, George was posted to the REME workshop near Bicester where he repaired and maintained damaged tanks that were sent back from France.



BARRY POWELL, ARMY AIR CORPS

Barry enlisted in the air cadets, at the age 17, and later joined the Army Air Corps. Barry's service took him to Hanover, Germany and various other parts of the world. During his military career Barry earned four medals—tributes to his service in the Gulf War, Northern Ireland, NATO and the Liberation of Kuwait. For his service he was awarded the Saudi Arabian Medal.



TERESA GEORGE, MERCHANT NAVY

Teresa served in The Merchant Navy as a crew member on board two passenger liners that had been converted to carry troops all over the world, as required in the various theatres of war. They were; the RMS Orion and the SS Orontes. During her time with the Merchant Navy, Teresa sailed around the world twice but her favourite destination was the United States. In those days, female crew members were closely chaperoned and escorted by bodyguards drawn from the ship's crew when going ashore.



STAFFING

We continually seek ways to enhance our care services and strive for ongoing improvement. We are grateful to our dedicated staff for the outstanding service they provide to our residents.

The staff team in the Donald Gibbs Household received the Chief Nurse Adult Social Care Team Award for Excellence. Our Director of Care, Jane Green, was awarded the Chief Nurse for Adult Social Care Gold Award for outstanding service to community nursing.

We are committed to providing expert training for our staff and have worked with external organisations to enhance dementia care training.

Recruitment of new care staff remains a challenge, but we continue to explore innovative ways to attract and retain talent. We are pleased to have supported two individuals in completing their OSCE and NMC registration, enabling them to assume qualified nursing roles in April 2024.

In our commitment to supporting career progression, we frequently assist our staff in completing CHAPS and NVQ qualifications.



TECHNOLOGY

Technology continues to be a key component of our dementia care strategy. This year, we purchased a further Tovertafel, generously funded by The Morrison's Foundation. This has enabled us to extend its use beyond dementia care, benefiting a wider range of residents by reducing apathy and increasing physical activity.

The Tovertafel helps residents maintain sensory-motor skills as they age. We also continue to use companion pets, therapy dolls, and the Tiny Tablet to provide distraction, a sense of calm, and facilitate communication and engagement.

WELLBEING

Broughton House's wellbeing programme aims to ensure that our residents experience life as 'normally' as possible.

Regular sensory sessions are held in our cinema space, where sound, lighting, and visuals are used to create an environment that supports residents' individual functional levels.

We also continue to utilise our strong military connections to enhance the wellbeing programme, with regular trips to breakfast clubs and other military events such as Armed Forces Day and Remembrance Day.

Additionally, visits from serving and retired service personnel, such as the Manchester Parachute Regimental Association (who join us once a month for coffee mornings), 202 Field Sqn Royal Engineers, who support Broughton House regularly, and 206 Multi-role Medical Regiment (who visit twice a year), further enrich the programme.

As part of our Wellbeing Programme, we organise regular shopping trips, visits to local parks, golf clubs, and other entertaining excursions, including trips to Bridgewater RHS, Sea Life, and the Imperial War Museum.

Our programme also includes opportunities for residents to enjoy music and entertainment from performers, such as regular visits from The Not Forgotten and local singers.

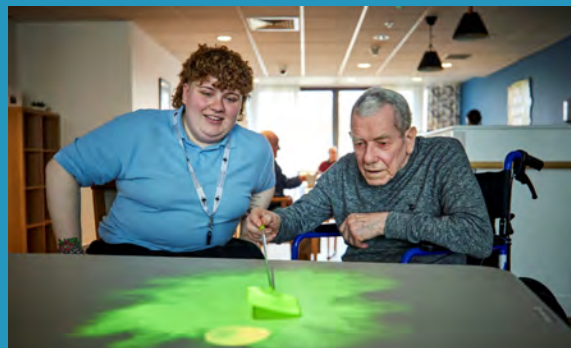
The Residents Committee, which meets bi-monthly, collaborates with the Director of Care to coordinate the programme and plan key events, such as Armed Forces Day, Remembrance Day, and Christmas.

Thanks to the continued support of The Booth Charities, we are able to offer regular chiropody and physiotherapy treatments to all of our residents.



The vital work delivered at the veteran care village is a lifeline for older people who need additional support and I'm very proud that we've been able to help in such a meaningful way.

- Morrison's Foundation trustee



LOCAL COMMUNITY LINKS

We maintain strong relationships with a variety of local organisations. Our residents with dementia continue to enjoy musical mornings at Gorton Monastery, and our local parish church, St Paul's, supports Broughton House in meeting the religious needs of our residents by holding a service every Wednesday, followed by coffee and cake.

Broughton House is proud to support residents of all denominations and religions in receiving the pastoral care they need and is fortunate to welcome religious leaders of all faiths who regularly visit the home.

We have an excellent working relationship with Salford City Council, which invites us to major military events hosted by the Council and Ceremonial Mayor.

We also have important partnerships with local private organisations, such as the Salford Red Devils, Prestwich Golf Club, and Salford City Football Academy, as well as public organisations like Manchester Cathedral, Abraham Moss Community School, and Greater Manchester Fire and Rescue Service.

QUALITY ASSURANCE/PERFORMANCE

The Quality and Assurance Committee provides guidance and advice to the Broughton House Care Team and maintains strong links with external agencies. The Care Quality Commission (CQC) continues to monitor our service and rates us as 'Good.'

We have completed the annual external audits of medicines and infection prevention and control, all of which we passed and resulted in positive feedback. Our home improvement plan guides our actions and priorities, and we have completed annual surveys for residents, relatives, and visiting professionals.

Numerous positive reviews on Carehome.co.uk from residents and their families have allowed us to maintain a rating of 9.7 out of 10.

Good communication, effective operating procedures, and a strong understanding of legislation remain critical to our operations. The focus for Broughton House staff continues to be on providing effective, dignified, and respectful care for all residents. We remain committed to working closely with Salford Care Home Practice, the Local Integrated Care Board, the Northern Care Alliance, and the Local Authority.







BROUGHTON HOUSE
VETERAN CARE VILLAGE
— 1916 ONWARDS —
ARMED FORCES SUPPORT HUB

BROUGHTON HOUSE VETERAN CARE VILLAGE

THE ARMED FORCES SUPPORT HUB

A key component of the Veteran Care Village concept, the Broughton House Armed Forces Support Hub (the Hub) was established in January 2018. It is a non-residential service, available to veterans and their families in Greater Manchester and the surrounding areas.

The Hub works in partnership with leading strategic organisations and agencies to provide front-line support to the entire Armed Forces community, including serving personnel, reservists, early service leavers, veterans, and their families.

The Hub delivers a service that supports the five pillars of wellbeing:

- Health and Wellbeing (including isolation, mental health, substance misuse and social inclusion)
- Homelessness
- Welfare (Including debts and benefits)
- Training and Education
- Employment



I really looked forward to the sessions. I feel like it really helped me a lot. I think I would have gone back into my dark places had it not been for my weekly sessions with my counsellor from Broughton House. The session certainly helped me, I felt a little lost when the Veterans Service Counselling finished but it is nice to know that Broughton House will be there for me if I need them again.

This has helped me so much, thank you.



BROUGHTON HOUSE VETERAN CARE VILLAGE

VETERANS PLACES PATHWAYS AND PEOPLE (VPPP)

Broughton House Veteran Care Village, in partnership with Armed Forces Community HQ (Wigan), was successful in its bid to lead the North West portfolio, which incorporates Cheshire, Merseyside, Greater Manchester, Lancashire, and South Cumbria.

The North West portfolio includes 16 funded partners and an extended associate membership. These organisations lead projects that support the programme's aims and objectives, which are funded for two years.

Member Organisations of VPPP North West:

- Armed Forces Community HQ (Wigan)
- Advocacy Focus
- Armed Forces Support Hub
- Burnley FC in the Community
- College for Military Veterans and Emergency Services (CMVES)

- Fighting With Pride
- Forces Link
- Greater Manchester Combined Authority (GMCA)
- Lancashire Hub
- Lancashire & South Cumbria NHS Trust
- Tom Harrison House
- University of Chester (Westminster Centre for Research in Veterans)
- Veterans HQ Liverpool
- Veterans in Communities
- Walking with the Wounded

Having successfully led the VPPP for two years, Broughton House officially handed over the leadership of the project to Wigan Armed Forces Community HQ on 1st April 2024.



Capt Bob McMillan - REME

FINANCIAL PERFORMANCE

The Finance Committee oversee the management of the Charity's finances.

INCOME

Income for the year 2023/2024 is broken down as follows:

- General Fund £3,584,583
- Designated Fund £864,415
- Restricted Fund £46,057

Full details of our results for the 2023/2024 financial year are set out in the Consolidated Statement of Financial Activities (pages 58-59).

Income from contributions accounted for 90% of unrestricted fund and 72% of overall income. The need for care continues unabated. As a nursing home, financial income is aligned to the occupancy level.

The new Veteran Care Village was fully completed and commissioned in February 2022. The 64-bedded Care Home has steadily rebuilt occupancy and during the period under review, the Care Home average occupancy increased from 33 in the year 2022/2023 to 51 in the year 2023/2024. In addition, four of the six independent living apartments are also now occupied. This represents a much-needed return to 'business as usual' following the turbulence of the new build coupled with Covid-19.

Following the Trustee Board's decision not to proceed with Phase 2 of the build (additional apartments) due to lack of sufficient funding, the Trustee Board elected to market the land which was previously earmarked for Phase 2. The land was sold for the sum of £1,050k with the sale being finalised in July 2023, allowing Broughton House to make a substantial repayment to the GMCA Loan Facility.

We continue to face significant challenges not least the level of funding for social care and the complex regulatory environment. We rely heavily on grants and public donations to finance the care services we provide. This income is critical and allows us to continue to provide essential care and support to veterans and their families.

The current environment for fundraising is particularly challenging. We have continued to benefit from the generosity of grants, donations and legacies. The Charity received donation income totalling £388k, including legacy funds totalling £57k. This income provides invaluable funds which have enabled us to meet the cost of care for residents and provide some limited support to veterans living in the community with mental health challenges.

Legacy income is unpredictable, and so we continue to work to increase the range of regular donors and supporters for our work.

The Charity is committed to employing the highest standards in its approach to fundraising.

DESIGNATED FUND

The Designated Fund at year-end totals £7,696,978 and includes:

- The freehold property £7,450,324
- Investment funds £196,279 and
- Heritage assets held in the Charity's museum £50,375

EXPENDITURE

Staff wages represents by far the largest element of our expenditure. Our pay code embraces the real Living Wage. Our cost of care is higher than in some care homes as a higher ratio of staff to residents enables us to provide high quality, person-centred care.

All areas of financial expenditure continue to be closely scrutinised and balanced against operational safety in the delivery of care.

TRUSTEES CONFIRMATION

The Trustees confirm that the accounts have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) effective January 2015.

RESERVES POLICY

It is the policy of the Trustees to maintain a Reserve Fund at a level that equates to at least three months of unrestricted expenditure. This provides sufficient funds to cover costs in the unlikely event of normal sources of income drying up.

At year-end, the Reserve Fund totalled £196k (2022/2023 £180k), which is below the three-month unrestricted expenditure level. It is noted that the Reserve Fund, supported by the GMCA Loan, has been deployed for its designated purpose.

Post the year-end the Reserve Fund has been increased to £500,000.

GREATER MANCHESTER COMBINED AUTHORITY LOAN

Post the year-end key terms of the Greater Manchester Combined Authority ("GMCA") loan were renegotiated. All existing balances were consolidated into a £4.07m facility with a fixed interest of 5%. Interest is payable quarterly and capital is repaid as and when surplus funds are available. The loan runs through to 31 December 2027.

INVESTMENT POWERS & POLICY

To increase the efficiency of the investment process the Charity's Broker has been given discretionary authority to invest on the Charity's behalf. Changes in the investment portfolio continue to be monitored by the Trustee Board on a regular basis and the Investment Fund Manager is invited to brief the Board every six months.

CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

Broughton House has fixed assets with property and plant, which are fundamental to the business, valued at £11,869k.

Investments which are held in the Charity's Reserve (Designated) Fund are valued at £196k.

The Trustee's policy is to maintain a Reserve (Designated) Fund at a level that equates to at least three months of unrestricted expenditure and to place all windfall income, such as legacies, directly into the Charity's Reserve (Designated) Fund.

Monies placed into the Reserve Fund are held in an investment portfolio with percentage yield/ return based on investment strategy and financial markets. This fund is used to meet any General Fund deficit and assists with emergency funding in the unlikely event of normal sources of income drying up and ensures business continuity in the event of a major or unexpected event at the Home.

The Charity currently depends on voluntary income to supplement fee income and meet the full cost of the care provided. A significant proportion of this income is received from the Service Charities, Trusts, Legacies and individuals who have direct experience of the Second World War and subsequent conflicts in which Forces served. The Charity must keep in mind that the level of legacy and voluntary income may fall significantly in future years as the Armed Forces reduce in number and consequently, those in contact with them falls.

When setting care fees, the Charity seeks to achieve a balance between affordability and a level that is consistent with providing first-class care and accommodation for Residents, in order to ensure the long-term financial viability of the Charity. This means that we welcome Residents whose care is funded from a variety of sources.

FUNDING SOURCES GOING CONCERN STATEMENT

The Trustees have considered the ability to continue as a going concern for a period of at least 12 months from the date of signing the accounts.

We have forecast our income, expenditure, cash and reserves for the financial year ending 31 March 2026, using our latest estimates for 2024 and prudent assumptions for income and expenditure and taking into account the amended loan facility with the GMCA. Key assumptions include fee income based on an average of 60 residents.

The reserves will be kept at the level set by the Board of Trustees and we will continue to hold sufficient reserves, cash and liquid investments to meet our liabilities as they fall due.

The Trustees have therefore concluded that it remains appropriate to prepare these accounts on a going concern basis.

KEY MANAGEMENT & PERSONNEL REMUNERATION

Key management personnel of the Charity are considered to be the Board of Trustees, together with the Chief Executive and Director of Care who are responsible for directing and controlling the Charity and the running and operating of the Care home on a day to day basis.

All Trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the Charity's Chief Executive and Director of Care is reviewed annually and normally increased in accordance with average earnings. The remuneration is also bench-marked with grant-making charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

RISK MANAGEMENT

Major risks to the Charity as identified by the Trustees and listed in the Risk Register have been reviewed and appropriate action has been taken and systems have been put in place to mitigate the risks. Records exist to show that statutory and local procedures are being implemented. Statutory requirements and procedures are constantly under review.

The principal risks facing the Charity are set out as follows:

- Financial
- Occupancy
- Health and Safety
- Safeguarding
- Training
- Human Resources (Recruitment and Retention)
- Quality Assurance and Compliance
- Charity Governance

STATEMENT OF TRUSTEES RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with:

- Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102))
- The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).
- The Companies Act 2006
- The Charities Act 2011

The Trustees are to prepare financial statements for each financial year, which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year.

In preparing those financial statements the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.

- Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations.

They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This Report was approved by the Board of Trustees on 20th December 2024 and was signed on its behalf by:

Phil Loynes

Colonel P Loynes
Acting Chairman



David Teacher MBE - RAF, WW2

SOCIAL MEDIA PERFORMANCE





Social media plays a vital role in raising awareness and fostering engagement for non-profit organisations like Broughton House Veteran Care Village. Platforms such as Facebook and Instagram enable us to connect with a wider audience, highlight our mission, and build a supportive community for veterans and their families.

Over the past year, our social media channels have demonstrated increased interest in Broughton House and its services. This is reflected in significant growth on both platforms. Our Facebook page now has a total of 3,900 followers, an increase of 404, while Instagram has grown to 591 followers, with an impressive increase of 437. This growth underscores the rising visibility of our care services, events, and initiatives.

Our audience insights reveal that 58.2% of our social media visitors are women, with the largest age group being 55-64 (26.2%) and the smallest 18-24 (1.7%). These demographics provide valuable guidance for tailoring our content to resonate with key audiences.

Broughton House remains committed to leveraging social media as an essential tool for engagement, ensuring our mission to support veterans is widely recognised and embraced.

For more details on our social media presence, visit [Facebook](#) and [Instagram](#).

-  Broughton House Veteran Care Village
-  broughtonhouse1916
-  Broughton House Veteran Care Village
-  Broughton House Veteran Care Village

VISITOR DEMOGRAPHICS

GENDER



AGE

18-24	66	55-64	1020
25-34	323	65+	977
35-44	884		

PLATFORMS GROWTH

3.9K Facebook Followers  404

591 Instagram Followers  437

TOP PERFORMING CONTENT FROM ALL PLATFORMS



Anthony Cotton - Tipping Point

Likes: 2,505
Comments: 72
Shares: 25



Residents watching Anthony Cotton on Tipping Point

Likes: 922
Comments: 19
Shares: 9



Broughton House receives Lord - Lieutenants' Award

Likes: 128
Comments: 28
Shares: 9



Joan & Mike Keoghan - QARANC & Parachute Regiment

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows 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 Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the 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 financial statements are authorised for issue.

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

Other information

The 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 Report of the Independent Auditors 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 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.

INDEPENDENT AUDITOR'S REPORT

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; 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, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

In preparation for our audit we identified areas of laws and regulations which we considered could have a material effect on the financial statements. This information was obtained via discussions with management and from our general commercial and sector experience. The directors also provide us with written representation of all the key and fundamental industry specific laws and regulations with they are required to adhere to. these were then communication to the whole of the audit team at our audit planning meeting.

As a care provider, the following laws and regulations are specifically applicable to the charity:

- Health and Social Care Act 2012
- Care Quality Commission Regulations 2009

INDEPENDENT AUDITOR'S REPORT

Our audit procedures to identify non-compliance with laws and regulations in these areas consisted of:

- Enquiries with management;
- Inspection of regulatory records, inspection reports, submissions, and other correspondence;
- Challenges to management assumptions and judgements in relation to accounting estimates.
- Review of journals entered throughout the year.

Despite appropriate planning and performing out work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

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

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

DJH Audit 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.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

DJH Audit Limited

**Susan Redmond FCA (Senior Statutory Auditor)
for and on behalf of DJH Audit Limited**

Accountants & Statutory auditor

23/12/2024
.....

St George's House
56 Peter Street
Manchester
M2 3NQ

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2024

Notes	Unrestricted funds general		Restricted funds		Total		Unrestricted funds general		Unrestricted funds designated		Restricted funds		Total	
	2024	2024	2024	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	2023
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Income and endowments from:														
Donations and legacies	3	342,475	-	46,057	388,532	404,241	-	-	103,738	-	-	507,979	-	-
Charitable activities														
Veteran Care Village	5	3,242,108	-	-	3,242,108	1,637,006	-	-	-	-	-	1,637,006	-	-
Investments	6	-	4,620	-	4,620	-	-	3,924	-	-	-	3,924	-	-
Other income	7	-	859,795	-	859,795	-	-	-	-	-	-	-	-	-
Total income														
		3,584,583	864,415	46,057	4,495,055	2,041,247	3,924	3,924	103,738	3,924	103,738	2,148,909		
Expenditure on:														
Raising funds	8	23,221	2,192	-	25,413	79,540	2,206	-	-	-	-	81,746	-	-
Charitable activities														
Veteran Care Village	9	3,666,998	232,672	54,376	3,954,046	2,717,449	233,778	72,595	3,023,822	72,595	3,023,822	46,834	-	-
Support Hub	9	27,513	-	-	27,513	46,834	-	-	-	-	-	46,834	-	-
Total charitable expenditure														
		3,694,511	232,672	54,376	3,981,559	2,764,283	233,778	72,595	3,070,656	72,595	3,070,656	46,834	-	-
Total expenditure														
		3,717,732	234,864	54,376	4,006,972	2,843,823	235,984	72,595	3,152,402	72,595	3,152,402			

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STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2024

Notes	Unrestricted funds general		Restricted funds		Total		Unrestricted funds general		Unrestricted funds designated		Restricted funds		Total	
	2024	2024	2024	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	2023
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Net gains/(losses) on investments	-	13,612	-	-	13,612	-	-	-	(15,684)	-	-	(13,684)	-	-
Net income/(expenditure)														
	(133,149)	643,163	(8,319)	501,695	501,695	(802,576)	(245,744)	31,143	(1,017,177)	31,143	(1,017,177)			
Transfers between funds	206,299	(237,388)	31,089	-	-	643,986	(579,271)	(64,715)	-	(64,715)	-	-	-	-
Net movement in funds														
	73,150	405,775	22,770	501,695	501,695	(158,590)	(825,015)	(33,572)	(1,017,177)	(33,572)	(1,017,177)			
Reconciliation of funds:														
Fund balances at 1 April 2023	341,450	7,291,203	9,894	7,642,547	7,642,547	500,040	8,116,218	43,466	8,659,724	43,466	8,659,724			
Fund balances at 31 March 2024														
	414,600	7,696,978	32,664	8,144,242	8,144,242	341,450	7,291,203	9,894	7,642,547	9,894	7,642,547			

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

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BALANCE SHEET

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	16	11,869,156		12,328,373	
Heritage assets	15	50,375		50,375	
Investments	17	192,001		173,780	
		<u>12,111,532</u>		<u>12,552,528</u>	
Current assets					
Debtors	18	68,533		56,346	
Cash at bank and in hand		522,789		266,099	
		<u>591,322</u>		<u>322,445</u>	
Creditors: amounts falling due within one year	20	<u>(940,951)</u>		<u>(353,207)</u>	
Net current liabilities		<u>(349,629)</u>		<u>(30,762)</u>	
Total assets less current liabilities		<u>11,761,903</u>		<u>12,521,766</u>	
Creditors: amounts falling due after more than one year	21	<u>(3,617,661)</u>		<u>(4,879,219)</u>	
Net assets		<u>8,144,242</u>		<u>7,642,547</u>	
The funds of the charity					
Restricted income funds	23	32,664		9,894	
Unrestricted funds - general	25	414,600		341,450	
Unrestricted funds - designated	24	7,696,978		7,291,203	
		<u>8,144,242</u>		<u>7,642,547</u>	

The financial statements were approved by the trustees on 20/12/2024

Phil Loynes
Colonel P Loynes
Trustee

STATEMENT OF CASH FLOWS

	Notes	2024		2023	
		£	£	£	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	2		515,653		(614,668)
Investing activities					
Purchase of tangible fixed assets		(41,361)		(37,716)	
Proceeds from disposal of tangible fixed assets		1,043,945		-	
Purchase of investments		(4,609)		-	
Investment income received		4,620		3,924	
		<u>1,002,595</u>		<u>(33,792)</u>	
Net cash generated from/(used in) investing activities			1,002,595		(33,792)
Financing activities					
Proceeds from borrowings		-		605,427	
Repayment of borrowings		(1,261,558)		-	
		<u>(1,261,558)</u>		<u>605,427</u>	
Net cash (used in)/generated from financing activities			(1,261,558)		605,427
Net increase/(decrease) in cash and cash equivalents			256,690		(43,033)
Cash and cash equivalents at beginning of year			266,099		309,132
Cash and cash equivalents at end of year			<u>522,789</u>		<u>266,099</u>

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

1 Accounting policies

Charity information

Broughton House - Veteran Care Village is a charitable incorporated organisation.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going concern

The trustees have considered the ability to continue as a going concern for a period of at least 12 months from the date of signing the accounts.

We have forecast our income, expenditure, cash and reserves for the financial year ending 31 March 2026, using our latest estimates for 2024 and prudent assumptions for income and expenditure. Key assumptions include fee income based on an average of 60 residents.

The reserves will be kept at the level set by the Board of Trustees and we will continue to hold sufficient reserves, cash and liquid investments to meet our liabilities as they fall due.

The trustees have therefore concluded that it remains appropriate to prepare these accounts on a going concern basis.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations in kind, other than items donated for sale, are recognised at their fair value to the charity when they are received. No amounts are included for services donated by volunteers. Incoming resources comprise:

Donations are recognised when the monies are received.

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

1 Accounting policies

(Continued)

Bequest legacies are recognised when the charity becomes entitled to it by way of probate being granted and sufficient information is received to enable an accurate valuation of the Charity's entitlement.

Donations received from service charities are recognised when either the money is received, if no prior notice of donation, or when the charity is notified of the donation and the amount can be quantified.

Grants are recognised when there is evidence of entitlement, receipt is probable, its amount can be measured reliably, and all terms and conditions of the grant have been met by the charity.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The charity operates a money purchase pension scheme. Contributions payable for the year are charged to the Statement of Financial Activities.

Costs of charitable activities include all direct salaries and other costs in delivering the Charity's charitable activity as a care home.

Governance costs are costs directly associated with the Governance of the charity, including legal and regulatory compliance and strategic planning.

1.6 Tangible fixed assets

All significant assets purchased or otherwise acquired for ongoing use in the business are capitalised when they are put into use.

An annual impairment review has been undertaken for freehold land and building, market value is broadly in line with carrying value.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% on cost
Plant and equipment	10% reducing balance
Fixtures and fittings	20% reducing balance
Computer equipment	50% on cost
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Freehold land is considered to have an indefinite useful life and has not been depreciated.

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

1 Accounting policies

(Continued)

1.7 Heritage assets

The Charity owes a large collection of military memorabilia including medals which it exhibits in a small museum within the care home for the residents and visitors to view. The collection included artefacts from WW1, WW2 and various other conflicts. Consisting of: -

- Over 400 medals
- uniforms
- 9 WW1 memorial plaques
- named memorabilia and pictures
- Items associated with the founding of Broughton House including a silver matchbox presented by Admiral Viscount Sir John Jellicoe in 1917 and a wheelchair presented to the charity in 1918 by the American Red Cross.
- Bruce Bairnsfather memorabilia including large cartoon drawing.

As the items in this collection are held for their contribution to the heritage and history of service men and women they qualify as heritage assets in line with section 34 of FRS102 and are held on the balance sheet at what is understood to be their market value by the charity.

The Trustees have set a policy of recognising individual heritage assets with a value of greater than £1,000 in the financial statements. From time to time the Charity is donated memorabilia to add to the collection. Any donated items received with a value in excess of the accounting policy are recognised as additions in the year that they are received.

The Trustees have no intention of disposing of items in the collection unless there were some exceptional circumstances which the Trustees consider to be in the best interest of the charitable objectives.

The collection is valued for insurance purposes and any deemed change in market value is recognised through the statement of financial activities.

1.8 Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using closing quoted market price. The statement of financial activities includes the net gain and losses arising on revaluation and disposals throughout the year.

The charity does not acquire any derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions.

1.9 Financial instruments

The following assets and liabilities are classed as financial instruments - Trade debtors and trade creditors. They are all measured at the undiscounted amount of cash or other consideration expected to be paid or received.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

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

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Taxation

The charity is exempt from tax on its charitable activities.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Cash generated from operations	2024	2023
	£	£
Surplus/(deficit) for the year	501,695	(1,017,177)
Adjustments for:		
Investment income recognised in statement of financial activities	(4,620)	(3,924)
Gain on disposal of tangible fixed assets	(859,795)	-
Fair value gains and losses on investments	(13,612)	13,684
Depreciation and impairment of tangible fixed assets	316,430	337,463
Movements in working capital:		
(Increase) in stocks	-	(303)
(Increase)/decrease in debtors	(12,189)	50,133
Increase in creditors	587,744	5,456
Cash generated from/(absorbed by) operations	515,653	(614,668)

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

3 Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations and gifts	285,413	31,057	316,470	404,241	83,738	487,979
Legacies	57,062	-	57,062	-	-	-
Grants	-	15,000	15,000	-	20,000	20,000
	<u>342,475</u>	<u>46,057</u>	<u>388,532</u>	<u>404,241</u>	<u>103,738</u>	<u>507,979</u>
Donations and gifts						
Service charities	175,000	-	175,000	235,968	31,750	267,718
Donations	107,768	-	107,768	167,922	51,988	219,910
Fundraising income	2,645	31,057	33,702	351	-	351
	<u>285,413</u>	<u>31,057</u>	<u>316,470</u>	<u>404,241</u>	<u>83,738</u>	<u>487,979</u>
Grants						
Support hub grants	-	15,000	15,000	-	20,000	20,000
	<u>-</u>	<u>15,000</u>	<u>15,000</u>	<u>-</u>	<u>20,000</u>	<u>20,000</u>

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

4 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Depreciation and residual values

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

The trustees have reviewed the asset lives and associated residual values of all fixed asset classes, and in particular, the useful economic life and residual values and has concluded that asset lives and residual values are appropriate.

5 Income from charitable activities

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Veteran Care Village		
Other income	<u>3,242,108</u>	<u>1,637,006</u>

6 Income from investments

	Unrestricted funds designated 2024 £	Unrestricted funds designated 2023 £
Income from listed investments	<u>4,620</u>	<u>3,924</u>

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

7 Other income

	Unrestricted funds designated 2024 £	Unrestricted funds designated 2023 £
Net gain on disposal of tangible fixed assets	859,795	-

Other income relates to the sale of Phase 2 Land, to a Property Developer for the construction of houses which was completed in July 2023.

