

BROUGHTON HOUSE VETERAN CARE VILLAGE

— 1916 ONWARDS —
WE CARE FOR THOSE WHO SERVED US

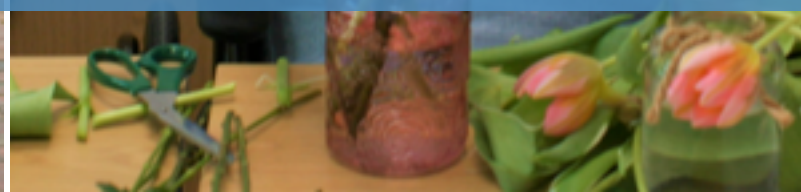
OVER
100
— YEARS OF —
VETERAN
CARE



ANNUAL REPORT & ACCOUNTS

FOR THE YEAR ENDING 31 MARCH 2022

REGISTERED CHARITY NO. 1155225





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Broughton House,
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.





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 well-being 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.

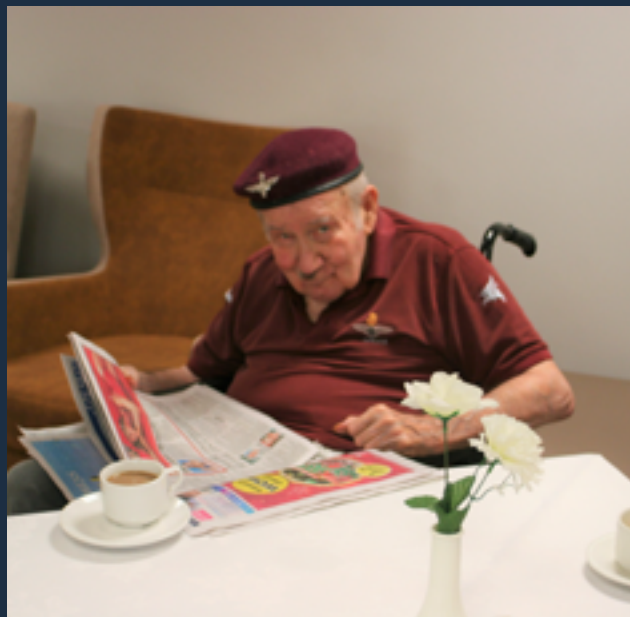
The building also has an array of modern facilities, including a gym, a hairdressing and barber's salon, and a restaurant and bar for our Residents.

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.

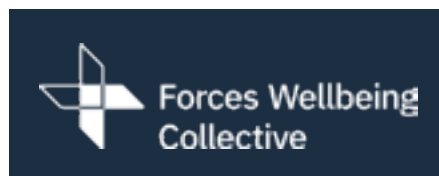
The VPPP Programme aims to: -

- 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:



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:
Sort Code:
I would like to donate:
£
per month/quarter/year*
*please delete as appropriate
to Broughton House Veteran Care
Village until further notice.
Signature:
Date:

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: ☐

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

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.

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

18th January 2023
Date:

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		<u>339,546</u>	<u>6,907,523</u>	<u>568,055</u>	<u>7,815,124</u>	<u>7,586,625</u>
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		<u>154,203</u>	<u>5,042</u>	<u>149,887</u>	<u>309,132</u>	<u>1,129,915</u>
		<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					<u>43,465</u>	<u>568,055</u>
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><u>969,046</u></u>	<u><u>383,230</u></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	<u>1,129,915</u>	<u>(820,783)</u>	<u>309,132</u>
	<u>1,129,915</u>	<u>(820,783)</u>	<u>309,132</u>
Debt			
Debts falling due after 1 year	<u>(3,015,477)</u>	<u>(1,258,315)</u>	<u>(4,273,792)</u>
	<u>(3,015,477)</u>	<u>(1,258,315)</u>	<u>(4,273,792)</u>
Total	<u><u>(1,885,562)</u></u>	<u><u>(2,079,098)</u></u>	<u><u>(3,964,660)</u></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>
Total incoming resources		
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>
Total resources expended		
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>
Net income		

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.broughtonhouse.com)

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

