

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



CONTENTS

5 CHAIRMAN'S FOREWORD

6 ABOUT US

Our Vision8

Overall Charity Mission Statement8

Charity Objectives8

Values8

Public benefit8

10 GOVERNANCE & MANAGEMENT

The Trustee Body.....10

New members of the Team 12-13

14 ACHIEVEMENTS & PERFORMANCE

Charitable Activities

The Care Home 14-19

Peter's Story..... 20-21

The Support Hub.....23

Veterans Places Pathways & People24

Our Supporters 26-29

30 FINANCIAL REVIEW

Income30

Designated Fund30

Expenditure30

Reserves Policy31

Investment Powers and Policy31

Creating a Sustainable Financial Future
for the Charity Risk Management31

Statement of Trustees Responsibilities33

35 GOVERNING BODY

38 AUDITOR'S REPORT AND FULL ACCOUNTS

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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.



Cobseo
The Confederation
of Service Charities



Registered with
FUNDRAISING
REGULATOR



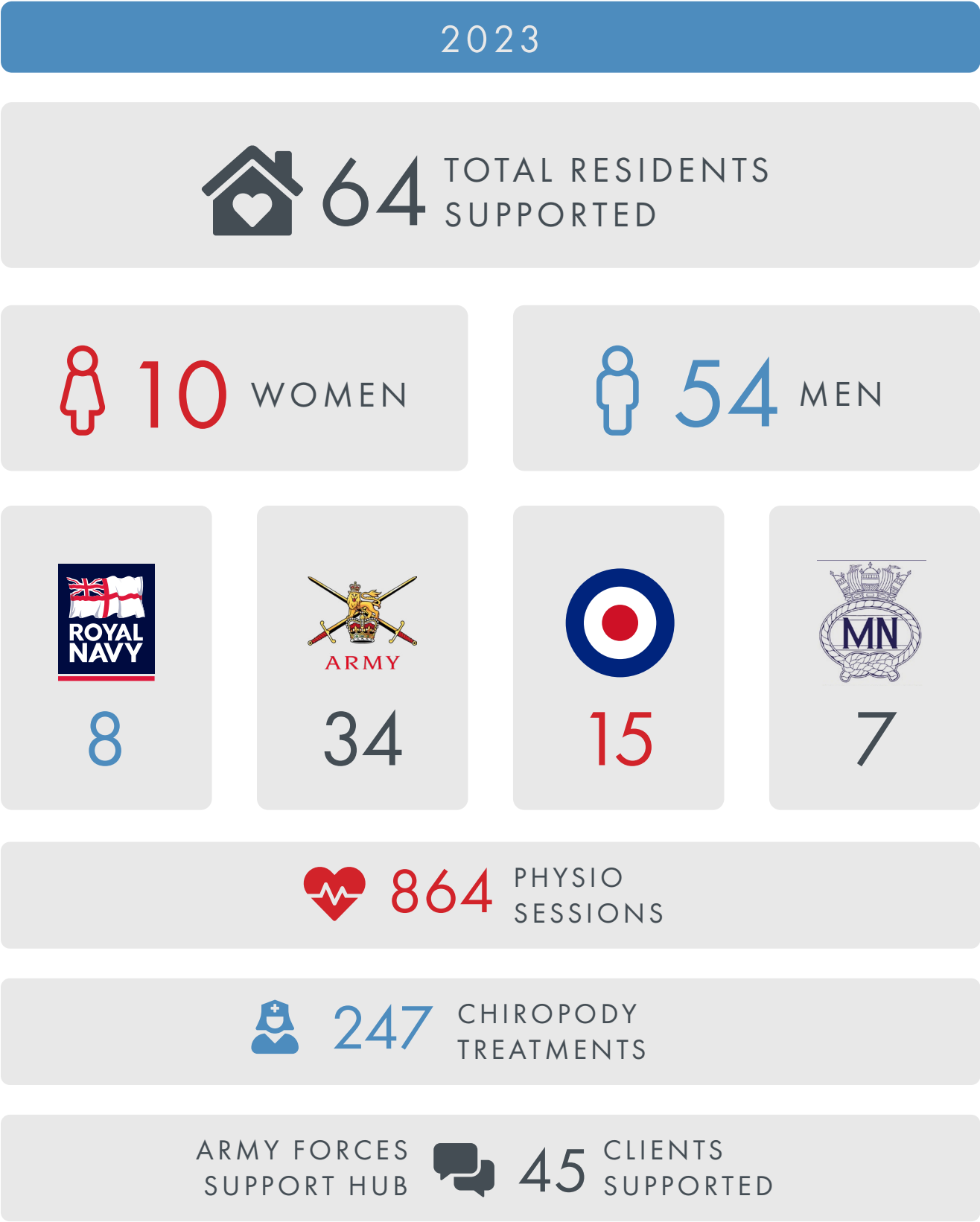
ARMED FORCES
COVENANT



SILVER AWARD



Good
CareQuality
Commission



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

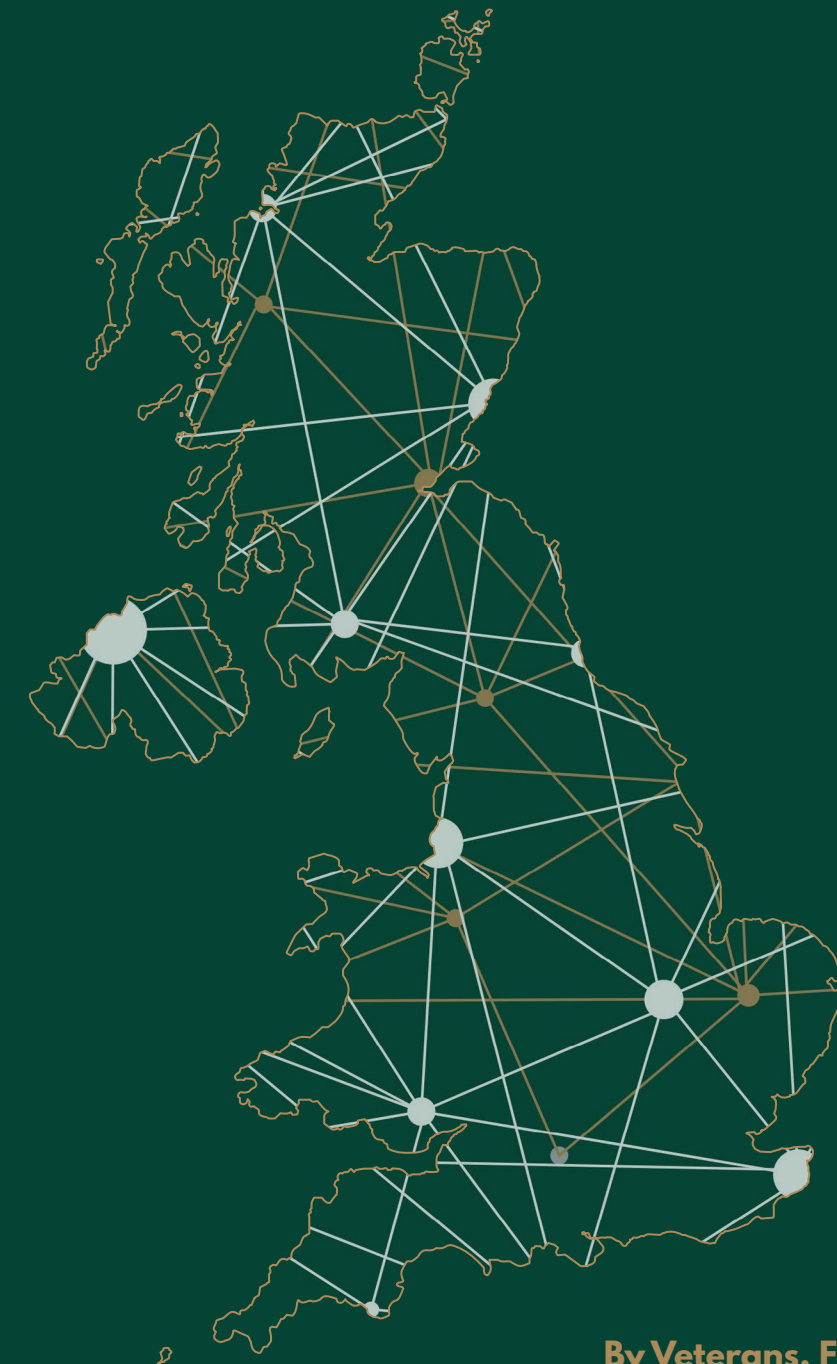
Walking with the Wounded

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.