8 Expenditure on raising funds

	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £	Unrestricted funds general 2023 £	Unrestricted funds designated 2023 £	Total 2023 £
Fundraising and publicity						
Other fundraising costs	19,094	2,192	21,286	43,391	2,206	45,597
Staff costs	4,127	-	4,127	36,149	-	36,149
	<u>23,221</u>	<u>2,192</u>	<u>25,413</u>	<u>79,540</u>	<u>2,206</u>	<u>81,746</u>

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

9 Expenditure on charitable activities

	Veteran Support Hub Care Village		Total	Veteran Support Hub Care Village		Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
Direct costs						
Staff costs	1,903,735	4,157	1,907,892	1,232,977	44,749	1,277,726
Depreciation and impairment	316,430	-	316,430	337,463	-	337,463
Residential costs	469,424	-	469,424	204,631	-	204,631
Miscellaneous	11,578	-	11,578	73,542	-	73,542
Food	127,206	-	127,206	92,541	-	92,541
Medical and support hub	13,054	23,356	36,410	10,235	2,085	12,320
Maintenance	91,207	-	91,207	82,886	-	82,886
Cleaning	62,400	-	62,400	44,457	-	44,457
Training	16,296	-	16,296	14,192	-	14,192
Agency costs	490,597	-	490,597	516,007	-	516,007
	<u>3,501,927</u>	<u>27,513</u>	<u>3,529,440</u>	<u>2,608,931</u>	<u>46,834</u>	<u>2,655,765</u>
Share of support and governance costs (see note 10)						
Support	424,519	-	424,519	399,291	-	399,291
Governance	27,600	-	27,600	15,600	-	15,600
	<u>3,954,046</u>	<u>27,513</u>	<u>3,981,559</u>	<u>3,023,822</u>	<u>46,834</u>	<u>3,070,656</u>
Analysis by fund						
Unrestricted funds - general	3,666,998	27,513	3,694,511	2,717,449	46,834	2,764,283
Unrestricted funds - designated	232,672	-	232,672	233,778	-	233,778
Restricted funds	54,376	-	54,376	72,595	-	72,595
	<u>3,954,046</u>	<u>27,513</u>	<u>3,981,559</u>	<u>3,023,822</u>	<u>46,834</u>	<u>3,070,656</u>

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

10 Support costs allocated to activities

	2024	2023
	£	£
Staff costs	119,120	125,360
IT and computer costs	11,479	8,782
Legal and professional fees	50,477	60,878
Loan interest	243,443	204,271
Governance costs	27,600	15,600
	<u>452,119</u>	<u>414,891</u>
Analysed between:		
Veteran Care Village	<u>452,119</u>	<u>414,891</u>

11 Net movement in funds

	2024	2023
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable to the charity's auditor:		
- or the audit of the charity's financial statements	-	13,000
- or other financial services	-	3,600
Depreciation of owned tangible fixed assets	316,430	337,463
Profit on disposal of tangible fixed assets	(859,795)	-
	<u> </u>	<u> </u>

12 Trustees

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

Trustees expenses paid during the year amount to £NIL (2023: £NIL)

13 Employees

The average monthly number of employees during the year was:

	2024	2023
	Number	Number
Nursing and residential	71	55
Fundraising and publicity	1	1
Management and administration	7	7
	<u>79</u>	<u>63</u>
Total	<u>79</u>	<u>63</u>

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

13 Employees

(Continued)

Employment costs	2024	2023
	£	£
Wages and salaries	1,856,792	1,307,701
Social security costs	140,555	104,701
Other pension costs	33,792	26,833
	<u>2,031,139</u>	<u>1,439,235</u>

The key management personnel of the charity are the Chief Executive and the Registered Manager. The total employee benefits of key management personnel were £139,900 (2023: £96,170)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024	2023
	Number	Number
£60,001 to £70,000	1	1
£70,001 to £80,000	1	-
£80,001 to £90,000	-	1
	<u>2</u>	<u>2</u>

14 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

15 Heritage assets

	Museum Collection £
At 1 April 2023 and at 31 March 2024	<u>50,375</u>

During the last five years there has been no acquisition of heritage assets for which values are available.

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

16 Tangible fixed assets

	Freehold land and buildings £	Plant and equipment £	Fixtures and fittings £	Computer equipment £	Motor vehicles £	Total £
Cost						
At 1 April 2023	12,410,401	62,988	507,920	73,913	43,872	13,099,094
Additions	-	8,551	30,141	2,669	-	41,361
Disposals	(184,150)	-	-	-	-	(184,150)
At 31 March 2024	12,226,251	71,539	538,061	76,582	43,872	12,956,305
Depreciation and impairment						
At 1 April 2023	470,592	11,260	183,498	64,791	40,578	770,719
Depreciation charged in the year	232,672	5,740	68,601	8,758	659	316,430
At 31 March 2024	703,264	17,000	252,099	73,549	41,237	1,087,149
Carrying amount						
At 31 March 2024	11,522,987	54,539	285,962	3,033	2,635	11,869,156
At 31 March 2023	11,939,808	51,728	324,421	9,122	3,294	12,328,373

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

17 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 April 2023	173,780
Additions	4,609
Valuation changes	13,612
At 31 March 2024	192,001
Carrying amount	
At 31 March 2024	192,001
At 31 March 2023	173,780

All investments are carried at their fair value, Investments in equities and fixed interest securities all trade on quoted public markets, primarily the London Stock Exchange.

18 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Prepayments and accrued income	68,533	56,346

19 Loans and overdrafts

	2024 £	2023 £
Other loans	3,617,661	4,879,219
Payable after one year	3,617,661	4,879,219

The loan facility matures on 31 December 2025 and interest is charged at 3.5% above the EU Reference date for phase 1 of the loan and at 5% above the EU reference date for phase 2 of the loan.

20 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	125,890	81,299
Other creditors	815,061	271,908
	940,951	353,207

73

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

21 Creditors: amounts falling due after more than one year

	2024 £	2023 £
Borrowings	3,617,661	4,879,219

22 Retirement benefit schemes

	2024 £	2023 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	33,792	26,833

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

23 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
Restricted funds	-	15,000	-	-	15,000
Care village capital project	49,856	31,057	(54,376)	(8,873)	17,664
	(39,962)	-	-	39,962	-
	9,894	46,057	(54,376)	31,089	32,664

Previous year:

	At 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2023 £
Restricted funds	76,604	103,738	(11,173)	(119,314)	49,855
Care village capital project	(33,138)	-	(61,422)	54,599	(39,961)
	43,466	103,738	72,595	(64,715)	9,894

Material restricted funds relate to:

- Amounts received towards the Veteran Care Village capital project

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

24 Unrestricted funds designated

These are unrestricted funds which are material to the charity's activities.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2024 £
Investment fund	180,238	4,620	(2,190)	1	13,612	196,281
Freehold property fund	7,060,590	859,795	(232,674)	(237,389)	-	7,450,322
Museum collection	50,375	-	-	-	-	50,375
	7,291,203	864,415	(234,864)	(237,388)	13,612	7,696,978

Previous year:

	At 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	Gains and losses £	At 31 March 2023 £
Investment fund	192,204	3,924	(2,206)	-	(13,684)	180,238
Freehold property fund	7,873,639	-	(233,778)	(579,271)	-	7,060,590
Museum collection	50,375	-	-	-	-	50,375
	8,116,218	3,924	(235,984)	(579,271)	(13,684)	7,291,203

25 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
General funds	341,450	3,584,583	(3,717,732)	206,299	414,600

	At 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2023 £
General funds	500,040	2,041,247	(2,843,823)	643,986	341,450

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

26 Analysis of net assets between funds

	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Restricted funds 2024 £	Total 2024 £
At 31 March 2024:				
Tangible assets	346,170	11,522,986	-	11,869,156
Heritage assets	-	50,375	-	50,375
Investments	-	192,001	-	192,001
Current assets/(liabilities)	(386,570)	4,277	32,664	(349,629)
Long term liabilities	455,000	(4,072,661)	-	(3,617,661)
	<u>414,600</u>	<u>7,696,978</u>	<u>32,664</u>	<u>8,144,242</u>
	Unrestricted funds general 2023 £	Unrestricted funds designated 2023 £	Restricted funds 2023 £	Total 2023 £
At 31 March 2023:				
Tangible assets	388,564	11,939,809	-	12,328,373
Heritage assets	-	50,375	-	50,375
Investments	-	173,780	-	173,780
Current assets/(liabilities)	(47,114)	6,458	9,894	(30,762)
Long term liabilities	-	(4,879,219)	-	(4,879,219)
	<u>341,450</u>	<u>7,291,203</u>	<u>9,894</u>	<u>7,642,547</u>

27 Operating lease commitments

Lessee

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	51,000	47,026
Between two and five years	111,538	158,564
	<u>162,538</u>	<u>205,590</u>

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

28 Related party disclosures

The Charity's loan facility was secured from the Greater Manchester Combined Authority (GMCA) to cover capital costs in respect of construction of the Veteran Care Village, to provide additional working capital and to roll-up interest payments until the Veteran Care Village is cash generative. Mr Enevoldson is the chief investment officer at the GMCA and a trustee at Broughton House - Veteran Care Village.

The total amount outstanding on all loans from the GMCA was £4,072,661 (2023: £4,879,219). Interest charged during the year was £163,238 (2023: £230,427)

29 Analysis of changes in net (debt)/funds

	At 1 April 2023 £	Cash flows £	At 31 March 2024 £
Cash at bank and in hand	266,099	256,690	522,789
Loans falling due after more than one year	(4,879,219)	1,261,558	(3,617,661)
	<u>(4,613,120)</u>	<u>1,518,248</u>	<u>(3,094,872)</u>

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES

Colonel P Loynes
Commodore P Waterhouse
Peter Curtis
Sharon Stewart
William Enevoldson
Zoe Watters
Colonel R Miller

CHARITY NUMBER

1155225

CHIEF EXECUTIVE OFFICER

Ms K Miller

REGISTERED MANAGER

Ms J Green

AUDITORS

DJH Audit Limited
St George's House
56 Peter Street
Manchester
M2 3NQ

BANKERS

National Westminster
Bank PLC

INVESTMENT MANAGERS

Rathbones (Incorporating
Investec & Investment Ltd)
2nd Floor, 3 Hardman
Street, Spinningfields,
Manchester




BROUGHTON HOUSE VETERAN CARE VILLAGE

1916 ONWARDS

WE CARE FOR THOSE WHO SERVED US



**When you go home tell them of us, and say—
“for your tomorrow, we gave our today”**

 0161 740 2737

 www.broughtonhouse.com

 info@broughtonhouse.com

 Park Lane, Salford, M7 4JD

The Charity is registered with the Charity Commission under charity number 1155225. All assets and land were transferred from the former Unincorporated Charity (number 227864) to the new Incorporated Charity (number 1155225) on 1 April 2014.

Broughton House - Veteran Care Village

England & Wales - Charity number 1155225

Accounts

BROUGHTON HOUSE VETERAN CARE VILLAGE

— 1916 ONWARDS —

WE CARE FOR THOSE WHO SERVED US

OVER
100
— YEARS OF —
VETERAN
CARE

ANNUAL REPORT & ACCOUNTS

FOR THE YEAR ENDING 31 MARCH 2023

REGISTERED CHARITY NO. 1155225





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Broughton House,
 Park Lane, Salford. M7 4JD
 0161 740 2737
 www.broughtonhouse.com
 @broughtonhouse

The Charity is registered with the Charity Commission under charity number 1155225.

All assets and land were transferred from the former Unincorporated Charity (number 227864) to the new Incorporated Charity (number 1155225) on 1 April 2014.



2023

 **64** TOTAL RESIDENTS SUPPORTED

 **10** WOMEN

 **54** MEN



8



34



15



7

 **864** PHYSIO SESSIONS

 **247** CHIROPODY TREATMENTS

ARMY FORCES SUPPORT HUB  **45** CLIENTS SUPPORTED

I welcome you to this Annual Report which provides an insight to the broad variety of the activity and care provided by Broughton House.

Whilst facing the widely reported challenges to the care sector, I am delighted to report that Broughton House has enjoyed a highly successful year. Now firmly established in our superb new building and able to provide an increasing range of high quality care, Broughton House is attracting a steadily rising number of Veterans and their families. I applaud and congratulate all the staff at Broughton House for their dedication, perseverance and professionalism as we continue to recover from the effects of the COVID-19 pandemic while adjusting to the evolving needs of our Veteran community.

Just one of the notable benefits of the new building has been the ability to develop our capacity and expertise to care for residents living with dementia. With two 'Households' dedicated and adapted for those with related complex care needs, our staff training and development has focused on providing the best possible tailored care for our residents with dementia. The planned appointment of a specialist Admiral Nurse will further optimise our level of support.

Our efforts to recruit additional staff have also been very encouraging, enabling the new building to admit and support further residents. We remain mindful that there is a shortage of trained staff across the care sector nationally and acknowledge that attracting and retaining high calibre staff will be an ongoing challenge.

Broughton House continues to play a central role in delivering wider improvements to Veterans support across the North West. Earlier this year Broughton House was appointed as the Portfolio Lead for the Armed Forces Covenant Fund Trust – Veterans Places, Pathways & People Programme (VPPP), improving collaboration between the myriad of organisations and services providing mental health support to Veterans. Likewise, our Armed Forces Support Hub provides a support network for Veterans in the community and has made a profound difference to a significant number of clients in the past year.

Whilst presenting an extremely positive report for Broughton House, it would also be remiss not to highlight the ever-increasing cost of care provision and continued divergence between it and the funding provided by Local Authorities. Rising costs and this divergence represent significant financial pressures, and I express our sincere thanks to the multiple charities, organisations and individuals without whose generous support we simply would not be able to provide the care that we do for our Veterans.

P. Loynes

COLONEL P LOYNES
ACTING CHAIRMAN

ABOUT US

We care for and support veterans and their families

Broughton House was originally founded under the name East Lancashire Home for Sailors and Soldiers in 1916 to care for sailors and soldiers who had been injured during the First World War.

The Charity is registered with the Charity Commission under charity number 1155225. All assets and land were transferred from the former Unincorporated Charity (number 227864) to the new Incorporated Charity (number 1155225) on 1 April 2014.

Today, the Charity cares for and supports ex-Service Men and Women, and their spouse or civil partner, who are in need of care and support. We believe in providing the highest quality of care and support for all our Residents. The following key objectives of the Charity are set out in the Constitution which governs the Charity:

- To provide accommodation, care and support for military Veterans who have served in the British Armed Forces, Merchant Navy and their spouse or civil partner.
- If there are vacancies within Broughton House the Charity Trustees can admit other persons who are in need of care and support.

In an effort to raise revenue, applications for funding are made by Broughton House to benevolent associations and grant making trusts. Funds from voluntary sources are raised by appeals and running events to supplement fee income.



ABOUT US

VISION

To be the leading provider of consistent, sustainable care and support to the maximum number of Veterans¹ and their families in the North West.

OVERALL CHARITY MISSION STATEMENT

To meet the ever-changing needs of Veterans and their families by providing care, support, and friendship.

CHARITY OBJECTIVES

- To provide outstanding, safe and harm free care and support.
- To secure sustainable income to support the Charity's objectives.
- To develop an organisational culture that ensures we deliver our strategic direction most effectively.
- To ensure that we have a range of effective systems and processes in place to achieve the highest standards of governance.

VALUES

- Being caring and compassionate to all Veterans seeking our support.
- Achieving excellence through continuous improvement.
- Recognising and promoting a sense of Veterans' camaraderie.
- Demonstrating commitment to our vision, taking ownership of all we do.
- Fostering an environment that encompasses respect and dignity for one another.

The main activities, aims and objectives of the Charity are reviewed annually.

PUBLIC BENEFIT

The Trustees, having had regard to guidance on public benefit issued by the Charity Commission, confirm that the charitable purposes fall within the definitions set out in the Charities Act and, therefore, are for public benefit.

¹ As defined in the Armed Forces Covenant



GOVERNANCE & MANAGEMENT

THE TRUSTEE BODY

The Constitution of the Charity provides that the Trustee Body shall consist of not less than seven and no more than 15 Trustees. Each Trustee shall normally serve a term of three years. Any retiring Trustee shall be available for re-election unless indicating their wish not to be considered for re-election. A Trustee who has served for three consecutive terms may not be reappointed for a fourth consecutive term but may be reappointed after an interval of at least one year.

The Constitution of the Charity governs the appointment of Trustees. The Board of Trustees is authorised to appoint new Trustees to fill vacancies through retirement, resignation, or death of an existing Trustee. Every Trustee must be appointed for a term of three years passed at a properly convened meeting of the Trustees. The Board of Trustees usually meet on a bi-monthly basis.

The Board actively encourage equality, diversity and inclusion across the Charity and recognise the value of a diverse Board and actively considering this within their recruitment process.

In selecting individuals for appointment as Trustees, the Board of Trustees must have regard to the skills, knowledge and experience needed for the effective administration of the Charitable Incorporated Organisation (CIO). Ideally the Board of Trustees should have a varied range of skills, backgrounds and experience, including service in the Armed Forces, the Merchant Fleet, and professional Medical and Nursing, Finance, Legal, Administration, Buildings and Estate Management experience. Newly appointed Trustees receive induction training relating to the work of the CIO.

The Chief Executive is responsible for the day-to-day management of the Charity, Care Home Village and Armed Forces Support Hub and for implementing the policies agreed by the Trustees. Responsibility for care delivery is delegated to the General Manager by the Chief Executive.

Sub Committees appointed by the Trustee Board comprise:

- Finance and Audit Committee
- Governance and Nominations Committee
- Service and Quality Assurance Committee
- Fundraising Committee



GOVERNANCE & MANAGEMENT

NEW MEMBERS OF THE TEAM



JANE GREEN RN ASC CNO GOLD AWARD – DIRECTOR OF CARE

Jane qualified as a Registered General Nurse in 1991 and has worked in community settings since 1996. Before leaving the NHS to transition into older age care Jane was a Chief Nurse and Assistant Director of Blood Donation and Manufacturing Operations for NHS Blood and Transplant. In this role Jane led a team of approx. 1500 and managed an operating budget of £80million. Throughout her career her passion has been leading teams to ensure the delivery of evidenced based; safe; high quality care. Jane won the HSJ award for Innovation in Commercial Procurement, a first for a nurse.

Jane is no stranger to Broughton House – having previously held the positions of Clinical Lead, Commissioning Manager and Interim Registered Manager. Subsequently working for three very different commercial providers of social care in Registered Manager and Commissioning roles.

Jane is delighted to be back at Broughton House. She will be continuing to grow the service ensuring that we reach as many veterans in need of care as possible. Jane is passionate about social care nursing and is a member of the Chief Nursing Officer's (CNO) (Adult Social Care) advisory panel and has been a member of the CNO awards panel since its inception. Jane has also undergone a Florence Nightingale Foundation programme and was appointed as the first Chair for the Lancashire and South Cumbria ICB Social Care Nurse Advisory Council. She also chairs the Skills for Care Salford Registered Manager Network. Jane was awarded a prestigious CNO Individual Gold award for services to Nursing in 2023.

Jane is married to Jerry who is an RAF Gulf war Veteran and they live locally with Henry the labradoodle who also spends time at Broughton House.



JACK STEPHENSON – MARKETING CO-ORDINATOR

After joining Broughton House as Digital Marketing Apprentice in late 2021, Jack has now joined the team on a permanent basis as Marketing Coordinator.

Growing up in Bury, Greater Manchester, Jack relocated to Liverpool in 2017, pursuing a bachelor's degree in Business Studies at the esteemed Liverpool John Moores University. In 2020, he graduated with a 1st Class Bachelor of Art (with honours) on his course, emphasising a focus on Consumer Buyer Behaviour.

Eager to expand his expertise in his chosen field of study, Jack actively pursued opportunities for personal and professional development. Notably taking up the Digital Marketing Apprenticeship with Apprentify which landed him at Broughton House. Over the course of 15 months, Jack completed his apprenticeship while simultaneously operating in his role at Broughton House before receiving his qualification with a Distinction in December 2022.

Assuming the role of Marketing Coordinator, Jack has successfully maintained the organisations website, managed social media platforms and handled public relations activities within Broughton House, achieving appearances on BBC and ITV news channels.

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – THE BROUGHTON HOUSE CARE HOME

We are delighted to report that our Veteran Care Village is now fully operational. All four 16-bedded Households (namely: - William Coates, Charlie Fox, Donald Gibbs and Josephine Relf) and the 6 independent living apartments are complete. The strength of Broughton House has always been the quality of its nursing and residential care, which is now being delivered by our dedicated staff in a beautiful, modern purpose-built environment. Our registration with the Care Quality Commission has now been extended to include dementia and mental health care.

DEMENTIA CARE

Over the past twelve months, whilst we have avoided any further COVID outbreak restrictions, the impact of COVID continues to be felt. The population now in need of 24-hour care are much older and are not just living with frailty related issues. They have increasingly complex care needs, especially associated with dementia. We have seen an unprecedented number of requests for respite care from families struggling to care for their relatives living with dementia either in their own homes or with their family. Due to the increasing numbers of veterans with enhanced dementia, Broughton House has started work to create a dementia care environment on the second floor of the home, where most of the available rooms are now occupied by those living with varying stages of dementia. We believe that people living with dementia at Broughton House should experience a sense of community and purpose with every day giving the chance to experience companionship, camaraderie, purpose and meaning. The open plan model of our Households aims to maximise independence and orientation to a known 'own-home' design, the use of specific signage

and bedroom door memory boxes all assist the residents to experience a sense of belonging and reduces the opportunity for disorientation to cause confusion and anxiety.

The intensity and complexity of caring for those living with dementia has brought challenges for our staff team and therefore we have appointed an experienced Head of Dementia Care to lead the teams working on Josephine Relf and Charlie Fox Households. The whole staff team has now received specialist Dementia training from expert external trainers who use a virtual experience to simulate the effects of the condition to drive a more compassionate and understanding approach to care. We now have 22 qualified dementia interpreters following similar virtual immersive training. This includes access to the dementia interpreter App which connects care workers looking after those with dementia globally and provides support and ideas for responding to dementia related distress in a person-centred way.

In partnership with Dementia UK, we are working to secure the appointment of an Admiral Nurse (a specialist dementia senior nurse). An Admiral Nurse supports not only those living with dementia to live as independently as possible, but provides coaching and training to the care team and supports relatives to cope better with the very individual progression and stages of dementia.

STAFFING

Our Care and Support Team is led by Jane Green, Director of Care. We continue to look for ways to constantly improve the delivery of our care services and take them forward. We are grateful to our dedicated care and support staff for the excellent service they deliver to the residents in our care.

Recruitment of new care staff continues to be difficult. An increasing number of potential candidates are seeking sponsorship which brings unique challenges and whilst we have been able to support a small number of staff with sponsorship this is not a sustainable recruitment method in the long term for a variety of reasons. In order to address a higher than expected turnover, we have reworked our induction programme from a largely on-line learning process to face to face with a better structured and documented approach to competency assessment.

William Coates and Donald Gibbs Households also have a new Head of Care who is a very experienced Team Leader. We have also successfully appointed into the key roles of Matron and Head Chef. These new appointments together with our Wellbeing Lead, the Head of Dementia Care and our Hotel Services Manager, means we now have a full complement of Departmental Heads, which puts us in a strong position to focus on the key priorities of the year ahead; increasing occupancy; improving relative and resident engagement; delivering an outstanding dining experience and continuing to improve personalisation in our care plans whilst continuing to focus on retaining our staff and developing them to the highest possible standard.

We have recruited a resident to join us on interview panels for all new care team appointments and we are hoping that a resident will also take on co-chair of the residents committee.

In addition, we are pleased to report that we have successfully reintroduced cooperation between Broughton House and Salford University student placements and are looking forward to student placements throughout the next year.

TECHNOLOGY

Technology remains a key part of our dementia care strategy and the Tovertafel remains in use helping us to reduce apathy and increase physical activity in residents with long term dementia, as do the companion pets, therapy dolls and the Tiny Tablet.

WELLBEING

Our new Wellbeing Lead, who is a qualified teacher, with a specialism in art, textiles and design, has allowed us to make significant progress in our wellbeing offering.

We are now running two activities programmes simultaneously, one of which is specifically dementia friendly. There has been a huge increase in use of the gym, supported by the Wellbeing Team following through on physio exercise plans and strength and conditioning classes for all.

The Mayor of Oldham kindly funded the furnishing of the Broughton House Cinema Room for our Residents to enjoy their favourite films in the comfort of a cinema environment, including popcorn!

The Residents Committee, who meet bi-monthly, work with the Wellbeing Team to help co-ordinate the Wellbeing Programme.



LOCAL COMMUNITY LINKS

We have added in new community partnerships with the Humphrey Booth resource centre in Swinton and Gorton Monastery, where our residents with dementia have been enjoying musical mornings. A recent visit to the local SeaLife centre was highly stimulating and very much enjoyed by all.

We have maintained excellent community links with local organisations such as Salford Red Devils, Sky TV, RHS Bridgewater, National Football Museums, Salford Museum and Manchester Museum which have led to some very engaging trips out for residents. We have refreshed some of our clubs – film, model and gardening and we have tried a few ‘firsts’ – e.g. African drumming – which was a real winner with everyone. Our weekly visit to St Paul’s Church has now been established as an essential element of our programme. Our residents enjoy the Service followed by coffee and cake morning with the local community.

Our links to the Armed Forces continue to be very important to us. We welcome visits from the Armed Forces and our residents enjoy attending the Oldham Veterans Breakfast Club each month.

QUALITY ASSURANCE / PERFORMANCE

The Service and Quality Assurance Committee provide guidance and advice to the Broughton House Care Team and have strong links with a number of external agencies.

We are currently mapping our quality and compliance framework into the new CQC requirements and ensuring that our evidence is available digitally for rapid inspection when required. The CQC continue to monitor our service and rate us as ‘good’. We have completed the annual resident, relative and visiting professional surveys and the results of these are currently being analysed, actions arising from these will be added to the home improvement plan. The NHS team continue to undertake our external assurance visits each quarter, with our recent mock inspection resulting in a good outcome with elements of outstanding evidence.

Numerous positive reviews on Carehome.co.uk, from residents family members, have allowed us to maintain our score of 9.8, out of a possible 10.

Good communication, effective operating procedures and well understood legislation are critical components in the Health and Social Care environment. The focus for Broughton House staff remains as the need to ensure effective and targeted care that promotes dignity, respect, and individualism for all Residents. In line with this, we have continued to work closely with Salford Care Home Practice, the Local Integrated Care Board, the Northern Care Alliance, and the Local Authority to ensure we maintain best practice.



PETER'S STORY

DONALD PETER BELCHER;
WW2 VETERAN

Age: 99

Service Number: 5392993

Rank: Sergeant

Regiment: Airborne – 4th Battalion Oxfordshire
& Buckinghamshire Light Infantry

Peter was enlisted in the Airborne Regiment in 1937, fighting throughout the Second World War and serving a total of 12 years before being demobbed in 1949. Throughout his time, Peter was able to visit countries all over the world, albeit few were under good circumstances. In total, he served in 17 countries including Algeria and Cyprus, and saw active service in Sicily, Normandy, the Rhine and Ardennes, just to name a few.

Peter completed his basic training in Sicily as he prepared to take part in Operation Husky (the invasion of Sicily). However, when the time neared, the troops were gathered at the Greek Theatre of Taormina to listen to Major John Howard and Field Marshall Bernard Montgomery. Here, they would find out that their mission had changed and they would now be taken over by 1st Airborne D. Company, commanded by Major John Howard himself. The Oxfordshire and Buckinghamshire Light Infantry had been selected to land in Horsa Gliders for a top-secret mission, which would turn out to be the capturing of Pegasus Bridge.

D-Day

On the morning of June 5th 1944, Peter embarked on his journey from Felixstowe to Normandy, not truly aware of the sheer size of the operation that was about to occur. It was the aim of the D. Company, Oxfordshire & Buckinghamshire Light Infantry to land Horsa Gliders as a part of Operation Deadstick. It would be their mission to capture Pegasus Bridge, over Caen Canal and the bridge over the river Orne, which would later be known as Horsa Bridge. Stationed at Pegasus Bridge, Peter and his comrades arrived at their objective at 16 minutes past midnight on June 6th and the battle began. The fighting only lasted 10 minutes before the bridge was captured, 6 hours before the beach landings. The tactical advantage of the bridge ensured that the eastern flank of Sword beach was protected by those landing in the early hours of D-Day. For his service, Peter received 6 medals, including the illustrious Legion d'Honneur.





SAC CRAIG MARSHALL (RAF); ©CROWN COPYRIGHT 2020

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – THE BROUGHTON HOUSE SUPPORT HUB

A key component of the Veteran Care Village concept, the Broughton House Armed Forces Support Hub (the Hub) was established in January 2018. It is a Greater Manchester and surrounding areas, non-residential service, aimed at supporting Veterans and their families in the community. Alongside leading strategic organisations and agencies, the Hub works collaboratively to provide front line support to the entire armed forces community including serving personnel, reservists, early service leavers, Veterans, and their families.

The Hub delivers a service that supports the five pillars of wellbeing: –

- Health and wellbeing (Including isolation, mental health, substance misuse and social inclusion)
- Homelessness
- Welfare (Including debts and benefits)
- Training and education
- Employment

Working in partnership with the Armed Forces Community HQ (Wigan), the Hub enables collaborative working between service providers to offer a single point of contact for the client journey, ensuring access to services, full needs assessments and direct, bespoke referral pathways in a friendly, unique, fast and comprehensive way. The Hub provides wellbeing and welfare support, including therapeutic counselling free at the point of delivery when other support is not available or is subject to substantial waiting lists and delays.

Staffing for the Hub, including enhanced resources through Wigan, consists of a Hub Manager and Social Prescribing Co-ordinator, a Mental Health Clinical Lead, and a number of Therapeutic Counsellors and Welfare Officers.

Broughton House Hub Objectives:

- Empower Veterans to take control of their own lives.
- Provide a pro-active approach and early intervention.
- Integrate Veterans into the community.
- Promote independent living.
- Promote health and wellbeing.
- Eradicate loneliness and isolation.
- Improve access to services and opportunities.
- Raise awareness and educate.
- Help Veterans to gain sustained employment.

Figures for this year show forty-five clients received direct support from the Broughton House Armed Forces Support Hub.

ACHIEVEMENTS & PERFORMANCE

VETERANS PLACES, PATHWAYS & PEOPLE PROGRAMME – NORTH WEST PORTFOLIO LEAD

In January 2022 the Armed Forces Covenant Fund Trust (AFCFT) awarded grants to ten Portfolio Regions throughout the UK as part of the Veterans Places, Pathways & People (VPPP) Programme. Broughton House Veteran Care Village, in partnership with Armed Forces Community HQ (Wigan), was successful in its bid as the Portfolio Lead for the North West, incorporating Cheshire, Merseyside, Greater Manchester, Lancashire and South Cumbria.

The VPPP Programme aims to: -

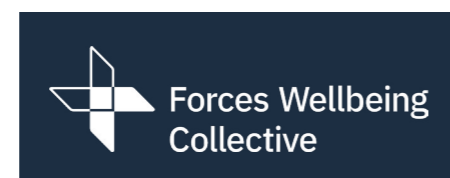
- Give Veterans safe, welcoming places to go in their local area.
- Support Veterans to access mental health support and treatment pathways that meet their needs.
- Ensure that the people who support Veterans (Staff and particularly volunteers) can access good quality training and can have better access to connect Veterans into wider pathways.

The North West Portfolio includes 16 funded partners, and an extended associate membership, leading projects to support the aims and objectives of the programme, which is funded for two years. The North West Portfolio has formed the Forces Wellbeing Collective, which has the vision to 'level up' provision by enabling organisations, professionals and volunteers across public, statutory and third sector services to collaborate and ensure quality of delivery in supporting Veterans, their families and carers. This approach is underpinned by five key pillars: Governance & Quality Assurance, Monitoring and Evaluation, Sustainability and Collaboration, Workforce and Skills Development, and Veterans' Voice.

Member Organisations of VPPP North West:

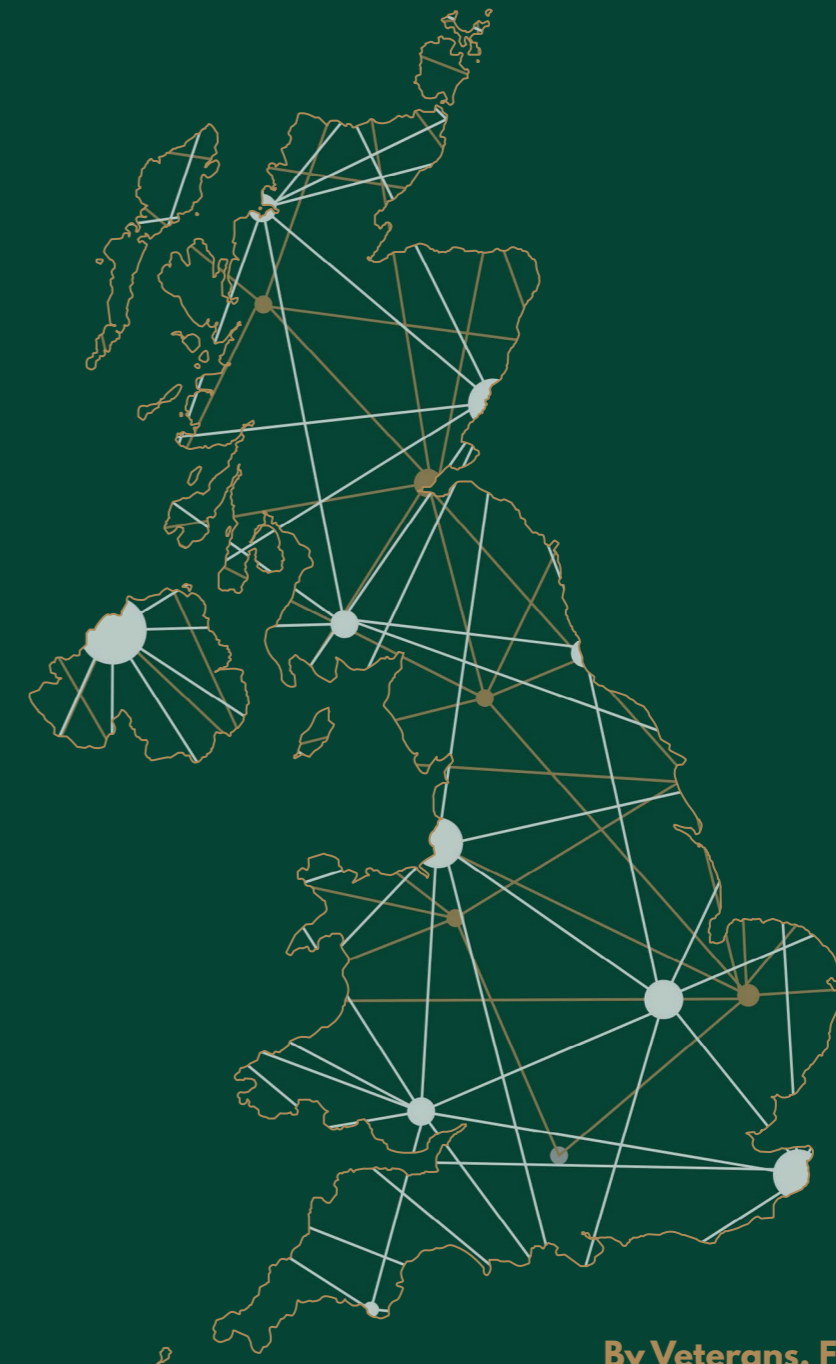
- Armed Forces Community HQ (Wigan)
- Advocacy Focus
- Armed Forces Support Hub
- Burnley FC in the Community
- College for Military Veterans and Emergency Services (CMVES)
- Fighting With Pride
- Forces Link
- Greater Manchester Combined Authority (GMCA)
- Lancashire Hub
- Lancashire & South Cumbria NHS Trust
- Tom Harrison House
- University of Chester (Westminster Centre for Research in Veterans)
- Veterans HQ Liverpool
- Veterans in Communities
- Walking with the Wounded

After undertaking work to look at the long-term legacy of the VPPP programme working with an organisation named Edit, and in consultation with our stakeholders VPPP was branded the Forces Wellbeing Collective.



VETERANS' PLACES, PATHWAYS & PEOPLE PROGRAMME

Part of the Veterans' Mental Health & Wellbeing Fund



By Veterans, For Veterans

A programme to create better, sustainable support for veterans in the communities where they live

ACHIEVEMENTS & PERFORMANCE

FUNDRAISING ACTIVITIES

The Charity is registered with the Fundraising Regulator and works within the Fundraising Code of Practice. The Charity is committed to employing the highest standards in its approach to fundraising.

With what seems like the worst of COVID -19 behind us, fundraising efforts have begun to gain momentum once again for the charity, particularly amongst our supporters within the local community. Over the past year, numerous organizations and individuals in the Greater Manchester area have generously contributed to our cause, raising funds for our veterans.

The charity is reliant on donations and grants to supplement our fee income and help meet the full cost of the care we provide to our residents. We continue to be indebted to our loyal supporters such as the Royal Navy Royal Marines Charity, ABF The Soldiers' Charity, the Royal Air Force Benevolent Fund, the Veterans' Foundation and the Armed Forces Covenant Fund Trust. Their remarkable contributions significantly aid in supporting our operational expenses for veteran care. We would also like to express our gratitude to The Booth Charities, Trinity House, Michael Bishop Foundation, Queen Mary's Roehampton Trust, Zochonis, Albert Gubay and Queen Alexandra's Royal Army Nursing Corps. Without their support we would have been unable to provide the high level of care and wellbeing support to our veteran community.

In July 2022, in cooperation with Wigan Armed Forces Community HQ, our home organised a white-collar boxing event at the Hilton Hotel. Our courageous competitors, all of whom were from an Armed Forces background, were able to raise funds in aid of our work.

The past year has showcased the remarkable dedication and steadfast support of our donors and volunteers. Notably, Salfordian, Graham Walker orchestrated a Remembrance concert at the Church of St Mary the Virgin, Eccles.

We would also like to give a special mention to long-time supporters, Alan Derby and Graham Anderson who have raised funds for local Armed Forces Charities over the last twelve years. In June 2022, Alan and Graham held a fundraising event in aid of Broughton House at Prestwich Conservative Club.

Fundraising income is critical and enables Broughton House to continue to provide care and support to the ex-Service community.

The Trustees are most grateful to all our loyal supporters, volunteers and friends for their continued dedication and support that we receive.



ACHIEVEMENTS & PERFORMANCE

OUR SUPPORTERS



THANK YOU

THIS PAGE ONLY HIGHLIGHTS A SMALL SELECTION OF OUR SUPPORTERS. WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK YOU ALL. WITHOUT YOUR HELP OUR WORK WOULD NOT BE POSSIBLE



FINANCIAL REVIEW

The Finance Committee oversee the management of the Charity's finances.

INCOME

Income for the year 2022/2023 broken down as follows:

- General Fund £2,041,247
- Restricted Fund £103,738

We continue to face significant challenges which include insufficient government funding for the provision of care for the elderly. There continues to be a widening divergence between the actual cost of care and fee contributions received by the Home.

Income from contributions accounted for 80% of unrestricted fund income and 76% of overall income. The need for care continues unabated. As a Nursing Home, financial income is aligned to the occupancy level. The new build was fully completed and commissioned in February 2022. We are steadily rebuilding occupancy. The average occupancy in the year 2022/2023 was 33, (April 2022 = 29 Residents and March 2023 = 43 Residents).

The current environment for fundraising is particularly challenging. Legacy income is unpredictable and in the last year the charity did not receive any legacy income. The Charity is committed to employing the highest standards in its approach to fundraising.

DESIGNATED FUND

The Designated Fund at year-end totals £7,291,204 and includes:

- The freehold property £7,060,590
- Investment funds £180,239 and
- Heritage assets held in the Charity's museum £50,375.

A combination of spending required to deliver safe practices, particularly during COVID RED periods, and loss of income consequently led to the financial implication of an annual operating deficit. This required higher additional financial support than originally forecast in the year from the Charity's Reserves.

EXPENDITURE

Inevitably, staff wages compromised the largest element of expenditure. Our cost of care is higher than in some care homes as a higher ratio of staff to residents enables us to provide high quality, person-centred care. However, our fees for residents are lower than the actual cost of care, which means that the Broughton House Charity provides substantial financial support to all our residents.

All areas of financial expenditure continue to be closely scrutinised and balanced against operational safety in the delivery of care.

TRUSTEES' CONFIRMATION

The Trustees confirm that the accounts have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) effective January 2015.

FINANCIAL REVIEW

RESERVES POLICY

It is the policy of the Trustees to maintain a Reserve Fund at a level that equates to at least three months of unrestricted expenditure. This provides sufficient funds to cover costs in the unlikely event of normal sources of income drying up.

A combination of spending required to deliver safe practices, particularly during the Covid pandemic, and loss of income from reduced occupancy consequently led to the financial implication of an annual operating deficit.

At year end the Reserve Fund totalled £180,238 (2021/2022 £192,204), which is below the three month unrestricted expenditure level.

It is noted that the Reserve Fund, supported by the GMCA Loan, has been deployed for its designated purpose.

INVESTMENT POWERS & POLICY

To increase the efficiency of the investment process the Charity's Broker has been given discretionary authority to invest on the Charity's behalf. Changes in the investment portfolio continue to be monitored by the Trustee Board on a regular basis and the Investment Fund Manager is invited to brief the Board every six months.

CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

Broughton House has fixed assets with property and plant, which are fundamental to the business, valued at £12,328,373.

Investments which are held in the Charity's Reserve (Designated) Fund are valued at £180,238

The Trustees policy to maintain to maintain a Reserve (Designated) Fund at a level that equates to at least three months of unrestricted

expenditure and to place all windfall income, such as legacies, directly into the Charity's Reserve (Designated) Fund. As noted under Reserves Policy, the Reserves held currently fall below this level.

Monies placed into the Reserve Fund are held in an investment portfolio with percentage yield / return based on investment strategy and financial markets. This fund is used to meet any General Fund deficit and assists with emergency funding in the unlikely event of normal sources of income drying up and ensures business continuity in the event of a major or unexpected event at the Home.

The Charity currently depends on voluntary income to supplement fee income and meet the full cost of the care provided to a high percentage of its Residents. A significant proportion of this income is received from the Service Charities, Trusts, Legacies and individuals who have direct experience of the Second World War and subsequent conflicts in which Forces served. The Charity must keep in mind that the level of legacy and voluntary income may fall significantly in future years as the Armed Forces reduce in number and consequently those in contact with them falls.

When setting care fees, the Charity seeks to achieve a balance between affordability and a level that is consistent with providing first class care and accommodation for Residents, in order to ensure the long-term financial viability of the Charity. This means that we welcome Residents whose care is funded from a variety of sources.

The Charity seeks not to exclude any potential resident on the grounds of financial hardship, however due to financial constraints the Charity continually reviews and if necessary, limits the number of Local Authority funded placements they are able to support.

FINANCIAL REVIEW

FUNDING SOURCES GOING CONCERN STATEMENT

Following consideration of the capital cost of the Veteran Care Village, the ability of the Charity to meet the Veteran Care Village's operating costs during the period of reduced residential beds as a result of the build phase, and the consequences of the COVID-19 pandemic, the Board of Trustees agreed key actions to ensure the future of the Charity: –

1) GMCA Loan Facility

Agreement to extend a loan facility with the Greater Manchester Combined Authorities.

2) Sale of Phase 2 Land

Agreement to sell the land which was previously earmarked for Phase 2 of the build project.

The Sale of Phase 2 Land, to a Property Developer, for the sum of £1,050,000, was completed in July 2023. Furthermore, the Greater Manchester Combined Authorities have agreed in principle an additional working capital facility of up to £250,000 should this be required.

The Charity is guided by regularly updated strategic, business, and financial plans. With the extended loan and the sale of land completed, the Trustees confirm that Broughton House – Veteran Care Village is considered to be a 'going concern' for the forthcoming financial year and foreseeable future.

KEY MANAGEMENT & PERSONNEL REMUNERATION

Key management personnel of the Charity are considered to be the Board of Trustees, together with the Chief Executive and Director of Care who are responsible for directing and controlling the Charity and the running and operating of the Charity on a day to day basis.

All Trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the Charity's Chief Executive and Director of Care is reviewed annually and normally increased in accordance with average earnings. The remuneration is also bench-marked with grant-making charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

RISK MANAGEMENT

Major risks to the Charity as identified by the Trustees and listed in the Risk Register have been reviewed and appropriate action has been taken and systems have been put in place to mitigate the risks. Records exist to show that statutory and local procedures are being implemented. Statutory requirements and procedures are constantly under review.

The principal risks facing the Charity are set out as follows:

- Financial
- Occupancy
- Covid-19
- Health and Safety
- Safeguarding
- Training
- Human Resources (Recruitment and Retention)
- Quality Assurance and Compliance
- Charity Governance.

Currently the long-term financial sustainability of the Charity is compromised: reduced income from fees and an increase in running costs has had an impact on our Reserves as we deployed funds from our investments in order to fund our operations. In addition to this, the Reserve Fund has been utilised for the project start-up costs. Mitigation has included positive actions to improve our profile, occupancy and fundraising performance over the next few years as outlined in our objectives.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with:

- Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102))
- The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)

- The Companies Act 2006
- The Charities Act 2011

The Trustees are to prepare financial statements for each financial year, which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.
- Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations. They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPROVAL

This Report was approved by the Board of Trustees on 5th December 2023 and was signed on its behalf by:



Colonel P Loynes
Acting Chairman



GOVERNING BODY

TRUSTEES:

Colonel P Loynes LLB RM – Acting Chairman

Commodore P Waterhouse ADC RN

Mr P Curtis

Mr W Enevoldson

Colonel R Miller OBE

Lieutenant Colonel S Stewart

Mrs Z Watters

LIFE VICE-PRESIDENT:

Surgeon Commander JRN Curt OBE RD* DL FRCS RNR

CHIEF EXECUTIVE OFFICER:

Ms K Miller

REGISTERED MANAGER:

Mrs J Green

AUDITORS:

DJH Mitten Clarke Audit Limited, St George's House, 56 Peter Street, Manchester

BANKERS:

National Westminster Bank plc, 463 Bury New Road, Prestwich, Manchester

INVESTMENT MANAGERS:

Investec, 2nd Floor, 3 Hardman Street, Spinningfields, Manchester

Become a Regular Giver



Please become a Regular Giver, any amount you can spare is a great way to help the ex-service men and women we care for.

It's easy to set up, you specify the amount you'd like to donate and then we do the rest. You can amend or cancel the donation at any time, get in touch if anything changes.

Registered Charity Number: 1155225



Regular Giving

I'd like to make the following gift on a regular basis to support those who served us.

To Manager (Bank Name and Address):

Postcode: _____

Name(s) of Account Holder(s):

Bank/Building Society Account Number:

Branch Sort Code:

Address & Postcode:

Instructions to your Bank/Building Society
Please pay to Broughton House
Veteran Care Village
Bank of Natwest
Account Number: **4 9 1 7 3 3 2 4**
Sort Code: **0 1 0 7 2 0**
I would like to donate: £ _____
per month/quarter/year*
*please delete as appropriate
to Broughton House Veteran Care
Village until further notice.
Signature: _____
Date: _____

Thank you for supporting Broughton House Veteran Care Village. Your donation will help us continue to provide care for those who served us.
Please post your completed forms to: Broughton House Veteran Care Village, Park Lane, Salford, M7 4JD



Gift Aid Declaration

Your Details
Title: _____ First Name: _____ Surname: _____
Address: _____
Postcode: _____
Mobile Phone: _____
Email Address: _____

Gift Aid Declaration
giftaid it
Please treat all donations I make or have made to Broughton House Veteran Care Village for the past four years as Gift Aid donations until I notify you otherwise. I am a UK Taxpayer and understand that if I pay less income Tax and/or Capital Gains Tax than the amount Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference. I understand that Broughton House Veteran Care Village will reclaim 25p of tax on every £1 I give.
Signature: _____ Date: _____

Staying In Touch
Join our e-mail list and keep up to date with events, activities and news:

You can also make a donation online at:
www.justgiving.com/broughtonhousehome
OR by scanning this QR Code



INDEPENDANT AUDITOR'S REPORT TO THE TRUSTEES OF BROUGHTON HOUSE - VETERAN CARE VILLAGE

Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows 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 Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the 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 financial statements are authorised for issue.

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

Other information

The 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 Report of the Independent Auditors 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 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.

AUDITOR'S REPORT & FULL ACCOUNTS

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; 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, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

In preparation for our audit we identified areas of laws and regulations which we considered could have a material effect on the financial statements. This information was obtained via discussions with management and from our general commercial and sector experience. The directors also provide us with written representation of all the key and fundamental industry specific laws and regulations with they are required to adhere to. these were then communication to the whole of the audit team at our audit planning meeting.

As a care provider, the following laws and regulations are specifically applicable to the charity:

- Health and Social Care Act 2012
- Care Quality Commission Regulations 2009

Our audit procedures to identify non-compliance with laws and regulations in these areas consisted of:

- Enquiries with management;
- Inspection of regulatory records, inspection reports, submissions, and other correspondence;
- Challenges to management assumptions and judgements in relation to accounting estimates.
- Review of journals entered throughout the year.

Despite appropriate planning and performing out work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

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

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

DJH Mitten Clarke Audit 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.

DJH Mitten Clarke Audit Limited

16 January 2024
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DJH Mitten Clarke Audit Limited
Statutory Auditor

St George's House
56 Peter Street
Manchester
M2 3NQ

AUDITOR'S REPORT & FULL ACCOUNTS

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD ENDED 31 MARCH 2023

		Unrestricted funds general	Unrestricted funds Designated	Restricted funds	Total	Unrestricted funds general	Unrestricted funds Designated	Restricted funds	Total
	Notes	2023 £	2023 £	2023 £	2023 £	2022 £	2022 £	2022 £	2022 £
Income from:									
Donations and legacies	4	404,241	-	103,738	507,979	334,334	-	1,912,322	2,246,656
<u>Charitable activities</u>									
Veteran Care Village	5	1,637,006	-	-	1,637,006	904,314	-	-	904,314
Investments	6	-	3,924	-	3,924	-	2,579	-	2,579
Total income		<u>2,041,247</u>	<u>3,924</u>	<u>103,738</u>	<u>2,148,909</u>	<u>1,238,648</u>	<u>2,579</u>	<u>1,912,322</u>	<u>3,153,549</u>
Expenditure on:									
Raising funds	7	79,540	2,206	-	81,746	78,789	1,292	-	80,081
<u>Charitable activities</u>									
Veteran Care Village	8	2,717,449	233,778	72,595	3,023,822	1,711,039	162,689	313,050	2,186,778
Support Hub	8	46,834	-	-	46,834	-	-	49,487	49,487
Total charitable expenditure		<u>2,764,283</u>	<u>233,778</u>	<u>72,595</u>	<u>3,070,656</u>	<u>1,711,039</u>	<u>162,689</u>	<u>362,537</u>	<u>2,236,265</u>
Total expenditure		<u>2,843,823</u>	<u>235,984</u>	<u>72,595</u>	<u>3,152,402</u>	<u>1,789,828</u>	<u>163,981</u>	<u>362,537</u>	<u>2,316,346</u>
Net gains/(losses) on investments		-	(13,684)	-	(13,684)	-	7,397	-	7,397

	Unrestricted funds general	Unrestricted funds Designated	Restricted funds	Total	Unrestricted funds general	Unrestricted funds Designated	Restricted funds	Total
Notes	2023 £	2023 £	2023 £	2023 £	2022 £	2022 £	2022 £	2022 £
Net (outgoing)/incoming resources before transfers	(802,576)	(245,744)	31,143	(1,017,177)	(551,180)	(154,005)	1,549,785	844,600
Gross transfers between funds	643,986	(579,271)	(64,715)	-	711,674	1,362,700	(2,074,374)	-
Net (expenditure)/income for the year/ Net movement in funds	<u>(158,590)</u>	<u>(825,015)</u>	<u>(33,572)</u>	<u>(1,017,177)</u>	<u>160,494</u>	<u>1,208,695</u>	<u>(524,589)</u>	<u>844,600</u>
Fund balances at 1 April 2022	500,040	8,116,218	43,466	8,659,724	339,546	6,907,523	568,055	7,815,124
Fund balances at 31 March 2023	<u>341,450</u>	<u>7,291,203</u>	<u>9,894</u>	<u>7,642,547</u>	<u>500,040</u>	<u>8,116,218</u>	<u>43,466</u>	<u>8,659,724</u>

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

All income and expenditure derive from continuing activities.

AUDITOR'S REPORT & FULL ACCOUNTS

BALANCE SHEET AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	12	12,328,373		12,628,123	
Heritage assets	13	50,375		50,375	
Investments	14	173,780		187,162	
		<u>12,552,528</u>		<u>12,865,660</u>	
Current assets					
Debtors	16	56,346	106,479		
Cash at bank and in hand		266,099	309,132		
		<u>322,445</u>	<u>415,611</u>		
Creditors: amounts falling due within one year	18	(353,207)	(347,755)		
Net current (liabilities)/assets		<u>(30,762)</u>	<u>67,856</u>		
Total assets less current liabilities		<u>12,521,766</u>	<u>12,933,516</u>		
Creditors: amounts falling due after more than one year	19	(4,879,219)	(4,273,792)		
Net assets		<u><u>7,642,547</u></u>	<u><u>8,659,724</u></u>		
Income funds					
Restricted funds	20	9,894	43,466		
Unrestricted funds - Designated	21	7,291,203	8,116,218		
Unrestricted funds - general		341,450	500,040		
		<u>7,642,547</u>	<u>8,659,724</u>		

The financial statements were approved by the Trustees on 5th December 2023

P Loynes

Colonel P Loynes
Trustee

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	1	(614,668)		800,230	
Investing activities					
Purchase of tangible fixed assets		(37,716)	(2,967,917)		
Proceeds from disposal of investments		-	86,009		
Investment income received		3,924	2,579		
		<u>(33,792)</u>	<u>(2,879,329)</u>		
Net cash used in investing activities		<u>(33,792)</u>	<u>(2,879,329)</u>		
Financing activities					
Proceeds from borrowings		605,427	1,258,315		
Net cash generated from financing activities		<u>605,427</u>	<u>1,258,315</u>		
Net decrease in cash and cash equivalents		<u>(43,033)</u>	<u>(820,784)</u>		
Cash and cash equivalents at beginning of year		309,132	1,129,916		
Cash and cash equivalents at end of year		<u><u>266,099</u></u>	<u><u>309,132</u></u>		

AUDITOR'S REPORT & FULL ACCOUNTS

CASH FLOW STATEMENT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

1 Cash generated from operations	2023	2022
	£	£
(Deficit)/surplus for the year	(1,017,177)	844,600
Adjustments for:		
Investment income recognised in statement of financial activities	(3,924)	(2,579)
Loss/(gain) on disposal of investments	13,684	(7,397)
Depreciation and impairment of tangible fixed assets	337,462	247,917
Movements in working capital:		
(Increase) in stocks	(303)	-
Decrease in debtors	50,134	382,428
Increase/(decrease) in creditors	5,456	(664,739)
Cash (absorbed by)/generated from operations	(614,668)	800,230

2 Accounting policies

2.1 Accounting convention

The financial statements have been prepared in accordance with the charity's [governing document], the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention with the exception of investments and heritage assets which are included at market value. The principal accounting policies adopted are set out below.

2 Accounting policies

(Continued)

2.2 Going concern

Following consideration of the capital cost of the Veteran Care Village, the ability of the Charity to meet the Veteran Care Village's operating costs during the period of reduced occupancy as a result of the build phase, and the consequences of the COVID-19 pandemic, the Board of Trustees agreed key actions to ensure the future of the Charity:

1) GMCA Loan Facility Agreement to extend a loan facility with the Greater Manchester Combined Authorities.
2) Sale of Phase 2 Land Agreement to sell the land which was previously earmarked for Phase 2 of the build project.

The Sale of Phase 2 Land, to a Property Developer for the construction of houses, for the sum of £1,050,000, was completed in July 2023. Furthermore, the Greater Manchester Combined Authorities have agreed in principle an additional working capital facility of up to £250,000 should this be required.

The Charity is guided by regularly updated strategic, business, and financial plans. With the extended loan and the sale of land completed, the Trustees confirm that Broughton House – Veteran Care Village is considered to be a 'going concern' for the forthcoming financial year and foreseeable future.

2.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

2.4 Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations in kind, other than items donated for sale, are recognised at their fair value to the charity when they are received. No amounts are included for services donated by volunteers. Incoming resources comprise:

Donations are recognised when the monies are received.

Bequest legacies are recognised when the charity becomes entitled to it by way of probate being granted and sufficient information is received to enable an accurate valuation of the Charity's entitlement.

Donations received from service charities are recognised when either the money is received, if no prior notice of donation, or when the charity is notified of the donation and the amount can be quantified.

Grants are recognised when there is evidence of entitlement, receipt is probable, its amount can be measured reliably, and all terms and conditions of the grant have been met by the charity.

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

2 Accounting policies (Continued)

2.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The charity operates a money purchase pension scheme. Contributions payable for the year are charged to the Statement of Financial Activities.

Costs of charitable activities include all direct salaries and other costs in delivering the Charity's charitable activity as a care home.

Governance costs are costs directly associated with the Governance of the charity, including legal and regulatory compliance and strategic planning.

2.6 Tangible fixed assets

All significant assets purchased or otherwise acquired for ongoing use in the business are capitalised when they are put into use.

An annual impairment review has been undertaken for freehold land and building, market value is broadly in line with carrying value.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% on cost
Plant and equipment	10% reducing balance
Fixtures and fittings	20% reducing balance
Computer equipment	50% on cost
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Freehold land is considered to have an indefinite useful life and has not been depreciated.

2.7 Heritage assets

2 Accounting policies (Continued)

The Charity owes a large collection of military memorabilia including medals which it exhibits in a small museum within the care home for the residents and visitors to view. The collection included artefacts from WW1, WW2 and various other conflicts. Consisting of: -

- Over 400 medals
- 9 uniforms
- 39 WW1 memorial plaques
- Framed memorabilia and pictures
- Items associated with the founding of Broughton House including a silver matchbox presented by Admiral Viscount Sir John Jellicoe in 1917 and a wheelchair presented to the charity in 1918 by the American Red Cross.
- Bruce Bairnsfather memorabilia including large cartoon drawing.

As the items in this collection are held for their contribution to the heritage and history of service men and women they qualify as heritage assets in line with section 34 of FRS102 and are held on the balance sheet at what is understood to be their market value by the charity.

The Trustees have set a policy of recognising individual heritage assets with a value of greater than £1,000 in the financial statements. From time to time the Charity is donated memorabilia to add to the collection. Any donated items received with a value in excess of the accounting policy are recognised as additions in the year that they are received.

The Trustees have no intention of disposing of items in the collection unless there were some exceptional circumstances which the Trustees consider to be in the best interest of the charitable objectives.