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.

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.

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:

P Loynes

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:
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:

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

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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.

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

DJH Mitten Clarke Audit Limited
Statutory Auditor

16 January 2024

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		2,041,247	3,924	103,738	2,148,909	1,238,648	2,579	1,912,322	3,153,549
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		2,764,283	233,778	72,595	3,070,656	1,711,039	162,689	362,537	2,236,265
Total expenditure		2,843,823	235,984	72,595	3,152,402	1,789,828	163,981	362,537	2,316,346
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
	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	(158,590)	(825,015)	(33,572)	(1,017,177)	160,494	1,208,695	(524,589)	844,600
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	341,450	7,291,203	9,894	7,642,547	500,040	8,116,218	43,466	8,659,724

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

		2023		2022	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12	12,328,373		12,628,123	
Heritage assets	13	50,375		50,375	
Investments	14	173,780		187,162	
		12,552,528		12,865,660	
Current assets					
Debtors	16	56,346		106,479	
Cash at bank and in hand		266,099		309,132	
		322,445		415,611	
Creditors: amounts falling due within one year	18	(353,207)		(347,755)	
Net current (liabilities)/assets		(30,762)		67,856	
Total assets less current liabilities		12,521,766		12,933,516	
Creditors: amounts falling due after more than one year	19	(4,879,219)		(4,273,792)	
Net assets		7,642,547		8,659,724	
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	
		7,642,547		8,659,724	

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

		2023		2022	
	Notes	£	£	£	£
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	
Net cash used in investing activities		(33,792)		(2,879,329)	
Financing activities					
Proceeds from borrowings		605,427		1,258,315	
Net cash generated from financing activities		605,427		1,258,315	
Net decrease in cash and cash equivalents		(43,033)		(820,784)	
Cash and cash equivalents at beginning of year		309,132		1,129,916	
Cash and cash equivalents at end of year		266,099		309,132	

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 in 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
Fundraising and publicity	79,540	2,206	81,746	78,789	1,292	80,081
	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
	2,608,931	46,834	2,655,765	1,914,564	49,487	1,964,051
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
	3,023,822	46,834	3,070,656	2,186,778	49,487	2,236,265
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
	3,023,822	46,834	3,070,656	2,186,778	49,487	2,236,265

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 Number	2022 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 Number	2022 Number
£60,001 to £70,000	1	-
£80,001 to £90,000	1	1
	<u>1</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		
Amounts falling due within one year:	2023	2022
	£	£
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
	353,207	347,755

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 1 April 2021	Incoming resources	Resources expended	Transfers	Balance at 1 April 2022	Incoming resources	Resources expended	Transfers	Balance at 31 March 2023
	£	£	£	£	£	£	£	£	£
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)	-	-	-	-	-	-
	568,055	1,912,322	(362,538)	(2,074,374)	43,466	103,738	(72,595)	(64,715)	9,894

- 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
	£	£	£	£	£	£	£	£	£
Investment fund	273,520	2,579	(1,292)	(90,000)	7,397	192,204	1,718	-	(13,684)
Freehold property fund	4,962,886	-	(162,689)	3,073,442	-	7,873,639	(233,778)	(579,271)	-
Museum collection	50,375	-	-	-	-	50,375	-	-	-
Capital project designated fund	1,620,742	-	-	(1,620,742)	-	-	-	-	-
	6,907,523	2,579	(163,981)	1,362,700	7,397	8,116,218	(232,060)	(579,271)	(13,684)

	Unrestricted funds 2023 £	Designated funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Designated funds 2022 £	Restricted funds 2022 £	Total 2022 £
Fund balances at 31 March 2023 are represented by:								
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)
	341,449	7,291,204	9,894	7,642,547	500,039	8,116,218	43,467	8,659,724

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:

Acquisition of property, plant and equipment	-	60,869
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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.