The collection is valued for insurance purposes and any deemed change in market value is recognised through the statement of financial activities.

2.8 Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using closing quoted market price. The statement of financial activities includes the net gain and losses arising on revaluation and disposals throughout the year.

The charity does not acquire any derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions.

2.9 Financial instruments

The following assets and liabilities are classed as financial instruments - Trade debtors and trade creditors. They are all measured at the undiscounted amount of cash or other consideration expected to be paid or received.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

2 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2.10 Taxation

The charity is exempt from tax on its charitable activities.

2.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

3 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

4 Donations and legacies

	Unrestricted funds general 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds general 2022 £	Restricted funds 2022 £	Total 2022 £
Donations and gifts	404,241	83,738	487,979	290,305	1,748,206	2,038,511
Legacies receivable	-	-	-	40,247	-	40,247
Support hub & Government grants	-	20,000	20,000	3,782	164,116	167,898
	<u>404,241</u>	<u>103,738</u>	<u>507,979</u>	<u>334,334</u>	<u>1,912,322</u>	<u>2,246,656</u>
Donations and gifts						
Service charities	235,968	31,750	267,718	138,000	-	138,000
Donations	167,922	51,988	219,910	151,827	1,748,206	1,900,033
Fundraising income	351	-	351	478	-	478
	<u>404,241</u>	<u>83,738</u>	<u>487,979</u>	<u>290,305</u>	<u>1,748,206</u>	<u>2,038,511</u>
Grants receivable for core activities						
Support hub grants	-	20,000	20,000	-	68,558	68,558
Government grants	-	-	-	3,782	95,558	99,340
	<u>-</u>	<u>20,000</u>	<u>20,000</u>	<u>3,782</u>	<u>164,116</u>	<u>167,898</u>

5 Charitable activities

	Veteran Care Village 2023 £	Veteran Care Village 2022 £
Fee contributions	<u>1,637,006</u>	<u>904,314</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

6 Investments

	Unrestricted funds Designated 2023 £	Unrestricted funds Designated 2022 £
Income from listed investments	3,924	2,579

7 Raising funds

	Unrestricted funds general 2023 £	Unrestricted funds Designated 2023 £	Total 2023 £	Unrestricted funds general 2022 £	Unrestricted funds Designated 2022 £	Total 2022 £
<u>Fundraising and publicity</u>						
Other fundraising costs	43,391	2,206	45,597	25,284	1,292	26,576
Staff costs	36,149	-	36,149	53,505	-	53,505
	<u>79,540</u>	<u>2,206</u>	<u>81,746</u>	<u>78,789</u>	<u>1,292</u>	<u>80,081</u>
Fundraising and publicity	79,540	2,206	81,746	78,789	1,292	80,081

8 Charitable activities

	Veteran Support Hub Care Village 2023 £	Veteran Support Hub 2023 £	Total 2023 £	Veteran Support Hub Care Village 2022 £	Veteran Support Hub 2022 £	Total 2022 £
Staff costs	1,232,977	44,749	1,277,726	1,066,990	48,286	1,115,276
Depreciation and impairment	337,462	-	337,462	247,917	-	247,917
Residential costs	204,632	-	204,632	141,676	-	141,676
Miscellaneous costs	73,542	-	73,542	47,871	-	47,871
Food costs	92,541	-	92,541	54,181	-	54,181
Medical and support hub costs	10,235	2,085	12,320	5,697	1,201	6,898
Maintenance costs	82,886	-	82,886	55,647	-	55,647
Cleaning costs	44,457	-	44,457	44,295	-	44,295
Training costs	14,192	-	14,192	7,816	-	7,816
Agency costs	516,007	-	516,007	242,474	-	242,474
	<u>2,608,931</u>	<u>46,834</u>	<u>2,655,765</u>	<u>1,914,564</u>	<u>49,487</u>	<u>1,964,051</u>
Share of support costs (see note 9)	399,291	-	399,291	255,222	-	255,222
Share of governance costs (see note 9)	15,600	-	15,600	16,992	-	16,992
	<u>3,023,822</u>	<u>46,834</u>	<u>3,070,656</u>	<u>2,186,778</u>	<u>49,487</u>	<u>2,236,265</u>
Analysis by fund						
Unrestricted funds - general	2,717,449	46,834	2,764,283	1,711,039	-	1,711,039
Unrestricted funds - Designated	233,778	-	233,778	162,689	-	162,689
Restricted funds	72,595	-	72,595	313,050	49,487	362,537
	<u>3,023,822</u>	<u>46,834</u>	<u>3,070,656</u>	<u>2,186,778</u>	<u>49,487</u>	<u>2,236,265</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

9 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Staff costs	125,360	-	125,360	125,360	-	125,360
IT and computer costs	8,782	-	8,782	12,295	-	12,295
Legal and professional fees	60,878	-	60,878	85,377	-	85,377
Loan interest	204,271	-	204,271	32,190	-	32,190
Auditor's remuneration	-	15,600	15,600	-	16,992	16,992
	<u>399,291</u>	<u>15,600</u>	<u>414,891</u>	<u>255,222</u>	<u>16,992</u>	<u>272,214</u>
Analysed between						
Charitable activities	<u>399,291</u>	<u>15,600</u>	<u>414,891</u>	<u>255,222</u>	<u>16,992</u>	<u>272,214</u>

Governance costs includes auditors remuneration of £15,600 (2022- £12,750). Amounts are exclusive of VAT which is not recoverable.

10 Trustees

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees expenses paid during the year amount to £NIL (2022: £NIL)

11 Employees

The average monthly number of employees during the year was:

	2023	2022
	Number	Number
Nursing and residential	55	49
Fundraising and publicity	1	3
Management and administration	7	6
Total	<u>63</u>	<u>58</u>

Employment costs

	2023	2022
	£	£
Wages and salaries	1,307,701	1,173,288
Social security costs	104,701	94,839
Other pension costs	26,833	26,014
	<u>1,439,235</u>	<u>1,294,141</u>

11 Employees

(Continued)

The key management personnel of the charity are the Chief Executive and the Registered Manager. The total employee benefits of key management personnel were £96,170 (2022: £146,201)

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2023	2022
	Number	Number
£60,001 to £70,000	1	-
£80,001 to £90,000	1	1
	<u>2</u>	<u>1</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

12 Tangible fixed assets

	Freehold land and buildings	Plant and equipment	Fixtures and fittings	Computer equipment	Motor vehicles	Total
	£	£	£	£	£	£
Cost						
At 1 April 2022	12,384,245	53,065	507,920	72,276	43,872	13,061,378
Additions	26,156	9,923	-	1,637	-	37,716
At 31 March 2023	12,410,401	62,988	507,920	73,913	43,872	13,099,094
Depreciation and impairment						
At 1 April 2022	236,814	5,735	102,393	48,836	39,480	433,258
Depreciation charged in the year	233,779	5,525	81,106	15,955	1,098	337,463
At 31 March 2023	470,593	11,260	183,499	64,791	40,578	770,721
Carrying amount						
At 31 March 2023	11,939,808	51,728	324,421	9,122	3,294	12,328,373
At 31 March 2022	12,147,431	47,331	405,527	23,441	4,393	12,628,123

13 Heritage assets

	Museum Collection
	£
At 1 April 2022 and at 31 March 2023	50,375

During the last five years there has been no acquisition of heritage assets for which values are available.

Two assets were sold in the year ended 31 March 2021 for proceeds of £3,700, with a loss on disposal of £2,300.

14 Fixed asset investments

	Quoted investments
	£
Cost or valuation	
At 1 April 2022	187,162
Valuation changes	(13,382)
At 31 March 2023	173,780
Carrying amount	
At 31 March 2023	173,780
At 31 March 2022	187,162

All investments are carried at their fair value, Investments in equities and fixed interest securities are all trade in quoted public markets, primarily the London Stock Exchange.

15 Financial instruments	2023	2022
	£	£
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	173,780	187,162

16 Debtors	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	-	4,704
Prepayments and accrued income	56,346	101,775
	56,346	106,479

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

17 Loans and overdrafts

	2023 £	2022 £
Other loans	4,879,219	4,273,792
Payable after one year	4,879,219	4,273,792

The loan facility matures on 31 December 2025 and interest is charged at 3.5% above the EU Reference date for phase 1 of the loan and at 5% above the EU reference date for phase 2 of the loan.

18 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	81,299	77,498
Other creditors	271,908	258,455
Accruals and deferred income	-	11,802
	<u>353,207</u>	<u>347,755</u>

19 Creditors: amounts falling due after more than one year

	2023 £	2022 £
Borrowings	4,879,219	4,273,792

20 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds				Movement in funds				Balance at 31 March 2023 £
	Balance at 1 April 2021 £	Incoming resources £	Resources expended £	Transfers £	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Transfers £	
Restricted funds	76,003	131,480	(131,981)	1,101	76,604	103,738	(11,173)	(119,314)	49,855
Care village capital project	492,052	1,587,786	(37,501)	(2,075,475)	(33,138)	-	(61,422)	54,599	(39,961)
Salford City Council covid-19 funding	-	93,056	(93,056)	-	-	-	-	-	-
Armed Forces Covenant Fund Trust	-	100,000	(100,000)	-	-	-	-	-	-
	<u>568,055</u>	<u>1,912,322</u>	<u>(362,538)</u>	<u>(2,074,374)</u>	<u>43,466</u>	<u>103,738</u>	<u>(72,595)</u>	<u>(64,715)</u>	<u>9,894</u>

Material restricted funds relate to:

- Amounts received towards the Veteran Care Village capital project
- Covid-19 funding from Salford City Council
- A grant received from the Armed Forces Covenant Fund to fund the core costs of the organisation.

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

These are unrestricted funds which are material to the charity's activities made up as follows:

	Movement in funds									
	Balance at 1 April 2021	Incoming resources	Resources expended	Transfers	Revaluations, gains and losses	Balance at 1 April 2022	Resources expended	Transfers	Revaluations, gains and losses	Balance at 31 March 2023
	£	£	£	£	£	£	£	£	£	£
Investment fund	273,520	2,579	(1,292)	(90,000)	7,397	192,204	1,718	-	(13,684)	180,238
Freehold property fund	4,962,886	-	(162,689)	3,073,442	-	7,873,639	(233,778)	(579,271)	-	7,060,590
Museum collection	50,375	-	-	-	-	50,375	-	-	-	50,375
Capital project designated fund	1,620,742	-	-	(1,620,742)	-	-	-	-	-	-
	<u>6,907,523</u>	<u>2,579</u>	<u>(163,981)</u>	<u>1,362,700</u>	<u>7,397</u>	<u>8,116,218</u>	<u>(232,060)</u>	<u>(579,271)</u>	<u>(13,684)</u>	<u>7,291,203</u>

Fund balances at 31 March 2023 are represented by:

	Unrestricted funds 2023 £	Designated funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Designated funds 2022 £	Restricted funds 2022 £	Total 2022 £
Tangible assets	388,564	11,939,809	-	12,328,373	480,692	12,147,431	-	12,628,123
Heritage assets	-	50,375	-	50,375	-	50,375	-	50,375
Investments	-	173,780	-	173,780	-	187,162	-	187,162
Current assets/(liabilities)	(47,115)	6,459	9,894	(30,762)	19,347	5,042	43,467	67,856
Long term liabilities	-	(4,879,219)	-	(4,879,219)	-	(4,273,792)	-	(4,273,792)
	<u>341,449</u>	<u>7,291,204</u>	<u>9,894</u>	<u>7,642,547</u>	<u>500,039</u>	<u>8,116,218</u>	<u>43,467</u>	<u>8,659,724</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

23 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023 £	2022 £
Within one year	47,026	37,368
Between two and five years	158,564	195,230
In over five years	-	4,328
	<u>205,590</u>	<u>236,926</u>

24 Capital commitments

At 31 March 2023 the charity had capital commitments as follows:

Contracted for but not provided in the financial statements:

	2023 £	2022 £
Acquisition of property, plant and equipment	-	60,869
	<u>-</u>	<u>60,869</u>

25 Related party disclosures

The Charity's loan facility was secured from the Greater Manchester Combined Authority (GMCA) to cover capital costs in respect of construction of the Veteran Care Village, to provide additional working capital and to roll-up interest payments until the Veteran Care Village is cash generative. Mr Enevoldson is the chief investment officer at the GMCA and a trustee at Broughton House - Veteran Care Village.

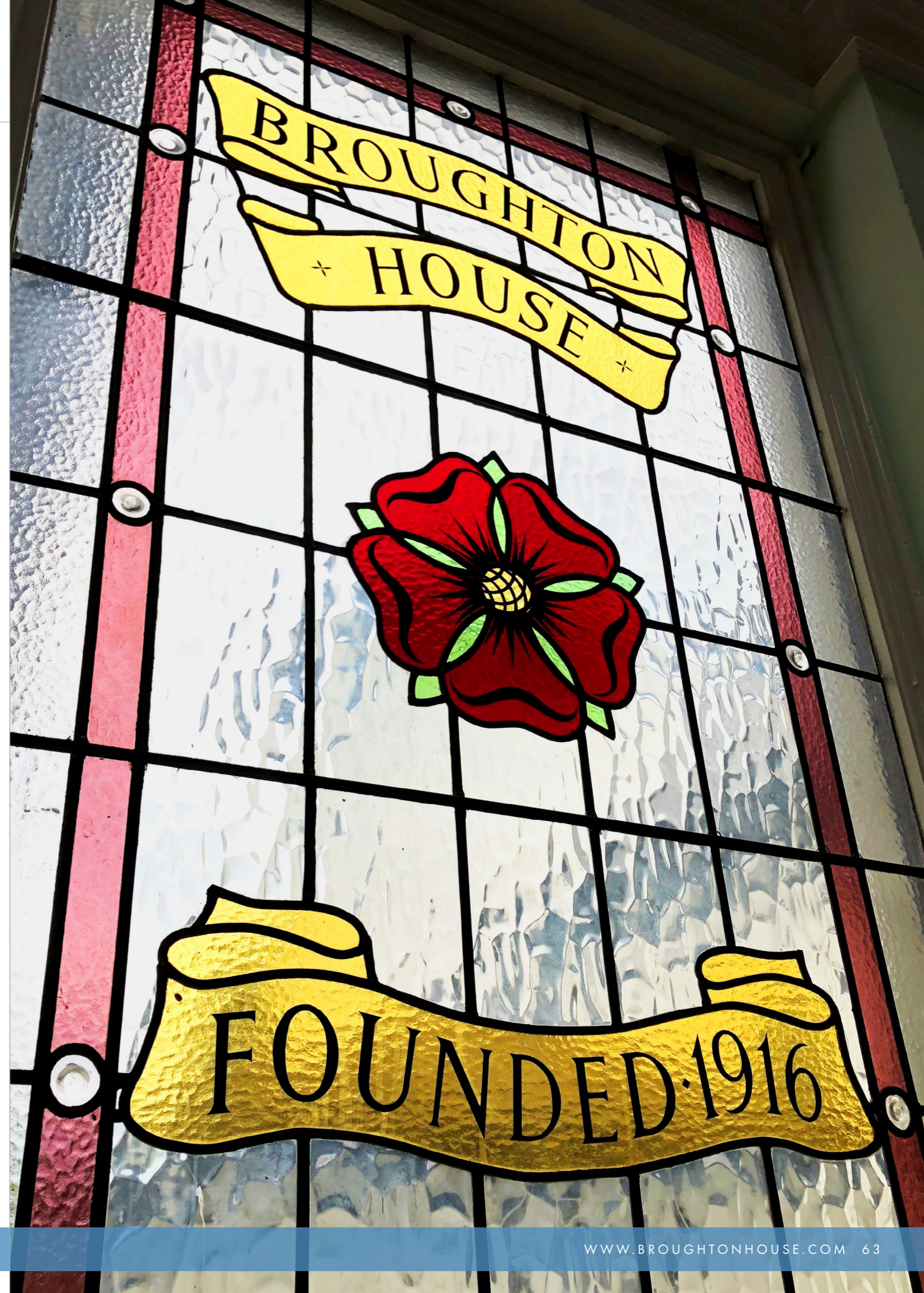
The total amount outstanding on all loans from the GMCA was £4,879,219 (2022: £4,273,792) Interest charged during the year was £230,427 (2022: £123,701) of which £26,156 has been capitalised on the balance sheet.

26 Sale of land

The Sale of Phase 2 Land, to a Property Developer for the construction of houses, for the sum of £1,050,000 was completed in July 2023.

27 Analysis of changes in net (debt)/funds

	At 1 April 2022 £	Cash flows £	Acquisitions and disposals £	At 31 March 2023 £
Cash at bank and in hand	309,132	(43,033)	-	266,099
Loans falling due within one year	-	605,427	(605,427)	-
Loans falling due after more than one year	(4,273,792)	(605,427)	-	(4,879,219)
	<u>(3,964,660)</u>	<u>(43,033)</u>	<u>(605,427)</u>	<u>(4,613,120)</u>



WHEN YOU GO HOME
TELL THEM OF US
AND SAY—

FOR YOUR TOMORROW,
WE GAVE OUR TODAY

BROUGHTON HOUSE
VETERAN CARE VILLAGE

— 1916 ONWARDS —

WE CARE FOR THOSE WHO SERVED US

Park Lane, Salford. M7 4JD
0161 740 2737
www.broughtonhouse.com
[@broughtonhouse](https://www.instagram.com/broughtonhouse)

The Charity is registered with the Charity Commission under charity number 1155225.
All assets and land were transferred from the former Unincorporated Charity (number 227864)
to the new Incorporated Charity (number 1155225) on 1 April 2014.

THE BROUGHTON HOUSE VETERAN CARE VILLAGE

A BESPOKE FACILITY WHICH WILL SUPPORT VETERANS AND THEIR FAMILIES IN LIFE AFTER SERVICE



Broughton House - Veteran Care Village

England & Wales - Charity number 1155225

Accounts

BROUGHTON HOUSE VETERAN CARE VILLAGE

— 1916 ONWARDS —

WE CARE FOR THOSE WHO SERVED US

OVER
100
— YEARS OF —
VETERAN
CARE



ANNUAL REPORT & ACCOUNTS

FOR THE YEAR ENDING 31 MARCH 2022

REGISTERED CHARITY NO. 1155225





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Broughton House,
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0161 740 2737
www.broughtonhouse.com
@broughtonhouse

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Incorporated Charity (number 1155225) on 1 April 2014.





FOREWORD

In continuation of a hugely difficult 2020/2021 for Broughton House, my foreword for the year 2021/2022 starts again with a focus on circumstances beyond the control of both the Charity and the Care Home. The year has, once again, been dominated by the effects of the Covid-19 pandemic. Notwithstanding the slight recovery and return to 'normality' towards the end of the reporting period, the care of our residents, their families, our staff and our supporters has been dominated by a necessary reactive stance to the impact of the pandemic on our day-to-day routines; indeed, we are, at the time of writing, still subject to lockdowns and protective measures.

In the midst of the pandemic though we have had achievements, victories and successes.

The successes have been many; completion of the second wing of the new build, the opening of our independent living apartments, the delivery of the wonderful garden spaces, the opening of many of our functional residence areas and facilities such as the gymnasium and community spaces. We have also had success in governance with formal visits by the Care Quality Commission and Safeguarding Authorities resulting in positive and comforting assurance as well as our burgeoning role within the Armed Forces Veteran Community via our increasingly successful and relevant Armed Forces Support Hub. We have also had many wonderful gatherings as we celebrate and commemorate the work of our veterans – Remembrance Day and Merchant Navy Day particularly come to mind.

We are also extremely proud to announce that in January 2022 Broughton House was awarded the North West Portfolio Lead by the Armed Forces Covenant Fund Trust Veterans Places, Pathways & People (VPPP) Programme.

As the only care home in the North West delivering dedicated veteran care the need to expand and diversify our level of care is paramount to meet the growing and changing needs of veterans both now and in the future.

The more challenging side of the equation has been the impact of the pandemic, the restrictions which we have had to put in place, and in particular our disappointment that we have not been able to invite families and friends into our magnificent new home as we would have wanted. As these restrictions ease, we look forward to receiving visitors, and to welcoming new residents to the home.

Throughout our successes and trials, our loyal and hard-working staff continued to work tirelessly and their dedication throughout the pandemic and now recovery phase has been nothing but outstanding. We are immensely proud of them all. And a thank you too to the numerous charitable and governmental organisations that have engaged, counselled, supported and encouraged us – we are extraordinarily grateful.

Finally, as reported last year, there continues to be a widening divergence between the actual cost of care and the care home fees available to us. Broughton House relies heavily on donations to finance the individual care we provide. We remain ever grateful for the tremendous support from a wide range of individuals and organisations. This funding is critical and allows us to continue our work in caring for and supporting our veteran community.

We trust the content of this report will give you a good insight into the year, the ongoing work of the Charity and our future plans.

P Waterhouse

COMMODORE P WATERHOUSE
CHAIRMAN

ABOUT US

We care for and support veterans and their families

Broughton House was originally founded under the name East Lancashire Home for Sailors and Soldiers in 1916 to care for sailors and soldiers who had been injured during the First World War.

The Charity is registered with the Charity Commission under charity number 1155225. All assets and land were transferred from the former Unincorporated Charity (number 227864) to the new Incorporated Charity (number 1155225) on 1 April 2014.

Today, the Charity cares for and supports ex-Service Men and Women, and their spouse or civil partner, who are in need of care and support. We believe in providing the highest quality of care and support for all our Residents. The following key objectives of the Charity are set out in the Constitution which governs the Charity:

- To provide accommodation, care and support for military Veterans who have served in the British Armed Forces, Merchant Navy and their spouse or civil partner.
- If there are vacancies within Broughton House the Charity Trustees can admit other persons who are in need of care and support.

In an effort to raise revenue, applications for funding are made by Broughton House to benevolent associations and grant making trusts. Funds from voluntary sources are raised by appeals and running events to supplement fee income.



ABOUT US

VISION

To be the leading provider of consistent, sustainable care and support to the maximum number of Veterans¹ and their families in the North West.

OVERALL CHARITY MISSION STATEMENT

To meet the ever-changing needs of Veterans and their families by providing care, support, and friendship.

CHARITY OBJECTIVES

- To provide outstanding, safe and harm free care and support.
- To secure sustainable income to support the Charity's objectives.
- To develop an organisational culture that ensures we deliver our strategic direction more effectively.
- To ensure that we have a range of effective systems and processes in place to achieve the highest standards of governance.

VALUES

- Being caring and compassionate to all Veterans seeking our support.
- Achieving excellence through continuous improvement.
- Recognising and promoting a sense of Veterans' camaraderie.
- Demonstrating commitment to our vision, taking ownership of all we do.
- Fostering an environment that encompasses respect and dignity for one another.

The main activities, aims and objectives of the Charity are reviewed annually.

PUBLIC BENEFIT

The main activities, aims and objectives of the Charity are reviewed annually.

The Trustees, having had regard to guidance on public benefit issued by the Charity Commission, confirm that the charitable purposes fall within the definitions set out in the Charities Act and, therefore, are for public benefit.

¹ As defined in the Armed Forces Covenant



GOVERNANCE & MANAGEMENT

THE TRUSTEE BODY



The Constitution of the Charity provides that the Trustee Body shall consist of not less than seven and no more than 15 Trustees. Each Trustee shall normally serve a term of three years. Any retiring Trustee shall be available for re-election unless indicating their wish not to be considered for re-election. A Trustee who has served for three consecutive terms may not be reappointed for a fourth consecutive term but may be reappointed after an interval of at least one year.

The Constitution of the Charity governs the appointment of Trustees. The Board of Trustees is authorised to appoint new Trustees to fill vacancies through retirement, resignation, or death of an existing Trustee. Every Trustee must be appointed for a term of three years passed at a properly convened meeting of the Trustees. The Board of Trustees usually meet on a bi-monthly basis.

The Board actively encourage equality, diversity and inclusion across the Charity and recognise the value of a diverse Board and actively considering this within their recruitment process.

In selecting individuals for appointment as Trustees, the Board of Trustees must have regard to the skills, knowledge and experience needed for the effective administration of the Charitable Incorporated Organisation (CIO). Ideally the Board of Trustees should have a varied range of skills, backgrounds and experience, including service in the Armed Forces, the Merchant Fleet, and professional Medical and Nursing, Finance, Legal, Administration, Buildings and Estate Management experience. Newly appointed Trustees receive induction training relating to the work of the CIO.

The Chief Executive is responsible for the day-to-day management of the Charity, Care Home Village and Armed Forces Support Hub and for implementing the policies agreed by the Trustees. Responsibility for care delivery is delegated to the General Manager by the Chief Executive.

Sub Committees appointed by the Trustee Board comprise:

- Finance and Audit Committee
- Governance and Nominations Committee
- Service and Quality Assurance Committee
- Fundraising Committee

NEW MEMBERS OF THE TEAM

TRUSTEE BOARD



PETER CURTIS, TRUSTEE

Peter joined the Royal Air Force on a short service commission (SSC) in the summer of 1984 and went on to serve as a Fast Jet Pilot in RAF Germany. During his time abroad Peter was deployed to Cyprus as a part of Operation Granby in preparation for what became the Gulf War. His time in Germany spanned the fall of the Berlin Wall and subsequent German Reunification. Having completed his SSC, Peter left the service and went on to complete a Master's degree in Business Administration at Cranfield Business School before commencing a second career in the independent healthcare sector.

Peter managed a number of prestigious private hospitals, including the well-known Portland Hospital for Women and Children in London before transitioning to the aged care sector where he led a number of successful care home groups as Chief Executive Officer. Peter finished his career in the independent health care sector in mental health, again leading and growing a highly successful specialist hospital group who cared for children and young adults with serious eating disorders.

Peter has two grown up daughters and has recently retired. He lives near Woburn with his wife and two labrador dogs. Peter's hobbies including watching almost any sport and playing golf and also enjoys travelling. Peter was delighted to be asked to service as a Trustee of Broughton House where he believes he will be able to combine his two passions, healthcare, and the support of veterans.

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – THE BROUGHTON HOUSE CARE HOME

The new Veteran Care Village is transformational for the Charity and is designed to meet the care and support needs of the Veteran community from the moment they leave the Armed Forces until their final days. As the only care village in the north-west delivering dedicated Veteran care, we continue to address, expand and diversify our services to meet the growing and changing needs of Veterans today and in the future.

Over the past twelve months Broughton House has focused on emerging from the pandemic in a strong and sustainable position. We are pleased to report that during this period the Care Home has largely remained open to new Residents with only one short period of Covid outbreak, which was well contained and managed.

The home has provided care to 46 Residents. 69% of Residents received residential care and 31% received nursing care. We are continuing to steadily rebuild our occupancy rates.

QUALITY ASSURANCE

Significantly, we successfully underwent inspection and registration of the phase 1b wing of the new Care Home by the Care Quality Commission (CQC). This has enabled us to increase our care home registration from 32 to 64 and open six independent living apartments.

We had a further good start to the year when we had our first in-person Infection Prevention and Control Audit from the Local Authority, achieving a 98% score. This is testament to the hard work and knowledge of all the teams at Broughton House who continue to deliver highly rated excellent care. This has been evidenced this year by our very positive reviews on CareHome.co.uk, the country's leading independent care home review site, where we have achieved a score of 9.8. Our annual safeguarding audit was successfully completed with a fantastic green status outcome and only two actions to complete in our subsequent action plan.

The CCG continued to undertake assurance visits this year with no issues raised and commenting positively on colleague engagement and the clean modern environment we maintain.

We have overhauled and modernised our quality assurance and compliance systems and we are pleased to report that we have undergone a successful mock CQC inspection by the CCG. Our pathway to Outstanding includes a Home Improvement Plan which is a live document regularly updated and captures every action we take in order to achieve this ambition. Our key areas of focus are a) the dining experience b) our wellbeing offering and c) increasing personalisation through our care plans.





DEMENTIA

Since we have opened 16 general residential rooms on our new Donald Gibbs¹ household, we have been able to dedicate the Charlie Fox² household to those living with dementia. This has allowed us to focus our use of the latest technology to enrich the quality of our wellbeing programme for these Residents.

The recent addition of the Tovertafel (Magic Table) games console and mini tablet, funded under the Armed Forces Covenant Trust Senses Project, has proven a big success in creating a calm and sensory environment. The games on the Tovertafel are co-designed by people with dementia and have been found to stimulate brain activity and encourage physical movement. They clearly lift our Residents' mood and wellbeing and are a great talking point amongst Staff and Residents. We aim to increase the use of this type of technology over the coming year, with the use of robotic pets and HUGS sensory products.

TECHNOLOGY

The successful implementation of technology continued this year with the installation of electronic medicines administration, a system designed to mitigate errors and free up colleague time. Our chosen supplier Atlas has now been audited in operation by the CCG pharmacy team and was declared best in class and recommended to other care homes.

STAFFING

Recruitment of new Staff has been challenging, as it has across the entire care sector. However, we are working to address this, together with a specialist recruiter, and are pleased to report that we are making good progress in this area.

Good communication, effective operating procedures and well understood legislation are critical components in the Health and Social Care environment. The continuing focus for Broughton House Staff is the need to ensure effective and targeted care that promotes dignity, respect, and independence for all Residents. In line with this, we have continued to work closely with Salford Care Home Practice, the CCG, The Northern Care Alliance, and the Local Authority.

VISITS AND ARMED FORCES LINKS

Our Armed Forces Support Hub, along with Residents' friends and families, have all played their part this year in supporting the mental wellbeing of our Residents. As soon as it was safe to do so, we started to arrange external visits for our Veterans: - the newly opened Bridgewater RHS Gardens, Imperial War Museum, Manchester Airport, Heaton Park, and weekly shopping, to name but a few.

We continue to maintain strong links to the Armed Services which our Residents and colleagues highly value and appreciate.



¹ Donald Gibbs was Broughton House's first Chief Executive

² Charlie Fox was Broughton House's first Resident

DERRICK'S STORY

DERRICK CORFIELD; WW2 VETERAN

Born; 31st March 1927

Brought up;

Irlam O'th heights and Pendlebury, Salford. .

War Service at Home:

Derrick was too young to serve in the Armed Forces before WW2 ended so he joined the Home Guard and was attached to the Manchester Regiment in 1943, then the Lancashire Fusiliers.

Merchant Navy;

Having previously been a Sea Scout he volunteered to serve in the Merchant Navy and his mother reluctantly agreed to let him go to sea at the age of 16, achieving his schoolboy ambition.

Training;

After a month's training in seamanship at a Mariner's training school in Wallasey where, with his Scouting experience, he became a Cadet Petty Officer and Course Leader.

War Service at sea;

On 26th February 1944 he went to sea as a crew member in the fast, ocean-going passenger liner, the RMS Orion, which had been refitted to carry 7,000 troops on wartime service. Before D-Day in June 1944 Derrick and his comrades ferried US and Canadian troops across the Atlantic to Liverpool for the invasion of Europe. Derrick's "action station" was manning one of the 20mm anti-aircraft cannons after he underwent a "crash" gunnery course with the RN in Greenock whilst his ship was undergoing maintenance on Clydeside.

Derrick was constantly exposed to the possibility of his ship being torpedoed without warning and having to abandon ship in mid-Atlantic with little prospect of another ship being able to stop and rescue him.

Medals;

1939/45 Star

Atlantic Star

Pacific Star

Victory Medal

Fire Brigade Long Service Medal

RMS Orion.

Derrick sadly passed away on the 7 August 2022. He is deeply missed by all connected to Broughton House.





SAC CRAIG MARSHALL (RAF); ©CROWN COPYRIGHT 2020

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – THE BROUGHTON HOUSE SUPPORT HUB

A key component of the Veteran Care Village concept, the Broughton House Armed Forces Support Hub (the Hub) was established in January 2018. It is a Greater Manchester and surrounding areas, non-residential service, aimed at supporting Veterans and their families in the community. Alongside leading strategic organisations and agencies, the Hub works collaboratively to provide front line support to the entire armed forces community including serving personnel, reservists, early service leavers, Veterans, and their families. Over the past 12 months the Hub has supported 43 Veterans and 9 family members.

The Hub delivers a service that supports the five pillars of wellbeing: –

- Health and wellbeing (Including isolation, mental health, substance misuse and social inclusion)
- Homelessness
- Welfare (Including debts and benefits)
- Training and education
- Employment

Working in partnership with the Armed Forces Community HQ (Wigan), the Hub enables collaborative working between service providers to offer a single point of contact for the client journey, ensuring access to services, full needs assessments and direct, bespoke referral pathways, in a friendly, unique, fast, and comprehensive way. The Hub provides wellbeing and welfare support, including therapeutic counselling free at the point of delivery when other support is not available or is subject to substantial waiting lists and delays.

Staffing for the Hub, including enhanced resources through Wigan, consists of a Hub Manager and Social Prescribing Co-ordinator, a Mental Health Clinical Lead, and a number of Therapeutic Counsellors and Welfare Officers.

Broughton House Hub Objectives:

- Empower Veterans to take control of their own lives.
- Provide a pro-active approach and early intervention.
- Integrate Veterans into the community.
- Promote independent living.
- Promote health and wellbeing.
- Eradicate loneliness and isolation.
- Improve access to services and opportunities.
- Raise awareness and educate.
- Help veterans to gain sustained employment.

The Hub has been able to return to face-to-face interventions after the limitations experienced during covid, whilst continuing to provide remote support (online and telephone) for those who are unable to attend Broughton House, thereby enabling the Hub to reach those most vulnerable who need help. Issues experienced by Veterans and their families continue to impact, with isolation being a significant factor, often leading to poor mental and physical health and/or substance dependency.

The Hub is an integral part of Broughton House and the demand for the services the Hub offers continues to grow.

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – VETERAN CARE VILLAGE PROJECT

We are delighted to report that the £12.5m scheme to transform Broughton House into the UK's first Veteran Care Village has been completed and was officially handed over by the Eric Wright Construction Team to Broughton House on the 11th November 2021.

Following the demolition of the original home in 2020, the site has been transformed into a modern complex featuring a 64-bed care home and six retirement apartments, designed with the purpose of offering trailblazing provision for the North West's ageing Armed Forces community.

The Stoller Wing of the newly-built care home – named in honour of North West businessman and philanthropist Sir Norman Stoller, who donated £4m to the project, pays homage to our rich history with a museum brimming with fascinating stories of former Residents, rare war medals and historic memorabilia, keeping the memories of the fallen well and truly alive.

The care home comprises of four 16-bed households offering residential, nursing and dementia care.

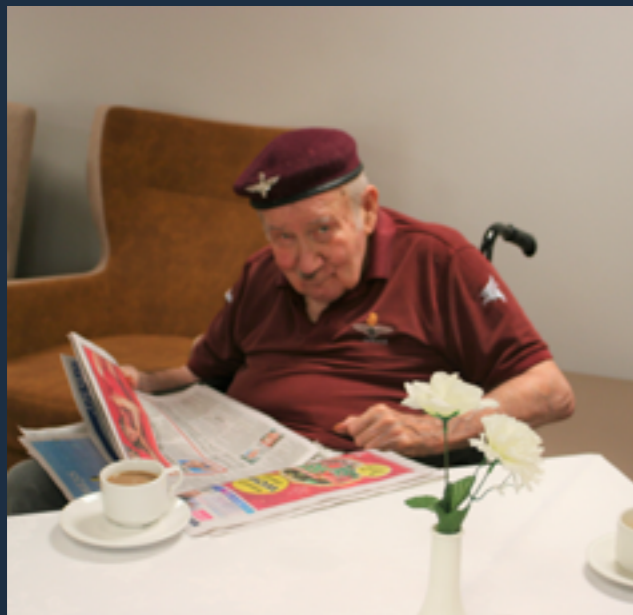
The building also has an array of modern facilities, including a gym, a hairdressing and barber's salon, and a restaurant and bar for our Residents.

The project has been a complex undertaking and would not have been possible without the support of the Stoller Trust, led by Sir Norman Stoller, the Service Charities, grant-making trusts, the Greater Manchester Combined Authorities, and individual supporters. We are indebted to them for their support and encouragement for our work in wholeheartedly backing the development of the UK's first Veteran Care Village.

We are very proud of what we have achieved during these difficult times and are delighted to be able to welcome visitors and showcase the new Veteran Care Village.







ACHIEVEMENTS & PERFORMANCE

VETERANS PLACES, PATHWAYS & PEOPLE PROGRAMME – NORTH WEST PORTFOLIO LEAD

In January 2022 the Armed Forces Covenant Fund Trust (AFCFT) awarded grants to ten Portfolio Regions throughout the UK as part of the Veterans Places, Pathways & People (VPPP) Programme. Broughton House Veteran Care Village, in partnership with Armed Forces Community HQ, was successful in its bid as the Portfolio Lead for the North West, incorporating Cheshire, Merseyside, Greater Manchester, Lancashire and South Cumbria.

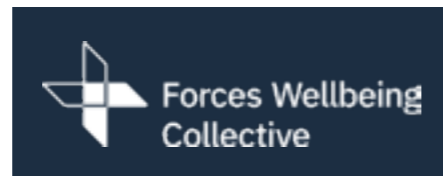
The VPPP Programme aims to: -

- Give Veterans safe, welcoming places to go in their local area.
- Support Veterans to access mental health support and treatment pathways that meet their needs.
- Ensure that the people who support Veterans (Staff and particularly volunteers) can access good quality training and can have better access to connect Veterans into wider pathways.

The North West Portfolio includes 16 funded partners, and an extended associate membership, leading projects to support the aims and objectives of the programme, which is funded for two years. The North West Portfolio has formed the Forces Wellbeing Collective, which has the vision to 'level up' provision by enabling organisations, professionals and volunteers across public, statutory and third sector services to collaborate and ensure quality of delivery in supporting Veterans, their families and carers. This approach is underpinned by five key pillars: Governance & Quality Assurance, Monitoring and Evaluation, Sustainability and Collaboration, Workforce and Skills Development, and Veterans' Voice.

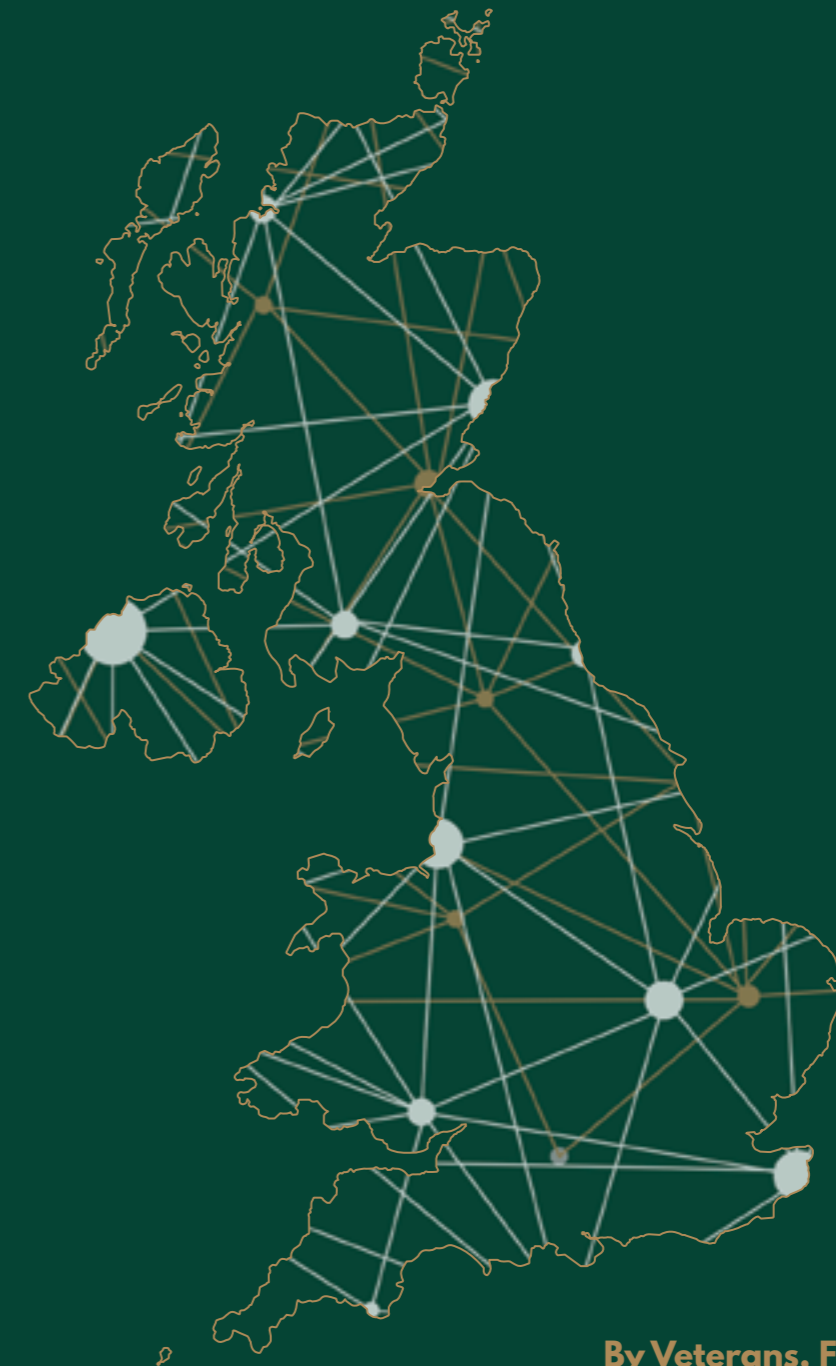
Member Organisations of VPPP North West:

- Armed Forces Community HQ
- Advocacy Focus
- Armed Forces Support Hub
- Burnley FC in the Community
- College for Military Veterans and Emergency Services (CMVES)
- Fighting With Pride
- Forces Link
- Greater Manchester Combined Authority (GMCA)
- Lancashire Hub
- Lancashire & South Cumbria NHS Trust
- Tom Harrison House
- University of Chester (Westminster Centre for Research in Veterans) Veterans HQ Liverpool
- Veterans in Communities
- Walking with the Wounded



Part of the Veterans' Mental Health & Wellbeing Fund

VETERANS' PLACES, PATHWAYS & PEOPLE PROGRAMME



A programme to create better, sustainable support for veterans in the communities where they live

ACHIEVEMENTS & PERFORMANCE

FUNDRAISING ACTIVITIES

The Charity is registered with the Fundraising Regulator and works within the Fundraising Code of Practice. The Charity is committed to employing the highest standards in its approach to fundraising.

Over the past two years the environment for fundraising activity has been particularly challenging and the Covid-19 pandemic has significantly affected our fundraising efforts.

We are particularly grateful for the specific Covid-19 Support grants we received from the Armed Forces Covenant Fund and from Salford City Council.

The Charity depends on voluntary income to supplement fee income to meet the full cost of the care provided to Residents. We remain indebted to our supporters, not least the Army Benevolent Fund 'The Soldiers Charity', the Royal Air Force Benevolent Fund and the Royal Navy Royal Marines Charity who all made significant grants to support our annual operating costs. Furthermore, we remain immensely grateful to the Armed Forces Covenant Fund, the Veterans Foundation, Queen Mary's Roehampton Trust, the Zochonis Charitable Trust, Trinity House, Salford Bereavement Services and Booth Charities for their very generous grants towards our work. Without this support and other kind donations, the Charity would struggle to continue.

Support to the Capital Fund was led by the Stoller Trust and we remain indebted to the Trust for their continued affiliation and support for our work. Grants towards the capital project were also received from the Jules Thorn Charitable Trust and the Michael Bishop Foundation.

Whilst our fundraising events programme has been sadly limited due to the pandemic, a team of volunteers bravely undertook a sponsored skydive in September 2021 and raised over £5000.

Fundraising income is critical and enables Broughton House to continue to provide care and support to the ex-Service community.

The Trustees are most grateful to all our loyal supporters, volunteers and friends for their continued dedication and support that we receive.



ACHIEVEMENTS & PERFORMANCE

OUR SUPPORTERS



THANK YOU

THIS PAGE ONLY HIGHLIGHTS A SMALL SELECTION OF OUR SUPPORTERS. WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK YOU ALL. WITHOUT YOUR HELP OUR WORK WOULD NOT BE POSSIBLE



FINANCIAL REVIEW

The Finance Committee oversee the management of the Charity's finances.

INCOME

Income for the year 2021/2022 totalled £3,153,549 broken down as follows:

- General Fund £1,238,648
- Restricted Fund £1,912,322
- Designated Fund £2,579 .

There continues to be an ever-widening divergence between the actual cost of care and the care homes fees set by the local authorities.

Income from resident contributions, accounted for 73% of unrestricted fund income. Fee income has reduced due to the sad loss of Residents following the Covid-19 outbreak in the Care Home coupled with lower occupancy whilst the phase 1b residential wings were being constructed.

The current environment for fundraising continues to be challenging and we are most grateful for the Covid-19 Relief Grants which we received during the financial year.

Restricted Fund

The Restricted Fund income totalling £1,912,322 is inclusive of £1,587,786 towards the new build project.

Designated Fund

The Designated Fund at year-end totals £8,116,218 and includes:

- The freehold property £7,873,639
- Investment funds £192,204 and
- Heritage assets held in the Charity's museum £50,375.

A combination of spending required to deliver safe practices, particularly during COVID RED periods, and loss of income consequently led to the financial implication of an annual operating deficit. This required higher additional financial support than originally forecast in the year from the Charity's Reserves.

EXPENDITURE

Expenditure on the Veteran Care Village is closely monitored and overseen by the Board of Trustees.

All areas of financial expenditure are closely scrutinised and balanced against operational safety in the delivery of care.

SALE OF LAND

During the current year the Charity entered into a conditional contract to sell surplus land for the development of apartments. The sale of the land has been agreed, subject to securing planning permission.

TRUSTEES' CONFIRMATION

The Trustees confirm that the accounts have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) effective January 2015.

RESERVES POLICY

It is the policy of the Trustees to maintain a Reserve Fund at a level that equates to at least three months of unrestricted expenditure. This provides sufficient funds to cover costs in the unlikely event of normal sources of income drying up.

A combination of spending required to deliver safe

FINANCIAL REVIEW

practices, particularly during the Covid pandemic, and loss of income from reduced occupancy consequently led to the financial implication of an annual operating deficit. This has required higher additional financial support from the Charity's Reserves. Ultimately, the Reserve Fund has been deployed for its designated purpose.

At 2021/2022 year-end the Reserve Fund totalled £192,204 (2020/2021 year-end total £273,520).

Monies from the Reserve Fund have been utilised to cover additional operational costs resulting from the Covid-19 crisis and the capital project start-up costs.

INVESTMENT POWERS & POLICY

To increase the efficiency of the investment process the Charity's Broker has been given discretionary authority to invest on the Charity's behalf. Changes in the investment portfolio continue to be monitored by the Trustee Board on a regular basis and the Investment Fund Manager is invited to brief the Board every six months.

CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

Broughton House has fixed assets with property and plant, which are fundamental to the business, with a book value of £12,628,123.

Investments which are held in the Charity's Reserve (Designated) Fund are valued at £192,204.

It is the policy of the Trustees to maintain a Reserve (Designated) Fund at a level that equates to at least three months of unrestricted expenditure and to place all windfall income, such as legacies, directly into the Charity's Reserve (Designated) Fund. As noted under Reserves Policy, the Reserves held currently fall below this level.

Monies placed into the Reserve Fund are held in an investment portfolio with percentage yield / return based on investment strategy and financial markets. This fund is used to meet any General Fund deficit and assists with emergency funding in the unlikely event of normal sources of income drying up and ensures business continuity in the event of a major or unexpected event at the Home.

The Charity currently depends on voluntary income to supplement fee income and meet the full cost of the care provided to a high percentage of its Residents. A significant proportion of this income is received from the Service Charities, Trusts, Legacies and individuals who have direct experience of the Second World War and subsequent conflicts in which Forces served. The Charity must keep in mind that the level of legacy and voluntary income may fall significantly in future years as the Armed Forces reduce in number and consequently those in contact with them falls.

When setting care fees, the Charity seeks to achieve a balance between affordability and a level that is consistent with providing first class care and accommodation for Residents, in order to ensure the long-term financial viability of the Charity. This means that we welcome Residents whose care is funded from a variety of sources.

The Charity seeks not to exclude any potential resident on the grounds of financial hardship, however due to financial constraints the Charity continually reviews and if necessary, limits the number of Local Authority funded placements they are able to support.

FINANCIAL REVIEW

FUNDING SOURCES GOING CONCERN STATEMENT

Following consideration of the capital cost of the Veteran Care Village, the ability of the Charity to meet the Veteran Care Village's operating costs during the period of reduced residential beds as a result of the build phase, and the consequences of the COVID-19 pandemic, the Board of Trustees agreed key actions to ensure the future of the Charity: –

1) GMCA Loan Facility

Agreement to extend a loan facility with the Greater Manchester Combined Authorities.

2) Sale of Phase 2 Land

Agreement to lease the land which was previously earmarked for Phase 2 of the build project. The Agreement for Lease of the Phase 2 Land was exchanged in June 2021.

Furthermore, the Greater Manchester Combined Authorities have agreed in principle an additional working capital facility of up to £250,000 should this be required.

The Charity is guided by regularly updated strategic, business, and financial plans.

With the extended loan and sale of land agreed, the Trustees confirm that Broughton House – Veteran Care Village is considered to be a 'going concern' for the forthcoming financial year and foreseeable future.

KEY MANAGEMENT & PERSONNEL REMUNERATION

Key management personnel of the Charity are considered to be the Board of Trustees, together with the Chief Executive and Registered Manager who are responsible for directing and controlling the Charity and the running and operating of the Charity on a day to day basis.

All Trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the Charity's Chief Executive and Registered Manager is reviewed annually and normally increased in accordance with average earnings. The remuneration is also bench-marked with grant-making charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

RISK MANAGEMENT

Major risks to the Charity as identified by the Trustees and listed in the Risk Register have been reviewed and appropriate action has been taken and systems have been put in place to mitigate the risks. Records exist to show that statutory and local procedures are being implemented. Statutory requirements and procedures are constantly under review.

The principal risks facing the Charity are set out as follows:

- Financial
- Occupancy
- Health and Safety
- Safeguarding
- Training
- Human Resources
- Quality Assurance and Compliance
- Charity Governance
- Covid-19

Currently the long-term financial sustainability of the Charity is compromised: reduced income from fees and an increase in running costs has had an impact on our Reserves as we deployed funds from our investments in order to fund our operations. In addition to this, the Reserve Fund has been utilised for the project start-up costs. Mitigation has included positive actions to improve our profile, occupancy and fundraising performance over the next few years as outlined in our objectives.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with:

- Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102))
- The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)

- The Companies Act 2006
- The Charities Act 2011

The Trustees are to prepare financial statements for each financial year, which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.
- Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations. They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPROVAL

This Report was approved by the Board of Trustees on 30th December 2022 and was signed on its behalf by:

P Waterhouse

Commodore P Waterhouse ADC RN, Chairman

GOVERNING BODY



CHAIRMAN

Commodore Phil Waterhouse ADC RN

Commodore Phil Waterhouse is the Naval Regional Commander for Northern England and the Isle of Man; as such he is the First Sea Lord's ambassador for the region with the specific task of ensuring that the Naval Service is understood, respected and valued by the community which it serves. To deliver this output he engages personally at the national and regional strategic level whilst his small team delivers tactical engagement at major events and in various locations around the North; that team also facilitates port visits by RN and NATO platforms and contributes to the regional resilience effort. He has been in post since early 2017 and flies his Broad Pennant from his HQ in Liverpool.



PRESIDENT

The Lord-Lieutenant of Greater Manchester Sir Warren J Smith KCVO KStJ JP

The Lord-Lieutenant is a retired businessman and was appointed the Lord-Lieutenant of Greater Manchester in 2007. His passion for the armed forces led him to become President of Broughton House in 2008.

The Lord-Lieutenant is an active supporter of the charity and regularly visits as well as supporting the team at events across the region.

(Sir Warren retired as President in September 2022)

GOVERNING BODY

TRUSTEES:

Commodore P Waterhouse ADC RN – Chairman

Mrs E Conn OBE JP DL (retired September 2022)

Mr P Curtis

Lieutenant Colonel SM Dixon MBE TD DL – Vice Chairman (retired September 2021)

Mr W Enevoldson

Colonel P Loynes LLB RM

Colonel R Miller OBE

Lieutenant Colonel S Stewart

Brigadier TN O'Brien CBE TD VR DL (retired September 2021)

Mrs Z Watters

LIFE VICE-PRESIDENT:

Surgeon Commander JRN Curt OBE RD* DL FRCS RNR

CHIEF EXECUTIVE OFFICER:

Ms K Miller

REGISTERED MANAGER:

Mrs J Green

AUDITORS:

DJH Mitten Clarke Audit Limited, St George's House, 56 Peter Street, Manchester

BANKERS:

National Westminster Bank plc, 463 Bury New Road, Prestwich, Manchester

INVESTMENT MANAGERS:

Investec, 2nd Floor, 3 Hardman Street, Spinningfields, Manchester



Become a Regular Giver



Please become a Regular Giver, any amount you can spare is a great way to help the ex-service men and women we care for.

It's easy to set up, you specify the amount you'd like to donate and then we do the rest. You can amend or cancel the donation at any time, get in touch if anything changes.

Registered Charity Number: 1155225



Regular Giving

I'd like to make the following gift on a regular basis to support those who served us.

To Manager (Bank Name and Address):

Postcode: _____

Name(s) of Account Holder(s):

Bank/Building Society Account Number:

Branch Sort Code:

Address & Postcode:

Instructions to your Bank/Building Society
Please pay to Broughton House
Veteran Care Village
Bank of Natwest
Account Number: **4 9 1 7 3 3 2 4**
Sort Code: **0 1 0 7 2 0**
I would like to donate: £ _____
per month/quarter/year*
*please delete as appropriate
to Broughton House Veteran Care
Village until further notice.
Signature: _____
Date: _____

Thank you for supporting Broughton House Veteran Care Village. Your donation will help us continue to provide care for those who served us.
Please post your completed forms to: Broughton House
Veteran Care Village, Park Lane, Salford, M7 4JD



Gift Aid Declaration

Your Details
Title: _____ First Name: _____ Surname: _____
Address: _____
Postcode: _____
Mobile Phone: _____
Email Address: _____

Gift Aid Declaration
giftaid it
Please treat all donations I make or have made to Broughton House Veteran Care Village for the past four years as Gift Aid donations until I notify you otherwise. I am a UK Taxpayer and understand that if I pay less income Tax and/or Capital Gains Tax than the amount Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference. I understand that Broughton House Veteran Care Village will reclaim 25p of tax on every £1 I give.
Signature: _____ Date: _____

Staying In Touch
Join our e-mail list and keep up to date with events, activities and news:

You can also make a donation online at:
www.justgiving.com/broughtonhousehome
OR by scanning this QR Code



AUDITOR'S REPORT & FULL ACCOUNTS

STRUCTURE, GOVERNANCE AND MANAGEMENT

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1155225

Principal address

Park Lane
Kersal
Salford
Manchester
Greater Manchester
M7 4JD

Trustees

Auditors

DJH Mitten Clarke Audit Limited
Statutory Auditors
St George's House
56 Peter Street
Manchester
M2 3NQ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the Companies Act 2006 and the Charities Act 2011.

The Trustees to prepare financial statements for each financial year, which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

Select suitable accounting policies and apply them consistently.

Make judgements and estimates that are reasonable and prudent.

State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.

Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations. They are also responsible for, safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 30th December 2022 and signed on its behalf by:


.....
Commodore P Waterhouse - Trustee

Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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, 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 Auditors' 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 financial statements are authorised for issue.

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

Other information

The 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 Report of the Independent Auditors 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 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

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

- the information given in the Report of the Trustees 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 and returns; or
- we have not received all the information and explanations we require for our audit.

AUDITOR'S REPORT & FULL ACCOUNTS

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In preparation for our audit we identified areas of laws and regulations which we considered could have a material effect on the financial statements. This information was obtained via discussions with management and from our general commercial and sector experience. The directors also provide us with written representation of all the key and fundamental industry specific laws and regulations with they are required to adhere to. These were then communicated to the whole of the audit team at our audit planning meeting.

As a care provider, the following laws and regulations are specifically applicable to the charity:

- Health and Social Care Act 2012
- Care Quality Commission Regulations 2009

Our audit procedures to identify non-compliance with laws and regulations in these areas consisted of:

- Enquiries with management;
- Inspection of regulatory records, inspection reports, submissions, and other correspondence;
- Challenges to management assumptions and judgements in relation to accounting estimates.
- Review of journals entered throughout the year.