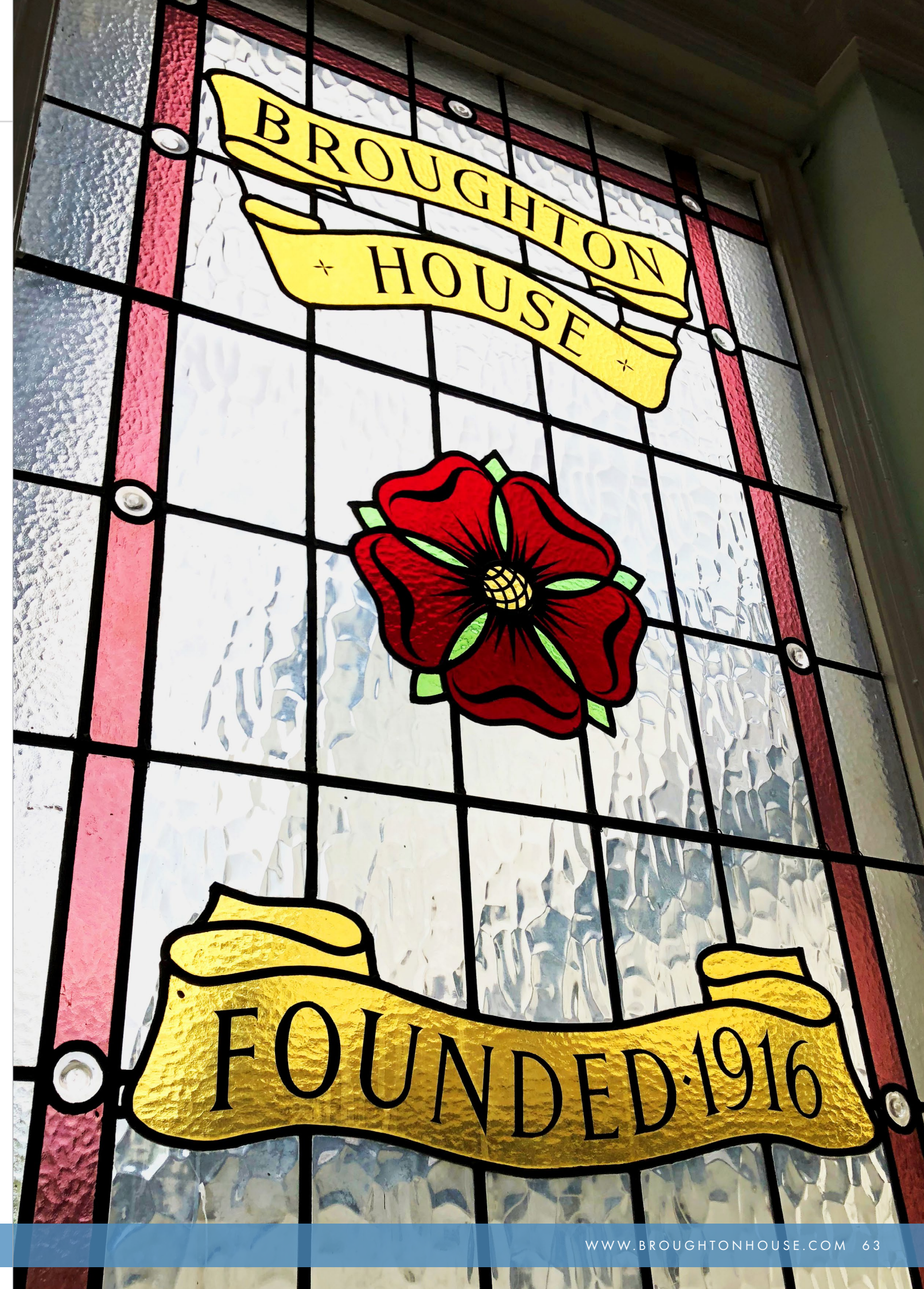
The total amount outstanding on all loans from the GMCA was £4,879,219 (2022: £4,273,792) Interest charged during the year was £230,427 (2022: £123,701) of which £26,156 has been capitalised on the balance sheet.

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.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