Despite appropriate planning and performing our work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

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

Use of our report

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

DJH Mitten Clarke Audit Limited

DJH Mitten Clarke Audit Limited
Statutory Auditors
St George's House
56 Peter Street
Manchester
M2 3NQ

Date: 18th January 2023

AUDITOR'S REPORT & FULL ACCOUNTS

STATEMENT OF FINANCIAL ACTIVITIES FOR THE PERIOD ENDED 31 MARCH 2022

	Notes	Unrestricted fund £	Designated funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME FROM						
Donations and legacies	3	334,334	-	1,912,322	2,246,656	1,714,123
Charitable activities						
Veteran Care village		904,314	-	-	904,314	867,297
Investment income	4	-	2,579	-	2,579	14,776
Total		<u>1,238,648</u>	<u>2,579</u>	<u>1,912,322</u>	<u>3,153,549</u>	<u>2,596,196</u>
EXPENDITURE ON						
Raising funds	6	78,789	1,292	-	80,081	129,317
Charitable activities	7					
Veteran Care village		1,711,039	162,689	313,050	2,186,778	2,335,461
Support hub		-	-	49,487	49,487	45,152
Total		<u>1,789,828</u>	<u>163,981</u>	<u>362,537</u>	<u>2,316,346</u>	<u>2,509,930</u>
Net gains on investments		-	7,397	-	7,397	142,233
NET INCOME/(EXPENDITURE)		<u>(551,180)</u>	<u>(154,005)</u>	<u>1,549,785</u>	<u>844,600</u>	<u>228,499</u>
Transfers between funds	21	711,674	1,362,700	(2,074,374)	-	-
Net movement in funds		<u>160,494</u>	<u>1,208,695</u>	<u>(524,589)</u>	<u>844,600</u>	<u>228,499</u>
RECONCILIATION OF FUNDS						
Total funds brought forward		339,546	6,907,523	568,055	7,815,124	7,586,625
TOTAL FUNDS CARRIED FORWARD		<u><u>500,040</u></u>	<u><u>8,116,218</u></u>	<u><u>43,466</u></u>	<u><u>8,659,724</u></u>	<u><u>7,815,124</u></u>

BALANCE SHEET AT 31 MARCH 2022

	Notes	Unrestricted fund £	Designated funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS						
Tangible assets	13	480,692	12,147,431	-	12,628,123	9,908,123
Heritage assets	14	-	50,375	-	50,375	50,375
Investments	15	-	187,162	-	187,162	265,774
		<u>480,692</u>	<u>12,384,968</u>	<u>-</u>	<u>12,865,660</u>	<u>10,224,272</u>
CURRENT ASSETS						
Debtors	16	46,479	-	60,000	106,479	488,907
Cash in hand		154,203	5,042	149,887	309,132	1,129,915
		<u>200,682</u>	<u>5,042</u>	<u>209,887</u>	<u>415,611</u>	<u>1,618,822</u>
CREDITORS						
Amounts falling due within one year	17	(181,333)	-	(166,422)	(347,755)	(1,012,493)
NET CURRENT ASSETS		<u>19,349</u>	<u>5,042</u>	<u>43,465</u>	<u>67,856</u>	<u>606,329</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>500,041</u>	<u>12,390,010</u>	<u>43,465</u>	<u>12,933,516</u>	<u>10,830,601</u>
CREDITORS						
Amounts falling due after more than one year	18	-	(4,273,792)	-	(4,273,792)	(3,015,477)
NET ASSETS		<u><u>500,041</u></u>	<u><u>8,116,218</u></u>	<u><u>43,465</u></u>	<u><u>8,659,724</u></u>	<u><u>7,815,124</u></u>
FUNDS	21					
Unrestricted funds					8,616,259	7,247,069
Restricted funds					43,465	568,055
TOTAL FUNDS					<u><u>8,659,724</u></u>	<u><u>7,815,124</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on

30th December 2022 and were signed on its behalf by:

P Waterhouse

 Commodore P Waterhouse - Trustee

AUDITOR'S REPORT & FULL ACCOUNTS

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2022

Notes	2022 £	2021 £
Cash flows from operating activities		
Cash generated from operations 1	969,046	383,230
Net cash provided by operating activities	<u>969,046</u>	<u>383,230</u>
Cash flows from investing activities		
Construction of veteran care village	(2,711,015)	(2,577,776)
Purchase of tangible fixed assets	(256,902)	(348,240)
Sale of heritage assets	-	3,700
Sale of fixed asset investments	86,009	466,227
Dividends received	2,579	14,776
Net cash used in investing activities	<u>(2,879,329)</u>	<u>(2,441,313)</u>
Cash flows from financing activities		
New loans in year	1,089,500	3,000,000
Net cash provided by financing activities	<u>1,089,500</u>	<u>3,000,000</u>
Change in cash and cash equivalents in the reporting period	<u>(820,783)</u>	<u>941,917</u>
Cash and cash equivalents at the beginning of the reporting period	<u>1,129,915</u>	<u>187,998</u>
Cash and cash equivalents at the end of the reporting period	<u><u>309,132</u></u>	<u><u>1,129,915</u></u>

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2022

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2022 £	2021 £
Net income for the reporting period (as per the Statement of Financial Activities)	844,600	228,499
Adjustments for:		
Depreciation charges	247,917	129,069
Gain on investments	(7,397)	(142,233)
Loss on disposal of fixed assets	-	40,068
Dividends received	(2,579)	(14,776)
Impairment of tangible fixed assets	-	238,737
Decrease in provisions	-	(100,000)
Decrease/(increase) in debtors	382,428	(462,426)
(Decrease)/increase in creditors	(495,923)	466,292
Net cash provided by operations	<u>969,046</u>	<u>383,230</u>

2. ANALYSIS OF CHANGES IN NET DEBT

	At 1.4.21 £	Cash flow £	At 31.3.22 £
Net cash			
Cash at bank and in hand	1,129,915	(820,783)	309,132
	<u>1,129,915</u>	<u>(820,783)</u>	<u>309,132</u>
Debt			
Debts falling due after 1 year	(3,015,477)	(1,258,315)	(4,273,792)
	<u>(3,015,477)</u>	<u>(1,258,315)</u>	<u>(4,273,792)</u>
Total	<u>(1,885,562)</u>	<u>(2,079,098)</u>	<u>(3,964,660)</u>

AUDITOR'S REPORT & FULL ACCOUNTS

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

1. GOING CONCERN

Following consideration of the capital cost of phase one of the Veteran Care Village, the ability of the charity to meet its future running costs and the consequences of the COVID-19 pandemic, amongst other challenges, the trustees are satisfied that the charity is a going concern.

In making this assessment the trustees have considered that the charity has sufficient funds to meet expenditure for at least 12 months following the date of approval of the financial statements. Further details are included in the trustees annual report.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention unless otherwise stated in the relevant accounting policy note(s) with the exception of investments which are included at market value.

Fundamental accounting concept

The accounts have been drawn up on a going concern basis. In common with many charities, the adoption of the going concern basis is dependent on the charity receiving adequate fundraising from voluntary income such as donations, legacies and grants. While the trustees recognise the uncertainties inherent in predicting the timing and level of future funding from income that is not yet assured, they believe that adequate funding will be secured from donations, legacies and grants. We continue to receive the full support of the bank. The accounts do not include any adjustments that would result if the going concern basis was not appropriate.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations in kind, other than items donated for sale, are recognised at their fair value to the charity when they are received. No amounts are included for services donated by volunteers. Incoming resources comprise:

Legacies	Bequest legacies are recognised when the charity becomes entitled to it by way of probate being granted and sufficient information is received to enable an accurate valuation of the Charity's entitlement.
General donations	Donations are recognised when the monies are received.
Service charities	Donations received from service charities are recognised when either the money is received, if no prior notice of donation, or when the charity is notified of the donation and the amount can be quantified.
Fund raising	Fund raising income is recognised as received.
Investment income	Investment income is recognised as it is earned and the policy results in accrued income.
Fee contributions	Fee income is recognised as the service is provided.
Grants	Grants are recognised with there is evidence of entitlement, receipt is probable, it's amount can be measured reliably, and all terms and conditions of the grant have been met by the charity.

2. ACCOUNTING POLICIES - continued

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of Charitable Activities

These include all direct salaries and other costs in delivering the Charity's charitable activity as a care home.

Governance Costs

These are costs directly associated with the Governance of the charity, including legal and regulatory compliance and strategic planning.

Raising funds

The charity operates a money purchase pension scheme. Contributions payable for the year are charged to the Statement of Financial Activities.

Tangible fixed assets

All significant assets purchased or otherwise acquired for ongoing use in the business are capitalised when they are put into use.

An annual impairment review has been undertaken for freehold land and building, market value is considered far in excess of carrying value.

Depreciation is provided at rates to write off the costs of fixed assets, less the estimated residual value, over their expected useful lives on the following basis:

Freehold buildings	2% on cost
Motor vehicles	25% reducing balance
Plant & equipment	10% reducing balance
Fixtures & fittings	20% reducing balance
Computer equipment	50% on cost

Freehold land is considered to have an indefinite useful life and has not been depreciated.

Assets under construction relate to the construction of the new care village which was in progress at the year end. Upon completion of the work the cost will be transferred to freehold property and depreciated over its useful economic life.

Capitalisation of borrowing costs

Funds that are borrowed in order to finance the purchase of a specific asset have their actual interest costs capitalised in the period to which they relate. Capitalisation begins when expenditure on the assets begins. Capitalisation ceases when the asset is ready for its intended use or the sale is complete.

Heritage assets

The Charity owes a large collection of military memorabilia including medals which it exhibits in a small museum within the care home for the residents and visitors to view. The collection includes artefacts from WW1, WW2 and various other conflicts. Consisting of: -

- over 400 medals
- 9 uniforms
- 39 WW1 memorial plaques
- framed memorabilia and pictures

AUDITOR'S REPORT & FULL ACCOUNTS

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

2. ACCOUNTING POLICIES - continued

Heritage assets

- items associated with the founding of Broughton House including a silver matchbox presented by Admiral Viscount Sir John Jellicoe in 1917 and a wheelchair presented to the charity in 1918 by the American Red Cross.

- Bruce Bairnsfather memorabilia including large cartoon drawing

As the items in this collection are held for their contribution to the heritage and history of service men and women they qualify as heritage assets in line with section 34 of FRS102 and are held on the balance sheet at what is understood to be their market value by the charity.

The Trustees have set a policy of recognising individual heritage assets with a value of greater than £1,000 in the financial statements. From time to time the Charity is donated memorabilia to add to the collection. Any donated items received with a value in excess of the accounting policy are recognised as additions in the year that they are received.

The Trustees have no intention of disposing of items in the collection unless there were some exceptional circumstances which the Trustees consider to be in the best interest of the charitable objectives.

The collection is valued for insurance purposes and any deemed change in market value is recognised through the statement of financial activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The trustees have chosen to put aside unrestricted legacy income into a designated fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using closing quoted market price. The statement of financial activities includes the net gain and losses arising on revaluation and disposals throughout the year.

The charity does not acquire any derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions.

Creditors and provisions

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

Financial instruments

The following assets and liabilities are classed as financial instruments - trade debtors and trade creditors. They are all measured at the undiscounted amount of cash or other consideration expected to be paid or received.

3. DONATIONS AND LEGACIES

	2022 £	2021 £
Service charities	138,000	180,473
Donations	1,900,033	1,321,698
Legacies	40,247	1,000
Fundraising income	478	777
Support hub grant	68,558	22,137
Government grants	99,340	188,038
	<u>2,246,656</u>	<u>1,714,123</u>

Government grants received, included in the above, are as follows:

	2022 £	2021 £
Coronavirus Job Retention Scheme	6,284	29,379
Salford City Council Covid-19 Funding	93,056	158,659
	<u>99,340</u>	<u>188,038</u>

4. INVESTMENT INCOME

	2022 £	2021 £
Dividends received	<u>2,579</u>	<u>14,776</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	2022 £	2021 £
Fees	<u>904,314</u>	<u>867,297</u>

6. RAISING FUNDS

Raising donations and legacies

	2022 £	2021 £
Staff costs	53,505	91,170
Appeals	25,284	30,361
	<u>78,789</u>	<u>121,531</u>

Investment management costs

	2022 £	2021 £
Investment advice	<u>1,292</u>	<u>7,786</u>
Aggregate amounts	<u>80,081</u>	<u>129,317</u>

AUDITOR'S REPORT & FULL ACCOUNTS

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

7. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 8) £	Support costs (see note 9) £	Totals £
Veteran Care village	1,914,564	272,214	2,186,778
Support hub	49,487	-	49,487
	<u>1,964,051</u>	<u>272,214</u>	<u>2,236,265</u>

8. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022 £	2021 £
Staff costs	1,357,751	1,271,910
Residential costs	141,675	136,885
Miscellaneous costs	47,871	130,758
Food costs	54,181	54,259
Medical costs	5,697	43,970
Maintenance costs	55,647	24,729
Support hub costs	1,201	4,655
Cleaning costs	44,295	46,459
Training costs	7,816	8,716
Depreciation	247,917	129,069
Loss on sale of assets	-	40,068
	<u>1,964,051</u>	<u>1,891,478</u>

9. SUPPORT COSTS

	Support costs £	Finance £	Governance costs £	Totals £
Veteran Care village	<u>223,032</u>	<u>32,190</u>	<u>16,992</u>	<u>272,214</u>

Support costs, included in the above, are as follows:

Support costs

	2022 Veteran Care village £	2021 Total activities £
Wages	125,360	106,729
IT and computer costs	12,294	12,767
Legal and professional fees	85,378	118,614
Impairment losses	-	238,737
	<u>223,032</u>	<u>476,847</u>

9. SUPPORT COSTS - continued Finance

	2022 Veteran Care village £	2021 Total activities £
Loan interest	<u>32,190</u>	<u>-</u>

Governance costs

	2022 Veteran Care village £	2021 Total activities £
Auditors' remuneration	<u>16,992</u>	<u>12,288</u>

10. AUDITORS' REMUNERATION

The auditor's remuneration constituted an audit fee of £12,750 (2021: £11,700) and additional non-audit services work of £3,900 (2021: £5,660). All amounts are exclusive of VAT which is not recoverable.

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

Trustees expenses paid during the year amounted to £NIL (2021: £NIL).

12. STAFF COSTS

	2022 £	2021 £
Staff costs		
Wages & salaries	1,173,288	1,106,064
Social security costs	94,839	89,022
Pension costs	26,014	23,187
	<u>1,294,141</u>	<u>1,218,273</u>

The average number of employees, analysed by function was:

	2022	2021
Nursing & residential	49	44
Fundraising & publicity	3	2
Management & administration of the charity	6	6
	<u>58</u>	<u>52</u>

Number of employees with employee benefits excluding employer pension contributions:

£80,000 - £90,000 = 1

The key management personnel of the charity are the Chief Executive and the Registered Manager. The total employee benefits of the key management personnel were £146,201 (2021: £123,943).

AUDITOR'S REPORT & FULL ACCOUNTS

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

13. TANGIBLE FIXED ASSETS

	Freehold land and buildings £	Assets under construction £	Plant and machinery £
COST			
At 1 April 2021	8,052,488	1,620,742	52,220
Additions	-	2,711,015	845
Transfer	4,331,757	(4,331,757)	-
At 31 March 2022	12,384,245	-	53,065
DEPRECIATION			
At 1 April 2021	74,125	-	522
Charge for year	162,689	-	5,212
At 31 March 2022	236,814	-	5,734
NET BOOK VALUE			
At 31 March 2022	12,147,431	-	47,331
At 31 March 2021	7,978,363	1,620,742	51,698

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
COST				
At 1 April 2021	270,273	43,872	53,866	10,093,461
Additions	237,647	-	18,410	2,967,917
Transfer	-	-	-	-
At 31 March 2022	507,920	43,872	72,276	13,061,378
DEPRECIATION				
At 1 April 2021	39,651	38,015	33,025	185,338
Charge for year	62,742	1,464	15,810	247,917
At 31 March 2022	102,393	39,479	48,835	433,255
NET BOOK VALUE				
At 31 March 2022	405,527	4,393	23,441	12,628,123
At 31 March 2021	230,622	5,857	20,841	9,908,123

Assets transferred from Assets Under Construction to Freehold Property relate to the construction of Phase 1B of the new Veteran Care Village which was completed during the year and brought into use in February 2022.

14. HERITAGE ASSETS

MARKET VALUE

At 1 April 2021 and 31 March 2022

Total
£

50,375

NET BOOK VALUE

At 31 March 2022

50,375

At 31 March 2021

50,375

Information on Heritage assets is given in note 2 of the accounts.

During the last five years there has been no acquisition of heritage assets for which values are available. Two assets were sold in the year ended 31 March 2021. A five year financial summary of Heritage Asset transactions is as follows:

Disposals	2022 £	2021 £	2020 £	2019 £	2018 £
Proceeds	-	3,700	-	-	-
Carrying value	-	(6,000)	-	-	-
Profit/(Loss) on disposal	-	(2,300)	-	-	-

15. FIXED ASSET INVESTMENTS

Quoted Investments

	2022 £	2021 £
Market value at 1 April 2021	273,520	589,768
Net sale of investments	(93,755)	(469,139)
Net realised investment (losses)/gains	7,397	145,145
Market value of shares at 31 March 2022	187,162	265,774
Cash held on deposit	5,042	7,746
Total value of investments at 31 March 2022	192,204	273,520

Quoted investments at fair value comprised:

	2022 £	2021 £
Fixed interest securities	25,122	48,066
Equities	121,385	173,296
Property	12,373	12,669
Alternative assets	28,282	31,743
Cash held within the investment portfolio	5,042	7,746
	192,204	273,520

All investments are carried at their fair value. Investments in equities and fixed interest securities are all trade in quoted public markets, primarily the London Stock Exchange.

AUDITOR'S REPORT & FULL ACCOUNTS

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

16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade debtors	4,703	-
Prepayments and accrued income	101,776	488,907
	<u>106,479</u>	<u>488,907</u>

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	77,498	475,570
Other creditors	270,257	536,923
	<u>347,755</u>	<u>1,012,493</u>

18. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Other creditors	<u>4,273,792</u>	<u>3,015,477</u>

19. LOANS

An analysis of the maturity of loans is given below:

	2022 £	2021 £
Amounts falling due between two and five years:		
Other loans - 2-5 years	<u>4,273,792</u>	<u>3,015,477</u>

20. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2022 £	2021 £
Within one year	37,368	6,799
Between one and five years	195,230	21,624
In more than five years	4,328	-
	<u>236,926</u>	<u>28,423</u>

21. MOVEMENT IN FUNDS

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General fund	339,546	(551,179)	711,674	500,041
Designated funds	6,907,523	(154,005)	1,362,700	8,116,218
	<u>7,247,069</u>	<u>(705,184)</u>	<u>2,074,374</u>	<u>8,616,259</u>
Restricted funds				
Restricted funds	76,003	(501)	1,101	76,603
Care village capital project fund	492,052	1,550,285	(2,075,475)	(33,138)
	<u>568,055</u>	<u>1,549,784</u>	<u>(2,074,374)</u>	<u>43,465</u>
TOTAL FUNDS	<u>7,815,124</u>	<u>844,600</u>	<u>-</u>	<u>8,659,724</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,238,648	(1,789,827)	-	(551,179)
Designated funds	2,579	(163,981)	7,397	(154,005)
	<u>1,241,227</u>	<u>(1,953,808)</u>	<u>7,397</u>	<u>(705,184)</u>
Restricted funds				
Restricted funds	131,480	(131,981)	-	(501)
Care village capital project fund	1,587,786	(37,501)	-	1,550,285
Salford City Council Covid-19 funding	93,056	(93,056)	-	-
Armed Forces Covenant Fund Trust	100,000	(100,000)	-	-
	<u>1,912,322</u>	<u>(362,538)</u>	<u>-</u>	<u>1,549,784</u>
TOTAL FUNDS	<u>3,153,549</u>	<u>(2,316,346)</u>	<u>7,397</u>	<u>844,600</u>

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	33,983	(473,672)	779,235	339,546
Designated funds	7,969,387	(165,939)	(895,925)	6,907,523
	<u>8,003,370</u>	<u>(639,611)</u>	<u>(116,690)</u>	<u>7,247,069</u>
Restricted funds				
Restricted funds	21,930	20,734	33,339	76,003
Care village capital project fund	(438,675)	847,376	83,351	492,052
	<u>(416,745)</u>	<u>868,110</u>	<u>116,690</u>	<u>568,055</u>
TOTAL FUNDS	<u>7,586,625</u>	<u>228,499</u>	<u>-</u>	<u>7,815,124</u>

AUDITOR'S REPORT & FULL ACCOUNTS

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

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,277,894	(1,751,566)	-	(473,672)
Designated funds	14,775	(322,947)	142,233	(165,939)
	<u>1,292,669</u>	<u>(2,074,513)</u>	<u>142,233</u>	<u>(639,611)</u>
Restricted funds				
Restricted funds	66,886	(46,152)	-	20,734
Care village capital project fund	952,983	(105,607)	-	847,376
Salford City Council Covid-19 funding	158,658	(158,658)	-	-
Armed Forces Covenant Fund Trust	125,000	(125,000)	-	-
	<u>1,303,527</u>	<u>(435,417)</u>	<u>-</u>	<u>868,110</u>
TOTAL FUNDS	<u>2,596,196</u>	<u>(2,509,930)</u>	<u>142,233</u>	<u>228,499</u>

Designated funds

The General Fund is the 'free reserves' after allowing for all designated funds.

The Trustees have agreed to set aside, wherever practicable, unrestricted legacy income into an unrestricted designated fund. This income is then used to increase the investment base and therefore investment income earned as a result. The long term aim of this is to ensure the Charity has a strong financial base where the investment income will make a significant contribution to ensure it is less reliant on donations.

A freehold property designated fund was established in 2018 in order to separate the cost of the land and buildings from the liquid general funds.

Designated fund	At 1.4.21	Movement	Transfers	At 31.3.22
Investment fund	273,520	8,684	(90,000)	192,204
Capital project designated fund	1,620,742	-	(1,620,742)	-
Freehold property fund	4,962,886	(162,689)	3,073,442	7,873,639
Museum collection	50,375	-	-	50,375
	<u>6,907,523</u>	<u>(154,005)</u>	<u>1,362,700</u>	<u>8,116,218</u>

Restricted funds

Material restricted fund relates to:

- Amounts received towards the Veteran Care Village capital project.
- Covid-19 grant funding from Salford City Council.
- A grant received from the Armed Forces Covenant Fund Trust towards the core costs of the organisation.

Transfers between funds

As the restricted purpose has now been satisfied, £2,075,475 has been transferred to both unrestricted and designated funds from restricted funds, reflecting the capital project costs now within tangible fixed assets.

£1,089,500 GMCA loan received into the restricted fund bank account during the year has been transferred to designated funds as it will be settled out of future general funds surpluses.

21. MOVEMENT IN FUNDS - continued

Transfers between funds - continued

£151,955 was transferred from the restricted fund bank account to the general fund bank accounts for restricted expenditure incurred out of general funds.

22. CAPITAL COMMITMENTS

	2022 £	2021 £
Contracted but not provided for in the financial statements	<u>60,869</u>	<u>3,746,620</u>

23. RELATED PARTY DISCLOSURES

During the year an additional £2m loan facility was secured from the Greater Manchester Combined Authority (GMCA) to cover additional capital costs in respect of Phase 1A and 1B of the Veteran Care Village, to provide additional working capital and to roll-up interest payments until the Veteran Care Village is cash generative. Mr Enevoldson is the chief investment officer at the GMCA and a trustee at Broughton House - Veteran Care Village.

At the balance sheet date, £1,089,500 of this loan had been drawn down. The additional loan facility matures on 31 December 2025 and interest is charged at 5% above the EU Reference Rate. The total amount outstanding on all loans from the GMCA was £4,273,792.

24. SALE OF LAND

At the balance sheet the charity had entered into a conditional contract to sell surplus land for the development of apartments. The sale itself is subject to the receiving of a satisfactory planning consent and the quantum of consideration is dependent on the number of apartments for which any consent is given.

25. FINANCIAL INSTRUMENTS

The carrying amounts of the charity's financial instruments are as follows:

	2022 £	2021 £
Financial instruments that are debt instruments measured at amortised cost:		
Cash at bank	309,132	1,129,915
Trade debtors	4,703	-
Financial assets measured at fair value through the income statement	-	-
Financial liabilities measured at amortised cost:		
Trade creditors	77,498	475,570
Other creditors	270,257	536,923
Loan	4,273,792	3,015,477
Financial debt instruments measured at fair value through the income statement	-	-

AUDITOR'S REPORT & FULL ACCOUNTS

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

	2022 £	2021 £
INCOME		
Donations and legacies		
Service charities	138,000	180,473
Donations	1,900,033	1,321,698
Legacies	40,247	1,000
Fundraising income	478	777
Support hub grant	68,558	22,137
Government grants	99,340	188,038
	<u>2,246,656</u>	<u>1,714,123</u>
Investment income		
Dividends received	2,579	14,776
Charitable activities		
Fees	904,314	867,297
	<u>3,153,549</u>	<u>2,596,196</u>
EXPENDITURE		
Raising donations and legacies		
Wages	53,505	91,170
Appeals	25,284	30,361
	<u>78,789</u>	<u>121,531</u>
Investment management costs		
Investment advice	1,292	7,786
Charitable activities		
Wages and agency costs	1,357,751	1,271,910
Residential costs	141,675	136,885
Miscellaneous costs	47,871	130,758
Food costs	54,181	54,259
Medical costs	5,697	43,970
Maintenance costs	55,647	24,729
Support hub costs	1,201	4,655
Cleaning costs	44,295	46,459
Training costs	7,816	8,716
Depreciation of tangible fixed assets	247,917	129,069
Loss on sale of tangible fixed assets	-	37,768
Loss on sale of heritage asset	-	2,300
	<u>1,964,051</u>	<u>1,891,478</u>
Support costs		
Support costs		
Wages	125,360	106,729
IT and computer costs	12,294	12,767
Legal and professional fees	85,378	118,614
Impairment losses	-	238,737
	<u>223,032</u>	<u>476,847</u>

	2022 £	2021 £
Support costs		
Finance		
Loan interest	32,190	-
Governance costs		
Auditors' remuneration	16,992	12,288
	<u>2,316,346</u>	<u>2,509,930</u>
Net income before gains and losses	837,203	86,266
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	7,397	142,233
	<u>844,600</u>	<u>228,499</u>

WHEN YOU GO HOME
TELL THEM OF US
AND SAY—

FOR YOUR TOMORROW,
WE GAVE OUR TODAY

BROUGHTON HOUSE
VETERAN CARE VILLAGE
— 1916 ONWARDS —
WE CARE FOR THOSE WHO SERVED US

Park Lane, Salford. M7 4JD
0161 740 2737
www.broughtonhouse.com
[@broughtonhouse](https://www.instagram.com/broughtonhouse)

The Charity is registered with the Charity Commission under charity number 1155225.
All assets and land were transferred from the former Unincorporated Charity (number 227864)
to the new Incorporated Charity (number 1155225) on 1 April 2014.

THE BROUGHTON HOUSE VETERAN CARE VILLAGE

A BESPOKE FACILITY WHICH WILL SUPPORT VETERANS AND THEIR FAMILIES IN LIFE AFTER SERVICE



Broughton House - Veteran Care Village

England & Wales - Charity number 1155225

Accounts

BROUGHTON HOUSE VETERAN CARE VILLAGE

1916 ONWARDS

WE CARE FOR THOSE WHO SERVED US

OVER
100
YEARS OF
VETERAN
CARE

ANNUAL REPORT & ACCOUNTS

FOR THE YEAR ENDING 31 MARCH 2021

REGISTERED CHARITY NO. 1155225

236 SQUADRON VISIT, BROUGHTON HOUSE ARMED FORCES DAY



**BROUGHTON HOUSE
ARMED FORCES DAY**

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Broughton House,
Park Lane, Salford. M7 4JD
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@broughtonhouse

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FOREWORD



As the only care home in the North West delivering dedicated veteran care; the need to expand and diversify our level of care is paramount to meet the growing and changing needs of veterans both now and in the future.

We said a fond farewell to the old Broughton House as Residents and Staff moved across to the new Broughton House in September 2020. The construction of Phase 1B of the build, which will provide a further 32 en-suite rooms and 6 apartments, is now well underway.

There continues to be a widening divergence between the actual cost of care and the care home fees set by the local authorities. Broughton House relies heavily on donations to finance the care we provide. We remain ever grateful for the tremendous support from a wide range of individuals and organisations. This funding is critical and allows us to continue our work in caring for and supporting our veteran community.

We trust the content of this report will give you a good insight into the year, the ongoing work of the Charity and our future plans.

P Waterhouse

**COMMODORE P WATERHOUSE
CHAIRMAN**

2020/2021 has been a year of significant developments, unprecedented times and events for Broughton House. A year we will never forget, which has brought the care home industry and all it delivers back into the public eye, hearts and minds.

130,000 COVID deaths (35.6%) occurred in care homes, many others suffered from worsening physical, mental and emotional health as a result of lock-downs and visiting restrictions. We know that Broughton House is not alone in suffering tragic loss due to the COVID-19 pandemic. Our thoughts and prayers remain with the families and loved ones of our Residents who we sadly lost.

It has been a traumatic and testing time for all in the care sector. Our loyal and hard-working staff continue to work tirelessly and their dedication throughout the pandemic has been nothing but outstanding. We are immensely proud of them all.

ABOUT US

We care for and support veterans and their families

Broughton House was originally founded under the name East Lancashire Home for Sailors and Soldiers in 1916 to care for sailors and soldiers who had been injured during the First World War.

The Charity is registered with the Charity Commission under charity number 1155225. All assets and land were transferred from the former Unincorporated Charity (number 227864) to the new Incorporated Charity (number 1155225) on 1 April 2014.

Today, the Charity cares for and supports ex-Service Men and Women, and their spouse or civil partner, who are in need of care and support. We believe in providing the highest quality of care and support for all our residents. The following key objectives of the Charity are set out in the Constitution which governs the Charity:

- To provide accommodation, care and support for military veterans who have served in the British Armed Forces, Merchant Navy and their spouse or civil partner. This includes members of the Reserve Forces and those conscripted for National Service.
- If there are vacancies within Broughton House the Charity Trustees can admit other persons who are in need of care and support.

In an effort to raise revenue, applications for funding are made to benevolent associations, grant making trusts and funds from voluntary sources are raised by appeals and running events to supplement fee income.

MISSION STATEMENT

We care for and support veterans and their families.

OUR VISION

Our vision is that Broughton House – Veteran Care Village will become recognised nationally as an outstanding provider of residential, nursing care and support to veterans and their families.

OUR VALUES

The Broughton House Team conducts its duties with PRIDE: –

- P**ASSION
- R**ESPONSIVENESS
- I**NNOVATION
- D**EDICATION
- E**MPATHY

PUBLIC BENEFIT

The main activities, aims and objectives of the Charity are reviewed annually.

The Trustees, having had regard to guidance on public benefit issued by the Charity Commission, confirm that the charitable purposes fall within the definitions set out in the Charities Act and, therefore, are for public benefit.



GOVERNANCE & MANAGEMENT

THE TRUSTEE BODY



The Constitution of the Charity provides that the Trustee Body shall consist of not less than seven and no more than fifteen Trustees. Each Trustee shall normally serve a term of three years. Any retiring Trustee shall be available for re-election unless indicating their wish not to be considered for re-election. A Trustee who has served for three consecutive terms may not be reappointed for a fourth consecutive term but may be reappointed after an interval of at least one year.

The Constitution of the Charity governs the appointment of Trustees. The Board of Trustees is authorised to appoint new Trustees to fill vacancies through retirement, resignation or death of an existing Trustee. Every Trustee must be appointed for a term of three years passed at a properly convened meeting of the Trustees. The Board of Trustees usually meet on a monthly basis.

In selecting individuals for appointment as Trustees, the Board of Trustees must have regard to the skills, knowledge and experience needed

for the effective administration of the Charitable Incorporated Organisation (CIO). Ideally the Board of Trustees should have a diverse range of skills, backgrounds and experience, including service in the Armed Forces, Merchant Fleet, Medical and Nursing, Finance, Administration, Buildings and Estate Management. Newly appointed Trustees receive induction training relating to the work of the CIO.

The Chief Executive is responsible for the day-to-day management of the Charity, Home and Armed Forces Support Hub and for implementing the policies agreed by the Trustees. Responsibility for care delivery is delegated to the Registered Manager by the Chief Executive.

Sub Committees appointed by the Trustee Board comprise:

- Finance Committee
- Nominations and Recruitment Committee

NEW MEMBERS OF THE TEAM

TRUSTEE BOARD



SHARON STEWART, TRUSTEE

A highly motivated, experienced and successful Nurse Leader who demonstrates a wide range of clinical expertise, Sharon is employed as Regional Director of Clinical Services for BMI Healthcare part of Circle Health Group.

Sharon is a recipient of the Associate Royal Red Cross – the highest honour bestowed on a nurse and also a recipient of a Laing & Buisson award for outstanding contribution to independent health care.

As a reservist in the British Army for 30 years Sharon has served in Iraq, Afghanistan and Sierra Leone where she was the clinical lead for health, working alongside DfID in the recovery plan for the country following the Ebola crisis. In her ‘spare’ time Sharon is a Sunday School Leader and mother to Lucy, Angus and Connie.

EXECUTIVE TEAM



KAREN MILLER, CHIEF EXECUTIVE OFFICER

Karen served as an officer in the Intelligence Corps for 10 years before commencing a second career in the independent healthcare sector managing hospitals and diagnostic treatment centres in both the UK and the Middle East. Prior to joining Broughton House in October 2020 Karen headed a multinational healthcare investment company.

As CEO she oversees the day to day management of the Charity, Care Home and Armed Forces Support Hub.

Karen is currently focused on the commissioning of Broughton House’s new Veteran Care Village ensuring that it is completed on time and in budget.

Karen brings a wealth of commercial and health-care knowledge and experience to the Charity.



ACHIEVEMENTS & PERFORMANCE

OBJECTIVES

ENDURING STRATEGIC OBJECTIVE:

TO PROVIDE highest quality, safe and harm free care and support.

OUR CURRENT STRATEGIC OBJECTIVES ARE AS FOLLOWS:

TO COMPLETE the Veteran Care Village build programme.

TO ACHIEVE and maintain financial sustainability.

TO ATTRACT and retain the people required that ensures we deliver our strategic direction more effectively and efficiently.

TO ENSURE that we have a range of effective systems and processes in place to achieve the highest standards of governance.



DERRICK CORFIELD
AGED 94
HOME GUARD / MERCHANT NAVY
BROUGHTON HOUSE RESIDENT

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – THE CARE HOME

Over the past twelve months Broughton House has faced an extremely challenging time.

The original delivery date for Phase 1A of the new Broughton House Care Home was November 2019, but had been delayed due to additional fire requirements, as a result of the Grenfell Fire and COVID-19. We finally moved across to Phase 1A of the new build in September 2020. The Residents and Staff have settled in well and are enjoying the new facility.

We are grateful to our dedicated Care staff, who have excelled during this difficult period, and Support staff for the outstanding service they continue to deliver.

Tragically, after surviving the first wave of the pandemic unscathed, we sustained a COVID outbreak just before Christmas 2020. Sadly, we suffered five COVID related deaths of residents at Broughton House and a further five COVID-19 related deaths of our residents in NHS hospitals.

Notwithstanding, we are pleased to report that the care home was inspected by the Care Quality Commission in January 2021, while we were still COVID RED status, and received a rating of Good in all five key areas.

Broughton House continue to provide an excellent nursing, residential and respite facility to ex-Service Men and Women from across Greater Manchester and further afield. Broughton House welcomes residents from all backgrounds. Before admitting a prospective resident, we ensure that our home will be able to provide the appropriate care and accommodation.

We will then work with the resident to develop a care plan which will enable them to achieve their full potential.

Good communication, effective operating procedures and well understood legislation are critical components in the Health and Social Care environment. The continuing focus for Broughton House staff is the need to ensure effective and targeted care that promotes dignity, respect and independence for all residents.

The year has been unprecedented in its challenges for Care Homes with the COVID-19 restrictions and as such: –

- We have worked closely with the Salford Care Team: – City Council, Care Clinical Group, Care Home Practice and Royal Foundation Trust, in ensuring Broughton House follows the Government's guidance on testing and visiting.
- We have worked with our Residents, Staff, the Armed Forces Support Hub, friends and families with regarding the mental wellbeing of our residents and staff.
- We quickly put into place additional technology and staff to ensure residents could continue to keep regular contact with their families and friends.
- We maintain strong links with the Armed Forces, which our residents highly value and appreciate.
- We have enhanced the ratio of Welfare and Care Staff in order to provide a variety of in-house activities and dedicated one-to-one time for the residents in our care in the absence of daily family support.
- We have continued to provide in-house physiotherapy and podiatry services to residents.
- In December 2020, with the help of 202 Field Squadron Royal Engineers, we introduced our Broughton House Bubble which allowed residents to meet safely, face-to-face, with their families.
- In May 2021, in line with Government guidance, we were able to introduce meaningful visits.

The COVID vaccine roll-out has given us grounds for optimism. Our residents received their second round of vaccinations via the Armed Services Medical Team on the 23rd March 2021. This visit was a tremendous boost to our Residents and Staff and helped lift their spirits at a time most needed.

It continues to be a difficult time but we have worked together with our staff, families, friends and supporters to ensure communication with the world outside Broughton House is safe and the best it can be, in the present circumstances, for our Residents.

Over the past year the home has provided care to 34 permanent and 3 respite placements. Of the permanent placements 65% of residents received

residential care and 35% received nursing care. We are pleased to report that we are steadily rebuilding our occupancy rates.

The new Veteran Care Village concept is transformational for the Charity and designed to meet the care and support needs of the Veteran community from the moment they leave the Armed Forces until their final days. As the only care village in the North-West delivering dedicated Veteran care, we continue to address, expand and diversify our Services to meet the growing and changing needs of Veterans today and in the future.



THE BROUGHTON HOUSE 'BUBBLE'
& 202 FIELD SQUADRON ROYAL ENGINEERS

JOAN'S STORY

JOAN JONES

Born; 6th June 1925

Brought up;

Newlyn, Cornwall, then moved to Plymouth in 1940 where her Father worked for the Royal Navy. Joan met her future husband Albert, who was serving in the Royal Marines, at a dance in Plymouth before she was called up for war service.

Enlisted;

1943 in the Women's Auxiliary Air Force aged 18, after Conscription was introduced for Women in 1941. Her Father wanted her to join the Wrens but Joan did not like the uniform.

Training;

No 4. Recruit Training Centre, RAF Wilmslow, then as a Teleprinter Operator.

War Service in RAF Signals Command;

RAF Cranwell, Lincolnshire. During WW2 the RAF College was closed and it became a Flying Training School to meet the need for vast numbers of wartime Aircrew.

RAF Portreath, on the North Coast of Cornwall. A wartime airfield used in 1944/45 as a staging post for aircraft flying to North Africa and the Mediterranean war zones and also as a base for Maritime Patrol aircraft. Flying ops. ceased shortly after the war in Europe ended. Joan always remembered her uncomfortable journey to the airfield along narrow lanes and over barren moorland. She was badly injured whilst stationed there when a bus, in which she was a passenger, collided with a tree.

RAF Harrowbeer, near Yelverton in Devon.

A Fighter Command airfield, built in 1940 to defend Plymouth from air attack. Later, in 1944, fighter bomber squadrons flying North American Mustangs, Hawker Typhoons and Westland Whirlwinds were based there in the build up to D-Day. After the successful invasion of France, the Station was little used and flying operations ceased altogether after VE Day.

Joan never flew in an aeroplane, neither RAF or Civil.

1st February 1945, Joan married (Henry) Albert Jones whilst still serving in the WAAF.

The GPO provided all the teleprinters used by Joan. They were very noisy and made her deaf in the left ear. Before D-Day she was employed sending messages to secret agents in France. Joan clearly remembers being billeted in cold and draughty Nissen Huts.

Joan has been a Broughton House Resident since 11th May 2018



**JOAN JONES
AGED 96
WOMEN'S AUXILIARY AIRFORCE
BROUGHTON HOUSE RESIDENT**



ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – THE SUPPORT HUB

The Broughton House Armed Forces Support Hub, (the Hub), was established in January 2018. It is a Greater Manchester non-residential service aimed at supporting veterans and their families in the community.

Leading the way in Veteran Care, and working alongside leading strategic organisations / agencies, the Hub works collaboratively to give front line support to the entire armed forces community including serving personnel, reservists, early service leavers, veterans and their families.

The Hub delivers a service that supports the five pillars of wellbeing: –

- Homelessness
- Welfare (Including debts and benefits)
- Health and wellbeing (Including isolation, mental health, substance misuse and social inclusion)
- Training and education
- Employment

The Hub enables collaborative working between service providers and provides a single point of contact for client journey / case management. Improving access to services for clients in a friendly, unique, fast and comprehensive way, providing full needs assessments and direct, bespoke referral pathways.

Staffing for the Hub consists of the Hub Manager/ Lead Counsellor, a Counsellor and a Welfare Officer; all working part-time.

Broughton House Hub Objectives:

- Empower veterans to take control of their own lives.
- Provide a pro-active approach and early intervention.
- Create greater access to services by providing NAAFI Break Drop-In's within the communities.
- Integrate veterans into the community.
- Promote independent living.
- Promote health and wellbeing.
- Eradicate loneliness and isolation.
- Improve access to services and opportunities.
- Raise awareness and educate.
- Help veterans to gain sustained employment.

The Hub have adapted to the challenges of the pandemic by adopting technology to enable effective remote support, thereby providing a welfare and wellbeing counselling services at a time of most need. This has been a vital service, especially during the pandemic, with increased numbers of Veterans experiencing isolation which has frequently led to substance dependency or mental health issues. The Hub has worked at full capacity throughout the pandemic to ensure the maximum number of veterans have been assisted.

The Hub arm of the Charity received funding for the past three years. However, since 1st April 2021 this funding has been withdrawn due to the financial implications of the pandemic. Broughton House has taken the funding at risk as we deem the Hub to be an essential veteran service.

A prominent, bespoke design for the Hub is planned as part of the Phase 1b development of the new Veteran Care Village.

ACHIEVEMENTS & PERFORMANCE

CHARITABLE ACTIVITIES – VETERAN CARE VILLAGE PROJECT

In 2015 the Board of Trustees embarked on a project to create the UK's first Veteran Care Village; replacing our existing building with a state-of-the-art Care Village delivering a trinity of services: –

- 64 bed registered nursing & dementia home – Designed to offer the most supportive and dignified environment, the registered care and dementia facility will be divided into smaller 'households' so each veteran continues to feel at home.
- Independent living apartments – For veterans and/or their families. The independent living apartment concept combines the freedom of independent living with the reassurance that a caring community is close by for help, support and friendship.
- Charity and Armed Forces Support Hub – Offering case managed dedicated support to ex-servicemen & women.

Phase 1a enablement work started in September 2018 to provide a Registered 32 bed Nursing and Residential facility that will also provide respite and rehabilitation.

- Phase 1A – Construction of 2 x 16-bed care home households and care home facilities including kitchen, laundry, stores, gym, activity rooms, treatment rooms, gardens and grounds. Museum, café and Charity offices.

This phase was completed on the 14th September 2020 and we are pleased to report is now a state-of-the-art Care Home for our Residents.

Phase 1b is currently under construction with an estimated completion date of December 2021. Within this phase our dedicated team will provide both Residential Care and Residential Dementia Care and a bespoke space for our Armed Forces Support Hub.

- Phase 1B – Construction of 2 x 16-bedded care home households, 6 x independent living apartments, Armed Forces Support Hub offices.

In preparation for decanting from the Victorian building to the new Care Home we had to reduce our numbers temporarily from 50 to 32 residents with a corresponding reduction in income. There have been a number of delays in the build programme, including the severe impact of the COVID-19 pandemic, which have put additional strain on the Charity's finances. In December 2020 the Board of Trustees made the difficult decision to sell land intended for Phase Two, which in the original plan would house a further 24 independent living apartments for veterans.

Notwithstanding, we are focused on our goal to provide the UK's first Veteran Care Village and to deliver a trinity of services to Veterans. This would not have been possible without the support of the Stoller Trust, led by Sir Norman Stoller, Service Charities, grant-making trusts, the Greater Manchester Combined Authority and individual supporters; we are indebted to them for their support and encouragement for our work in wholeheartedly backing the development the UK's first Veteran Care Village, which will provide both care and support for the veteran community.



**BROUGHTON HOUSE - VETERAN CARE VILLAGE
PHASE 1B UNDER CONSTRUCTION**

THE BROUGHTON HOUSE VETERAN CARE VILLAGE

PHASE 1B UNDER CONSTRUCTION



ACHIEVEMENTS & PERFORMANCE

FUNDRAISING ACTIVITIES

The Charity is registered with the Fundraising Regulator and works within the Fundraising Code of Practice. The Charity is committed to employing the highest standards in its approach to fundraising.

Over the last year the current environment for fundraising activity has been particularly challenging; the COVID-19 pandemic has significantly affected our fundraising efforts.

We are particularly grateful, in the financial year 2020/2021, for the specific COVID-19 Support grants we received from The Armed Forces Covenant Fund, Salford City Council and Royal Navy Royal Marines Charity.

The Charity depends on voluntary income to supplement fee income in order to meet the full cost of the care provided to residents.

We remain indebted to our supporters, not least the Service Charities: - ABF 'The Soldiers Charity', The Royal Air Force Benevolent Fund and Royal Navy Royal Marines Charity who all made significant grants to our annual operating costs. Furthermore, we remain immensely grateful to The Armed Forces Covenant Fund, The Veterans Foundation, Queen Mary's Roehampton Trust, the Zochonis Charitable Trust and Booth Charities for their very generous grants towards our work. Without this support and other kind donations, the Charity would struggle to continue.

Support to the Capital Fund was led by the Stoller Trust; we remain indebted to the Trust for their continued affiliation and support for our work. In the financial year 2020/2021 grants towards the capital project were also received from The Michael Bishop Foundation.

Fundraising events during the year were minimal and sadly, alongside other planned events, we had to cancel the Victory in Europe 75th Anniversary Gala Dinner planned for May 2020. However, two sponsored Skydive events were successfully completed in July and September 2020 and the Army in the North West promoted Broughton House during their work in testing and delivering vaccinations to the public.

Fundraising for both the General and Capital Funds is ongoing. This income is critical and enables Broughton House to continue to meet the changing needs of the ex-Service community.

The Trustees are most grateful to all our loyal supporters, volunteers and friends for their continued dedication and support that we receive.

BROUGHTON HOUSE IN-HOUSE REMEMBRANCE SERVICE
NOVEMBER 2020



ACHIEVEMENTS & PERFORMANCE

OUR SUPPORTERS



THE
ZOCHONIS
CHARITABLE
TRUST

THANK YOU

THIS PAGE ONLY HIGHLIGHTS A SMALL SELECTION OF OUR SUPPORTERS. WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK YOU ALL. WITHOUT YOUR HELP OUR WORK WOULD NOT BE POSSIBLE



The Booth Charities

QMRT

QUEEN MARY'S ROEHAMPTON TRUST



L'ORÉAL



The Albion Academy
The best in everyone™
Part of United Learning



Stoller Charitable Trust
Registered Charity 285415



GREATER MANCHESTER
HIGH SHERIFF'S POLICE TRUST
Charity Registration Number 1040579



FINANCIAL REVIEW

INCOME

Income for the year 2020/2021 totalled £2,596,197 broken down as follows:

- General Fund £1,277,893 (available to meet operating costs)
- Restricted Fund £1,303,528 and
- Designated Fund £14,776.

There continues to be a widening divergence between the actual cost of care and the care homes fees set by the local authorities.

Income from contributions, accounted for 67% of unrestricted fund income; fee income has reduced due to the recent sad loss of residents following the COVID-19 outbreak in the Care Home and, over the past three years, due to planned lower occupancy in preparation for the new build. The average occupancy in the year 2020/2021 was 27.

The current environment for fundraising is particularly challenging. The COVID-19 pandemic has significantly affected our fundraising efforts. We are most grateful for the COVID-19 Relief Grants we received during the financial year.

Restricted Fund

The Restricted Fund income totaling £1,303,528 is inclusive of £952,983 towards the new build project.

Designated Fund

The Designated Fund at year-end totals £6,907,523 and includes the freehold property £4,962,886, assets under construction £1,620,742, investment funds £273,520 and heritage assets held in the Charity's museum £50,375.

A combination of spend to deliver safe practices, particularly during our COVID RED period of three months, and loss of income consequently led to the financial implication of an unrestricted annual fund deficit. This required higher additional financial support than originally forecast in the year from the Charities Reserves.

EXPENDITURE

Expenditure on the Veteran Care Village is closely monitored and overseen by the Board of Trustees.

All other areas of financial expenditure are closely scrutinised and balanced against operational safety in the delivery of care.

POST BALANCE SHEET EVENTS

GMCA Loan Facility

To ameliorate our financial shortfall Broughton House has been proactively working closely with The Greater Manchester Combined Authority who have agreed to extend the current loan facility to provide: –

- A Capital Loan of £1.2M to complete the New Build Project
- Working Capital Facility of £500K
- Capital payments to be made monthly once Broughton House has accumulated £500,000 of cash reserves on the balance sheet.

Sale of Phase 2 Land

The Agreement for Lease of the Phase 2 Land was exchanged in June 2021.

TRUSTEES' CONFIRMATION

The Trustees confirm that the accounts have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the

FINANCIAL REVIEW

Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) effective January 2015.

RESERVES POLICY

It is the policy of the Trustees to maintain a Reserve Fund at a level that equates to at least three months of unrestricted expenditure. This provides sufficient funds to cover costs in the unlikely event of normal sources of income drying up.

A combination of spend to deliver safe practices, particularly during our COVID RED period of three months, and loss of income from reduced occupancy consequently led to the financial implication of an annual deficit. This required higher additional financial support than originally forecast in the year from the Charities Reserves. Ultimately, the Reserves Fund was deployed for its designated purpose.

At year-end the Reserve Fund totalled £273,520 (2019/2020 year-end total £594,297).

In addition to the recent COVID-19 crisis, monies from the Reserve Fund have been utilised to cover the capital project start-up costs. The Fund has therefore reduced significantly over the past few years.

Once the Veteran Care Village is complete and fully operational the Trustees endeavour to build the Reserve Fund back up to at least three months of unrestricted expenditure.

INVESTMENT POWERS & POLICY

To increase the efficiency of the investment process the Charity's Broker has been given discretionary authority to invest on the Charity's behalf. Changes in the investment portfolio continue to be monitored by the Trustee Board on a regular basis and the Investment Fund Manager is invited to brief the Board every six months.

CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

Broughton House has fixed assets with property, assets under construction and plant, which are fundamental to the business, valued at £9,908,122. Investments which are held in the Charity's Reserve (Designated) Fund are valued at £273,520.

It is the policy of the Trustees to maintain a Reserve (Designated) Fund at a level that equates to at least three months of unrestricted expenditure and to place all windfall income, such as legacies, directly into the Charity's Reserve (Designated) Fund. As noted under Reserves Policy, the Reserves held currently fall below this level.

Monies placed into the Reserve Fund are held in an investment portfolio with percentage yield / return based on investment strategy and financial markets. This fund is used to meet any General Fund deficit and assists with emergency funding in the unlikely event of normal sources of income drying up and ensures business continuity in the event of a major or unexpected event at the Home.

The Charity currently depends on voluntary income to supplement fee income and meet the full cost of the care provided to a high percentage of its Residents. A significant proportion of this income is received from the Service Charities, Trusts, Legacies and individuals who have direct experience of the Second World War and subsequent conflicts in which Forces served. The Charity must keep in mind that the level of legacy and voluntary income may fall significantly in future years as the Armed Forces reduce in number and consequently those in contact with them falls.

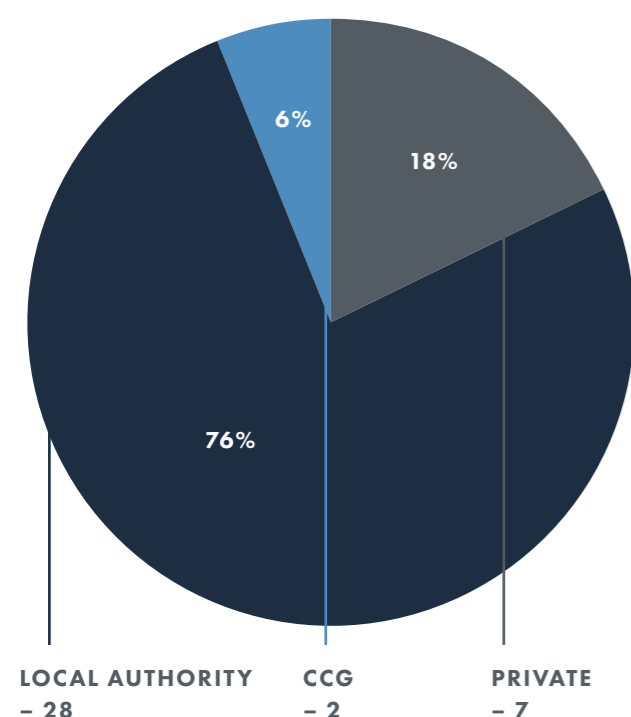
When setting care fees, the Charity seeks to achieve a balance between affordability and a level that is consistent with providing first class care and

FINANCIAL REVIEW

accommodation for Residents, in order to ensure the long-term financial viability of the Charity. This means that we welcome Residents whose care is funded from a variety of sources.

The Charity seeks not to exclude any potential beneficiary on the grounds of financial hardship.

FUNDING SOURCES



GOING CONCERN STATEMENT

Following consideration of the capital cost of phase one of the Veteran Care Village, the ability of the Charity to meet its future running costs and the consequences of the COVID-19 pandemic the Board of Trustees had to take major action to ensure the future of the Charity: –

1) GMCA Loan Facility

To ameliorate our financial shortfall Broughton House has been proactively working closely with The Greater Manchester Combined Authority

who have agreed to extend the current loan facility to provide: –

- A Capital Loan of £1.2M to complete the New Build Project
- Working Capital Facility of £500K
- Capital payments to be made monthly once Broughton House has accumulated £500,000 of cash reserves on the balance sheet.

The Greater Manchester Combined Authority have agreed in principle to provide additional financial support should this be required.

2) Sale of Phase 2 Land

To lease the land which was earmarked for Phase 2 of the build project. The Agreement for Lease of the Phase 2 Land was exchanged in June 2021.

The Charity is guided by regularly updated strategic, business and financial plans looking ten years ahead.

With the extended loan and sale of land agreed, the Trustees confirm that Broughton House – Veteran Care Village is considered to be a ‘going concern’ for the forthcoming year and foreseeable future.

KEY MANAGEMENT & PERSONNEL REMUNERATION

Key management personnel of the Charity are considered to be the Board of Trustees, together with the Chief Executive and Registered Manager who are in charge of directing and controlling the Charity and the running and operating of the Charity on a day to day basis.

All Trustees give of their time freely and no trustee remuneration was paid in the year.

The pay of the Charity’s Chief Executive and Registered Manager is reviewed annually and normally increased in accordance with average earnings.

The remuneration is also bench-marked with grant-making charities of a similar size and activity to ensure that the remuneration set is fair and not out of line with that generally paid for similar roles.

RISK MANAGEMENT

Major risks to the Charity as identified by the Trustees and listed in the Risk Register have been reviewed and appropriate action has been taken and systems have been put in place to mitigate the risks. Records exist to show that statutory and local procedures are being implemented. Statutory requirements and procedures are constantly under review.

The principal risks facing the Charity are set out as follows: – COVID-19, Financial, Health and Safety, Safeguarding, Training, Human Resources, Quality Assurance and Compliance and Charity Governance.

Currently the long-term financial sustainability of the Charity is compromised: Reduced income from fees and an increase in running costs has had an impact on our Reserves as we deployed funds from our investments in order to fund our operations. In addition to this, the Reserve Fund has been utilised for the project start-up costs. Mitigation include actions to improve our profile and fundraising performance over the next few years and plans to replace the existing care home facility with the Veteran Care Village model as outlined in our objectives.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the

Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) – (Charities SORP (FRS 102)), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the Companies Act 2006 and the Charities Act 2011.

The Trustees to prepare financial statements for each financial year, which give a true and fair view of the Charity’s financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

Select suitable accounting policies and apply them consistently.

Make judgements and estimates that are reasonable and prudent.

State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.

Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations. They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

APPROVAL

This Report was approved by the Board of Trustees on 18th January 2022 and was signed on its behalf by:

P Waterhouse

Commodore P Waterhouse ADC RN, Chairman

GOVERNING BODY



CHAIRMAN

Commodore Phil Waterhouse ADC RN

Commodore Phil Waterhouse is the Naval Regional Commander for Northern England and the Isle of Man; as such he is the First Sea Lord's ambassador for the region with the specific task of ensuring that the Naval Service is understood, respected and valued by the community which it serves. To deliver this output he engages personally at the national and regional strategic level whilst his small team delivers tactical engagement at major events and in various locations around the North; that team also facilitates port visits by RN and NATO platforms and contributes to the regional resilience effort. He has been in post since early 2017 and flies his Broad Pennant from his HQ in Liverpool.



PRESIDENT

The Lord-Lieutenant of Greater Manchester Sir Warren J Smith KCVO KStJ JP

The Lord-Lieutenant is a retired businessman and was appointed the Lord-Lieutenant of Greater Manchester in 2007. His passion for the armed forces led him to become President of Broughton House in 2008.

The Lord-Lieutenant is an active supporter of the charity and regularly visits as well as supporting the team at events across the region.

GOVERNING BODY

TRUSTEES:

Commodore P Waterhouse ADC RN – Chairman

Mr K Bishop – (resigned September 2020)

Mrs E Conn OBE JP DL

Mr P Curtis – (appointed June 2021)

Lieutenant Colonel SM Dixon MBE TD DL – Vice Chairman

Mr W Enevoldson

Professor Alan Finnegan – (resigned April 2020)

Colonel P Loynes LLB RM

Mrs H Meredith – (resigned April 2020)

Colonel R Miller OBE

Lieutenant Colonel S Stewart – (appointed August 2020)

Brigadier TN O'Brien CBE TD VR DL

Mrs Z Watters

VICE-PRESIDENT:

The Rt Worshipful the Ceremonial Mayor of the City of Salford

LIFE VICE-PRESIDENT:

Surgeon Commander JRN Curt OBE RD* DL FRCS RNR

CHIEF EXECUTIVE OFFICER:

Ms K Miller

REGISTERED MANAGER:

Mrs A Wiseman

AUDITORS:

Mitten Clarke Audit Limited, St George's House, 56 Peter Street, Manchester

BANKERS:

National Westminster Bank plc, 463 Bury New Road, Prestwich, Manchester

INVESTMENT MANAGERS:

Investec, 2nd Floor, 3 Hardman Street, Spinningfields, Manchester



Become a Regular Giver



Please become a Regular Giver, any amount you can spare is a great way to help the ex-service men and women we care for.

It's easy to set up, you specify the amount you'd like to donate and then we do the rest. You can amend or cancel the donation at any time, get in touch if anything changes.

Registered Charity Number: 1155225



Regular Giving

I'd like to make the following gift on a regular basis to support those who served us.

To Manager (Bank Name and Address):

Postcode: _____

Name(s) of Account Holder(s):

Bank/Building Society Account Number:

Branch Sort Code:

Address & Postcode:

Instructions to your Bank/Building Society
Please pay to Broughton House
Veteran Care Village
Bank of Natwest
Account Number: **4 9 1 7 3 3 2 4**
Sort Code: **0 1 0 7 2 0**
I would like to donate: £ _____
per month/quarter/year*
*please delete as appropriate
to Broughton House Veteran Care
Village until further notice.
Signature: _____
Date: _____

Thank you for supporting Broughton House
Veteran Care Village. Your donation will help us
continue to provide care for those who served us.
Please post your completed forms to: Broughton House
Veteran Care Village, Park Lane, Salford, M7 4JD



Gift Aid Declaration

Your Details
Title: _____ First Name: _____ Surname: _____
Address: _____
Postcode: _____
Mobile Phone: _____
Email Address: _____

Gift Aid Declaration
giftaid it
Please treat all donations I make or have made to Broughton House Veteran Care Village for the past four years as Gift Aid donations until I notify you otherwise. I am a UK Taxpayer and understand that if I pay less income Tax and/or Capital Gains Tax than the amount Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference. I understand that Broughton House Veteran Care Village will reclaim 25p of tax on every £1 I give.
Signature: _____ Date: _____

Staying In Touch
Join our e-mail list and keep up to date with events, activities and news:

You can also make a donation online at:
www.justgiving.com/broughtonhousehome
OR by scanning this QR Code



AUDITOR'S REPORT & FULL ACCOUNTS

STRUCTURE, GOVERNANCE AND MANAGEMENT

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
1155225

Principal address

Park Lane
Kersal
Salford
Manchester
Greater Manchester
M7 4JD

Trustees

Auditors

Mitten Clarke Audit Limited
Statutory Auditors
St George's House
56 Peter Street
Manchester
M2 3NQ

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102), the Companies Act 2006 and the Charities Act 2011.

The Trustees to prepare financial statements for each financial year, which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing those financial statements the Trustees are required to:

Select suitable accounting policies and apply them consistently.

Make judgements and estimates that are reasonable and prudent.

State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.

Prepare the financial statements on an ongoing basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping accounting records, which disclose, with reasonable accuracy, at any time the financial position of the Charity, and enable them to ensure that the financial statements comply with applicable regulations. They are also responsible for, safeguarding the assets of the Charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 18th January 2022 and signed on its behalf by:


.....
Commodore P Waterhouse - Trustee

Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (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 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 Auditors' 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 financial statements are authorised for issue.

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

Other information

The 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 Report of the Independent Auditors 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 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

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

- the information given in the Report of the Trustees 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 and returns; or
- we have not received all the information and explanations we require for our audit.

AUDITOR'S REPORT & FULL ACCOUNTS

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which 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.

Our responsibilities for the audit of the financial statements

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

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In preparation for our audit we identified areas of laws and regulations which we considered could have a material effect on the financial statements. This information was obtained via discussions with management and from our general commercial and sector experience. The trustees also provide us with written representation of all the key and fundamental industry specific laws and regulations with they are required to adhere to. These were then communicated to the whole of the audit team at our audit planning meeting.

As a care home for ex-servicemen and women non-compliance with the Care Quality Commission regulations, the Health & Social Care Act and charity law, tax and other financial regulations were assessed to be most relevant. Our audit procedures to identify non-compliance with laws and regulations in these areas consisted of:

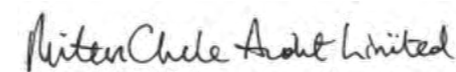
- Enquiries with management;
- Inspection of regulatory records, inspection reports, submissions, and other correspondence;
- Challenges to management assumptions and judgements in relation to accounting estimates.
- Review of journals entered throughout the year.

Despite appropriate planning and performing our work in accordance with International Auditing Standards, there are always inherent limitations that non-compliance is not detected. Non-compliance with laws and regulations is often further removed from the events and transactions reflected in the financial statements and material misstatements due to fraud can be deliberately concealed from auditors, for example through misrepresentation, forgery or collusion.

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

Use of our report

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



Mitten Clarke Audit Limited
Statutory Auditors
St George's House
56 Peter Street
Manchester
M2 3NQ

Date: 26 January 2022

AUDITOR'S REPORT & FULL ACCOUNTS

STATEMENT OF FINANCIAL ACTIVITIES FOR THE PERIOD ENDED 31 MARCH 2021

	Notes	Unrestricted fund £	Designated funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME FROM						
Donations and legacies	3	410,596	-	1,303,528	1,714,124	2,960,574
Charitable activities	6					
Veteran Care village		867,297	-	-	867,297	912,069
Bar income	4	-	-	-	-	1,426
Investment income	5	-	14,776	-	14,776	21,002
Total		<u>1,277,893</u>	<u>14,776</u>	<u>1,303,528</u>	<u>2,596,197</u>	<u>3,895,071</u>
EXPENDITURE ON						
Raising funds	7	121,531	7,786	1	129,318	114,263
Charitable activities	8					
Veteran Care village		1,630,034	315,162	390,265	2,335,461	2,172,380
Support hub		-	-	45,152	45,152	72,489
Bar expenditure		-	-	-	-	1,222
Total		<u>1,751,565</u>	<u>322,948</u>	<u>435,418</u>	<u>2,509,931</u>	<u>2,360,354</u>
Net gains/(losses) on investments		-	142,233	-	142,233	(71,289)
NET INCOME/(EXPENDITURE)		<u>(473,672)</u>	<u>(165,939)</u>	<u>868,110</u>	<u>228,499</u>	<u>1,463,428</u>
Transfers between funds	23	<u>779,235</u>	<u>(895,925)</u>	<u>116,690</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>305,563</u>	<u>(1,061,864)</u>	<u>984,800</u>	<u>228,499</u>	<u>1,463,428</u>
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>33,983</u>	<u>7,969,387</u>	<u>(416,745)</u>	<u>7,586,625</u>	<u>6,123,197</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>339,546</u></u>	<u><u>6,907,523</u></u>	<u><u>568,055</u></u>	<u><u>7,815,124</u></u>	<u><u>7,586,625</u></u>

BALANCE SHEET AT 31 MARCH 2021

	Notes	Unrestricted fund £	Designated funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS						
Tangible assets	14	309,017	9,599,105	-	9,908,122	7,372,204
Heritage assets	15	-	50,375	-	50,375	56,375
Investments	16	-	265,774	-	265,774	589,768
		<u>309,017</u>	<u>9,915,254</u>	<u>-</u>	<u>10,224,271</u>	<u>8,018,347</u>
CURRENT ASSETS						
Debtors	17	73,738	-	415,169	488,907	26,481
Cash in hand		<u>111,072</u>	<u>7,746</u>	<u>1,011,098</u>	<u>1,129,916</u>	<u>187,998</u>
		<u>184,810</u>	<u>7,746</u>	<u>1,426,267</u>	<u>1,618,823</u>	<u>214,479</u>
CREDITORS						
Amounts falling due within one year	18	(154,281)	-	(858,212)	(1,012,493)	(546,201)
NET CURRENT ASSETS		<u>30,529</u>	<u>7,746</u>	<u>568,055</u>	<u>606,330</u>	<u>(331,722)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>339,546</u>	<u>9,923,000</u>	<u>568,055</u>	<u>10,830,601</u>	<u>7,686,625</u>
CREDITORS						
Amounts falling due after more than one year	19	-	(3,015,477)	-	(3,015,477)	-
PROVISIONS FOR LIABILITIES	22	-	-	-	-	(100,000)
NET ASSETS		<u><u>339,546</u></u>	<u><u>6,907,523</u></u>	<u><u>568,055</u></u>	<u><u>7,815,124</u></u>	<u><u>7,586,625</u></u>
FUNDS	23					
Unrestricted funds					7,247,069	8,003,370
Restricted funds					568,055	(416,745)
TOTAL FUNDS					<u><u>7,815,124</u></u>	<u><u>7,586,625</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on

18th January 2022 and were signed on its behalf by:

P Waterhouse
Commodore P Waterhouse - Trustee

AUDITOR'S REPORT & FULL ACCOUNTS

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2021

Notes	2021 £	2020 £
Cash flows from operating activities		
Cash generated from operations 1	383,230	2,222,342
Net cash provided by operating activities	<u>383,230</u>	<u>2,222,342</u>
Cash flows from investing activities		
Construction of veteran care village	(2,577,775)	(3,586,458)
Purchase of tangible fixed assets	(348,240)	-
Purchase of fixed asset investments	-	(53,640)
Sale of heritage assets	3,700	-
Sale of fixed asset investments	466,227	(71,289)
Dividends received	14,776	21,002
Net cash used in investing activities	<u>(2,441,312)</u>	<u>(3,690,385)</u>
Cash flows from financing activities		
New loans in year	3,000,000	-
Net cash provided by financing activities	<u>3,000,000</u>	<u>-</u>
Change in cash and cash equivalents in the reporting period	941,918	(1,468,043)
Cash and cash equivalents at the beginning of the reporting period	187,998	1,656,041
Cash and cash equivalents at the end of the reporting period	<u>1,129,916</u>	<u>187,998</u>

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £	
1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES			
Net income for the reporting period (as per the Statement of Financial Activities)	228,499	1,463,428	
Adjustments for:			
Depreciation charges	129,069	9,818	
(Gain)/losses on investments	(142,233)	71,289	
Loss on disposal of fixed assets	40,068	-	
Dividends received	(14,776)	(21,002)	
Impairment of tangible fixed assets	238,737	477,473	
Decrease in provisions	(100,000)	100,000	
(Increase)/decrease in debtors	(462,426)	5,401	
Increase in creditors	466,292	115,935	
Net cash provided by operations	<u>383,230</u>	<u>2,222,342</u>	
2. ANALYSIS OF CHANGES IN NET FUNDS/(DEBT)			
	At 1.4.20 £	Cash flow £	At 31.3.21 £
Net cash			
Cash at bank and in hand	187,998	941,918	1,129,916
	<u>187,998</u>	<u>941,918</u>	<u>1,129,916</u>
Debt			
Debts falling due after 1 year	-	(3,015,477)	(3,015,477)
	<u>-</u>	<u>(3,015,477)</u>	<u>(3,015,477)</u>
Total	<u>187,998</u>	<u>(2,073,559)</u>	<u>(1,885,561)</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. GOING CONCERN

Following consideration of the capital cost of phase one of the Veteran Care Village, the ability of the charity to meet its future running costs and the consequences of the COVID-19 pandemic, amongst other challenges, the trustees are satisfied that the charity is a going concern.

In making this assessment the trustees have considered that the charity has sufficient funds to meet expenditure for at least 12 months following the date of approval of the financial statements. Further details are included in the trustees annual report.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared under the historical cost convention unless otherwise stated in the relevant accounting policy note(s) with the exception of investments which are included at market value.

Fundamental accounting concept

The accounts have been drawn up on a going concern basis. In common with many charities, the adoption of the going concern basis is dependent on the charity receiving adequate fundraising from voluntary income such as donations, legacies and grants. While the trustees recognise the uncertainties inherent in predicting the timing and level of future funding from income that is not yet assured, they believe that adequate funding will be secured from donations, legacies and grants. We continue to receive the full support of the bank. The accounts do not include any adjustments that would result if the going concern basis was not appropriate.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Donations in kind, other than items donated for sale, are recognised at their fair value to the charity when they are received. No amounts are included for services donated by volunteers. Incoming resources comprise:

Legacies	Bequest legacies are recognised when the charity becomes entitled to it by way of probate being granted and sufficient information is received to enable an accurate valuation of the Charity's entitlement.
General donations	Donations are recognised when the monies are received.
Service charities	Donations received from service charities are recognised when either the money is received, if no prior notice of donation, or when the charity is notified of the donation and the amount can be quantified.
Fund raising	Fund raising income is recognised as received.
Investment income	Investment income is recognised as it is earned and the policy results in accrued income.
Fee contributions	Fee income is recognised as the service is provided.

2. ACCOUNTING POLICIES - continued

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Cost of Charitable Activities

These include all direct salaries and other costs in delivering the Charity's charitable activity as a care home.

Governance Costs

These are costs directly associated with the Governance of the charity, including legal and regulatory compliance and strategic planning.

Raising funds

The charity operates a money purchase pension scheme. Contributions payable for the year are charged to the Statement of Financial Activities.

Tangible fixed assets

All significant assets purchased or otherwise acquired for ongoing use in the business are capitalised when they are put into use.

An annual impairment review has been undertaken for freehold land and building, market value is considered far in excess of carrying value.

Depreciation is provided at rates to write off the costs of fixed assets, less the estimated residual value, over their expected useful lives on the following basis:

Freehold property	2% on cost
Motor vehicles	25% reducing balance
Plant & equipment	10% reducing balance
Fixtures & fittings	20% reducing balance
Computer equipment	50% on cost

Assets under construction relate to the construction of the new care village which was in progress at the year end. Upon completion of the work the cost will be transferred to freehold property and depreciated over its useful economic life.

Heritage assets

The Charity owes a large collection of military memorabilia including medals which it exhibits in a small museum within the care home for the residents and visitors to view. The collection includes artefacts from WW1, WW2 and various other conflicts. Consisting of: -

- over 400 medals
- 9 uniforms
- 39 WW1 memorial plaques
- framed memorabilia and pictures
- items associated with the founding of Broughton House including a silver matchbox presented by Admiral Viscount Sir John Jellicoe in 1917 and a wheelchair presented to the charity in 1918 by the American Red Cross.
- Bruce Bairnsfather memorabilia including large cartoon drawing

As the items in this collection are held for their contribution to the heritage and history of service men and women they qualify as heritage assets in line with section 34 of FRS102 and are held on the balance sheet at what is understood to be their market value by the charity.

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

2. ACCOUNTING POLICIES - continued

Heritage assets

The Trustees have set a policy of recognising individual heritage assets with a value of greater than £1,000 in the financial statements. From time to time the Charity is donated memorabilia to add to the collection. Any donated items received with a value in excess of the accounting policy are recognised as additions in the year that they are received.

The Trustees have no intention of disposing of items in the collection unless there were some exceptional circumstances which the Trustees consider to be in the best interest of the charitable objectives.

The collection is valued for insurance purposes and any deemed change in market value is recognised through the statement of financial activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The trustees have chosen to put aside unrestricted legacy income into a designated fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Fixed asset investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using closing quoted market price. The statement of financial activities includes the net gain and losses arising on revaluation and disposals throughout the year.

The charity does not acquire any derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions.

Creditors and provisions

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

3. DONATIONS AND LEGACIES

	2021 £	2020 £
Service charities	180,473	137,382
Donations	1,321,699	2,423,086
Legacies	1,000	287,088
Fundraising income	777	45,018
Support hub grant	22,137	68,000
Government grants	188,038	-
	<u>1,714,124</u>	<u>2,960,574</u>

3. DONATIONS AND LEGACIES - continued

Government grants received, included in the above, are as follows:

	2021 £	2020 £
Coronavirus Job Retention Scheme	29,379	-
Salford City Council Covid-19 Funding	158,658	-
	<u>188,037</u>	<u>-</u>

4. BAR INCOME

	2021 £	2020 £
Bar income	-	1,426
	<u>-</u>	<u>1,426</u>

5. INVESTMENT INCOME

	2021 £	2020 £
Dividends received	14,776	21,002
	<u>14,776</u>	<u>21,002</u>

6. INCOME FROM CHARITABLE ACTIVITIES

	2021 £	2020 £
Fees	867,297	912,069
Activity Veteran Care village		
	<u>867,297</u>	<u>912,069</u>

7. RAISING FUNDS

Raising donations and legacies

	2021 £	2020 £
Staff costs	91,170	81,019
Appeals	30,362	25,136
	<u>121,532</u>	<u>106,155</u>

Investment management costs

	2021 £	2020 £
Investment advice	7,786	8,108
	<u>7,786</u>	<u>8,108</u>
Aggregate amounts	<u>129,318</u>	<u>114,263</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

8. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 9) £	Support costs (see note 10) £	Totals £
Veteran Care village	1,846,326	489,135	2,335,461
Support hub	45,152	-	45,152
	<u>1,891,478</u>	<u>489,135</u>	<u>2,380,613</u>

9. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021 £	2020 £
Staff costs	1,271,910	1,177,693
Residential costs	136,885	131,437
Miscellaneous costs	130,758	20,465
Food costs	54,259	46,952
Medical costs	43,970	24,125
Maintenance costs	24,729	10,419
Support hub costs	4,655	1,399
Cleaning costs	46,459	31,520
Training costs	8,716	9,878
Depreciation	129,069	9,818
Loss on sale of assets	40,068	-
	<u>1,891,478</u>	<u>1,463,706</u>

10. SUPPORT COSTS

	Support costs £	Governance costs £	Totals £
Veteran Care village	<u>476,847</u>	<u>12,288</u>	<u>489,135</u>

Support costs, included in the above, are as follows:

Support costs

	2021 £	2020 £
Wages	106,729	124,381
IT and computer costs	12,767	13,249
Legal and professional fees	118,614	51,003
Provision for losses	-	100,000
Impairment losses	<u>238,737</u>	<u>477,473</u>
	<u>476,847</u>	<u>766,106</u>

10. SUPPORT COSTS - continued Governance costs

	2021 Veteran Care village £	2020 Total activities £
Auditors' remuneration	12,288	14,296
Trustees expenses	-	761
	<u>12,288</u>	<u>15,057</u>

11. AUDITORS' REMUNERATION

The auditor's remuneration constituted an audit fee of £11,700 (2020:£11,913) and additional non-audit services work of £6,550 (2020 :£Nil). All amounts are exclusive of VAT which is not recoverable.

12. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

Trustees expenses paid during the year amounted to £Nil (31 March 2020 : £761).

13. STAFF COSTS

	2021 £	2020 £
Staff costs		
Wages & salaries	1,106,064	1,087,234
Social security costs	89,022	85,281
Pension costs	23,187	24,190
	<u>1,218,273</u>	<u>1,196,705</u>

The average number of employees, analysed by function was:

	2021	2020
Nursing & residential	44	48
Fundraising & publicity	2	2
Management & administration of the charity	6	6
	<u>52</u>	<u>56</u>

Number of employees with employee benefits excluding employer pension contributions:

£70,000 to £80,000 = 0

The key management personnel of the charity are the Chief Executive and the Registered Manager. The total employee benefits of the key management personnel were £123,943 (2020: £128,304).

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

14. TANGIBLE FIXED ASSETS

	Freehold property £	Assets under construction £	Plant and machinery £
COST			
At 1 April 2020	1,999,007	6,439,979	91,161
Additions	-	2,593,251	51,590
Disposals	(1,359,007)	-	(90,531)
Transfer	7,412,488	(7,412,488)	-
At 31 March 2021	<u>8,052,488</u>	<u>1,620,742</u>	<u>52,220</u>
DEPRECIATION			
At 1 April 2020	1,120,270	-	60,978
Charge for year	74,125	-	3,431
Eliminated on disposal	(1,359,007)	-	(63,887)
Impairment	238,737	-	-
At 31 March 2021	<u>74,125</u>	<u>-</u>	<u>522</u>
NET BOOK VALUE			
At 31 March 2021	<u>7,978,363</u>	<u>1,620,742</u>	<u>51,698</u>
At 31 March 2020	<u>878,737</u>	<u>6,439,979</u>	<u>30,183</u>

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
COST				
At 1 April 2020	127,551	43,872	39,928	8,741,498
Additions	268,707	-	27,943	2,941,491
Disposals	(125,985)	-	(14,006)	(1,589,529)
Transfer	-	-	-	-
At 31 March 2021	<u>270,273</u>	<u>43,872</u>	<u>53,865</u>	<u>10,093,460</u>
DEPRECIATION				
At 1 April 2020	112,967	36,061	39,018	1,369,294
Charge for year	41,546	1,954	8,013	129,069
Eliminated on disposal	(114,862)	-	(14,006)	(1,551,762)
Impairment	-	-	-	238,737
At 31 March 2021	<u>39,651</u>	<u>38,015</u>	<u>33,025</u>	<u>185,338</u>
NET BOOK VALUE				
At 31 March 2021	<u>230,622</u>	<u>5,857</u>	<u>20,840</u>	<u>9,908,122</u>
At 31 March 2020	<u>14,584</u>	<u>7,811</u>	<u>910</u>	<u>7,372,204</u>

15. HERITAGE ASSETS

MARKET VALUE

	Total £
At 1 April 2020	56,375
Disposals	(6,000)
At 31 March 2021	<u>50,375</u>
NET BOOK VALUE	
At 31 March 2021	<u>50,375</u>
At 31 March 2020	<u>56,375</u>

Information on Heritage assets is given in note 2 of the accounts.

During the last five years there has been no acquisition of heritage assets for which values are available. Two assets have been sold. A five year financial summary of Heritage Asset transactions is as follows:

Disposals	2021 £	2020 £	2019 £	2018 £	2017 £
Proceeds	3,700	-	-	-	-
Carrying value	(6,000)	-	-	-	-
Profit/(Loss) on disposal	<u>(2,300)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

16. FIXED ASSET INVESTMENTS

Quoted Investments

	2021 £	2020 £
Market value at 1 April 2020	589,768	536,128
Additions	82,252	387,932
Disposals	(551,402)	(262,959)
Net realised investment (losses)/gains	<u>145,156</u>	<u>(71,333)</u>
Market value of shares at 31 March 2021	265,774	589,768
Cash held on deposit	7,746	4,529
Total value of investments at 31 March 2021	<u>273,520</u>	<u>594,297</u>

Quoted investments at fair value comprised:

	2021 £	2020 £
Fixed interest securities	48,066	126,169
Equities	173,296	370,544
Property	12,669	20,860
Alternative assets	31,743	72,195
Cash held within the investment portfolio	7,746	4,529
	<u>273,520</u>	<u>594,297</u>

All investments are carried at their fair value. Investments in equities and fixed interest securities are all trade in quoted public markets, primarily the London Stock Exchange.

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

17. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Prepayments and accrued income	<u>488,907</u>	<u>26,481</u>

18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	475,570	344,337
Other creditors	536,923	201,864
	<u>1,012,493</u>	<u>546,201</u>

19. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021 £	2020 £
Other creditors	<u>3,015,477</u>	<u>-</u>

20. LOANS

An analysis of the maturity of loans is given below:

	2021 £	2020 £
Amounts falling due between two and five years:		
Other loans - 2-5 years	<u>3,015,477</u>	<u>-</u>

21. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021 £	2020 £
Within one year	6,799	26,695
Between one and five years	21,624	22,288
	<u>28,423</u>	<u>48,983</u>

22. PROVISIONS FOR LIABILITIES

	2021 £	2020 £
Provisions	<u>-</u>	<u>100,000</u>

23. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	33,983	(473,672)	779,235	339,546
Designated funds	<u>7,969,387</u>	<u>(165,939)</u>	<u>(895,925)</u>	<u>6,907,523</u>
	8,003,370	(639,611)	(116,690)	7,247,069
Restricted funds				
Restricted funds	21,930	20,734	33,339	76,003
Care village capital project fund	<u>(438,675)</u>	<u>847,376</u>	<u>83,351</u>	<u>492,052</u>
	(416,745)	868,110	116,690	568,055
TOTAL FUNDS	<u>7,586,625</u>	<u>228,499</u>	<u>-</u>	<u>7,815,124</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,277,893	(1,751,565)	-	(473,672)
Designated funds	<u>14,776</u>	<u>(322,948)</u>	<u>142,233</u>	<u>(165,939)</u>
	1,292,669	(2,074,513)	142,233	(639,611)
Restricted funds				
Restricted funds	66,887	(46,153)	-	20,734
Care village capital project fund	952,983	(105,607)	-	847,376
Salford City Council Covid-19 funding	158,658	(158,658)	-	-
Armed Forces Covenant Fund Trust	<u>125,000</u>	<u>(125,000)</u>	<u>-</u>	<u>-</u>
	1,303,528	(435,418)	-	868,110
TOTAL FUNDS	<u>2,596,197</u>	<u>(2,509,931)</u>	<u>142,233</u>	<u>228,499</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General fund	263,727	(234,821)	5,077	33,983
Designated funds	<u>4,863,161</u>	<u>(535,868)</u>	<u>3,642,094</u>	<u>7,969,387</u>
	5,126,888	(770,689)	3,647,171	8,003,370
Restricted funds				
Restricted funds	38,927	(4,389)	(12,608)	21,930
Care village capital project fund	<u>957,382</u>	<u>2,238,506</u>	<u>(3,634,563)</u>	<u>(438,675)</u>
	996,309	2,234,117	(3,647,171)	(416,745)
TOTAL FUNDS	<u>6,123,197</u>	<u>1,463,428</u>	<u>-</u>	<u>7,586,625</u>

AUDITOR'S REPORT & FULL ACCOUNTS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

23. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,545,323	(1,780,144)	-	(234,821)
Designated funds	21,002	(485,581)	(71,289)	(535,868)
	<u>1,566,325</u>	<u>(2,265,725)</u>	<u>(71,289)</u>	<u>(770,689)</u>
Restricted funds				
Restricted funds	80,110	(84,499)	-	(4,389)
Care village capital project fund	2,248,636	(10,130)	-	2,238,506
	<u>2,328,746</u>	<u>(94,629)</u>	<u>-</u>	<u>2,234,117</u>
TOTAL FUNDS	<u>3,895,071</u>	<u>(2,360,354)</u>	<u>(71,289)</u>	<u>1,463,428</u>

Designated funds

The General Fund is the 'free reserves' after allowing for all designated funds.

The Trustees have agreed to set aside, wherever practicable, unrestricted legacy income into an unrestricted designated fund. This income is then used to increase the investment base and therefore investment income earned as a result. The long term aim of this is to ensure the Charity has a strong financial base where the investment income will make a significant contribution to ensure it is less reliant on donations.

A freehold property designated fund was established in 2018 in order to separate the cost of the land and buildings from the liquid general funds.

Designated fund	At 1.4.20	Movement	Transfers	At 31.3.21
Investment fund	594,297	149,223	(470,000)	273,520
Capital project designated fund	6,439,978	-	(4,819,236)	1,620,742
Freehold property fund	878,737	(312,862)	4,397,011	4,962,886
Museum collection	56,375	(2,300)	(3,700)	50,375
	<u>7,969,387</u>	<u>(165,939)</u>	<u>(895,925)</u>	<u>6,907,523</u>

Restricted funds

Material restricted fund relates to:

- Amounts received towards the Veteran Care Village capital project.
- A grant funding from Salford City Council Adult Social Care Infection Control Fund and Holiday Buyback fund.
- A grant funding from the Armed Forces Covenant Fund Trust Covid-19 Impact Programme.

Transfers between funds

As the restricted purpose has now been satisfied, £2,916,648 has been transferred to both unrestricted and designated funds from restricted funds, reflecting the capital project costs now within tangible fixed assets.

£3,000,000 GMCA loan received into the restricted fund bank account during the year has been transferred to designated funds as it will be settled out of future general funds surpluses.

£470,000 of cash was also transferred out of the designated investment funds to the general bank account.

24. CAPITAL COMMITMENTS

	2021 £	2020 £
Contracted but not provided for in the financial statements	<u>3,746,620</u>	<u>-</u>

25. RELATED PARTY DISCLOSURES

During the year a £3m loan was obtained from the Greater Manchester Combined Authority (GMCA). Mr Enevoldson is the chief investment officer at the GMCA and a trustee at Broughton House - Veteran Care Village. The loan is due for repayment on 31 March 2023 and interest is charged at 3.5% above EC Reference Rate.

26. POST BALANCE SHEET EVENTS

After the year end an additional £2m loan facility was secured from the GMCA to cover additional capital costs in respect of Phase 1A and 1B of the Veteran Care Village, to provide additional working capital and to roll-up interest payments until the Veteran Care Village is cash generative.

The additional loan facility matures on 31 March 2024 and interest is charged at 5% above the EU Reference Rate.

After the year end the Charity entered into a conditional contract to sell surplus land for the development of apartments. The sale itself is subject to the receiving of a satisfactory planning consent and the quantum of consideration is dependent on the number of apartments for which any consent is given.

AUDITOR'S REPORT & FULL ACCOUNTS

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
INCOME		
Donations and legacies		
Service charities	180,473	137,382
Donations	1,321,699	2,423,086
Legacies	1,000	287,088
Fundraising income	777	45,018
Support hub grant	22,137	68,000
Government grants	188,038	-
	<u>1,714,124</u>	<u>2,960,574</u>
Bar income		
Bar income	-	1,426
Investment income		
Dividends received	14,776	21,002
Charitable activities		
Fees	867,297	912,069
Total incoming resources	<u>2,596,197</u>	<u>3,895,071</u>
EXPENDITURE		
Raising donations and legacies		
Wages	91,170	81,019
Appeals	30,362	25,136
	<u>121,532</u>	<u>106,155</u>
Investment management costs		
Investment advice	7,786	8,108
Charitable activities		
Wages and agency costs	1,271,910	1,177,693
Residential costs	136,885	131,437
Miscellaneous costs	130,758	20,465
Food costs	54,259	46,952
Medical costs	43,970	24,125
Maintenance costs	24,729	10,419
Support hub costs	4,655	1,399
Cleaning costs	46,459	31,520
Training costs	8,716	9,878
Depreciation of tangible fixed assets	129,069	9,818
Loss on sale of tangible fixed assets	37,768	-
Loss on sale of heritage asset	2,300	-
	<u>1,891,478</u>	<u>1,463,706</u>
Bar expenditure		
Expenses	-	1,222
Support costs		
Support costs		
Wages	106,729	124,381
Carried forward	106,729	124,381

	2021 £	2020 £
Support costs		
Brought forward	106,729	124,381
IT and computer costs	12,767	13,249
Legal and professional fees	118,614	51,003
Provision for losses	-	100,000
Impairment losses	238,737	477,473
	<u>476,847</u>	<u>766,106</u>
Governance costs		
Auditors' remuneration	12,288	14,296
Trustees expenses	-	761
	<u>12,288</u>	<u>15,057</u>
Total resources expended	<u>2,509,931</u>	<u>2,360,354</u>
Net income before gains and losses	86,266	1,534,717
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	142,233	(71,289)
Net income	<u><u>228,499</u></u>	<u><u>1,463,428</u></u>

WHEN YOU GO HOME
TELL THEM OF US
AND SAY—

FOR YOUR TOMORROW,
WE GAVE OUR TODAY

BROUGHTON HOUSE
VETERAN CARE VILLAGE

— 1916 ONWARDS —

WE CARE FOR THOSE WHO SERVED US

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The Charity is registered with the Charity Commission under charity number 1155225.
All assets and land were transferred from the former Unincorporated Charity (number 227864)
to the new Incorporated Charity (number 1155225) on 1 April 2014.