

# Annual Report

& Accounts

OVER  
**100**  
— YEARS OF —  
VETERAN  
CARE



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

Year ending 31 March 2024



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

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



# 2024 HIGHLIGHTS



96

Residents  
Received  
Residential Care



17

Families of  
Veterans Helped



74

Male Residents



22

Female Residents



936

Physiotherapy Sessions



297

Chiropody Treatments



44

Army



9

RN/ RM



14

RAF



5

Merchant Navy





# AWARDS & ACCREDITATIONS



Achieved Defence Employer Recognition Silver Award

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



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



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



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

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





## CHAIRMAN'S FOREWORD



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

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

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

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

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

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

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

*Phil Loynes*

**Colonel P Loynes  
Acting Chairman**



*Peter Belcher – Army, Airborne WW2*



## ABOUT US

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

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

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

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

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

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



## VISION

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



## VALUES

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

## CHARITY MISSION STATEMENT

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



## PUBLIC BENEFIT

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

## CHARITY OBJECTIVES

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









# EQUALITY, DIVERSITY & INCLUSION

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

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

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







*Clifford Butterworth – Royal Navy, WW2*

# GOVERNANCE & MANAGEMENT

## THE TRUSTEE BODY

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

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

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

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

Sub-Committees appointed by the Trustee Board include:

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



## THE TRUSTEE BODY

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

### **BILL ENEVOLDSON**

FINANCE AND AUDIT COMMITTEE



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

### **PETER CURTIS**

FUNDRAISING COMMITTEE



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

### **COLONEL (RETD) PHIL LOYNES LLB**

ACTING CHAIRMAN, GOVERNANCE AND NOMINATIONS COMMITTEE



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

### **COMMODORE PHIL WATERHOUSE ADC RN**

FUNDRAISING COMMITTEE



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

### **COLONEL (RETD) RUSS MILLER OBE**

GOVERNANCE AND NOMINATIONS COMMITTEE



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

### **LIEUTENANT COLONEL SHARON STEWART ARRC**

SERVICE AND QUALITY ASSURANCE COMMITTEE



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

### **ZOE WATTERS**

FINANCE AND AUDIT COMMITTEE



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



# MAJOR ANDREW DINNING

## ROYAL MARINES

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

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

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

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

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

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

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

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

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

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

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



# OUR VETERANS



## SENIOR MANAGEMENT TEAM

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



**KAREN MILLER**

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

**CEO**



**JANE GREEN**

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

**DIRECTOR OF CARE**



**CATHERINE HEALEY**

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

**DIRECTOR OF BUSINESS  
ADMINISTRATION**

## MANAGEMENT TEAM

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



**NADIA MONIZ**

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

**BRAND & MARKETING  
MANAGER**



**NATASHA EARDLEY-DUTTON**

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

**ADMIRAL NURSE**

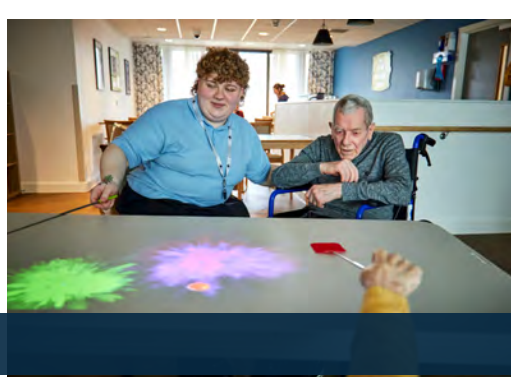
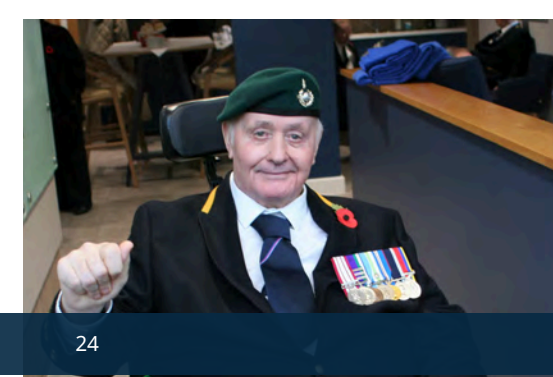


**PETER AKHIMIE**

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

**MANAGEMENT  
ACCOUNTANT**







## OUR SUPPORTERS

### FUNDRAISING ACTIVITIES

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

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

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

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

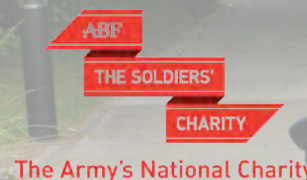
Other fundraising during the year included the refurbishment of the Cinema Room, funded by the Mayor of Oldham, and the donation of £2,400 by Broughton House Ambassador Anthony Cotton, who made a surprise appearance on Tipping Point: Lucky Stars.

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

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



L'ORÉAL



THE ZOCHONIS CHARITABLE TRUST



Stoller Charitable Trust  
providing a helping hand since 1990  
Registered Charity: 255415

QMRT

QUEEN MARY'S ROEHAMPTON TRUST

AG

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





Lt Col Peter Darroch – Royal Army Medical Corps

## VOLUNTEERS

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





## AMBASSADORS

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

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

### AMBASSADORS SPOTLIGHT



#### ANTHONY COTTON

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



#### ANDY REID MBE

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



#### CARL AUSTIN-BEHAN

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



*Chris Graham – Army, Royal Logistic Corps*



# BROUGHTON HOUSE VETERAN CARE VILLAGE

## THE CARE MANAGEMENT

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



**JANE GREEN**  
DIRECTOR OF CARE,  
REGISTERED MANAGER



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

**MATRON**

# BROUGHTON HOUSE VETERAN CARE VILLAGE

## CARING FOR VETERANS

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

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

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

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

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

## DEMENTIA CARE

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

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

## ADMIRAL NURSE

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

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



# OUR VETERANS

## JEAN MACK, ROYAL NAVY

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



## GEORGE EVANS, REME WWII

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



## BARRY POWELL, ARMY AIR CORPS

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



## TERESA GEORGE, MERCHANT NAVY

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





## STAFFING

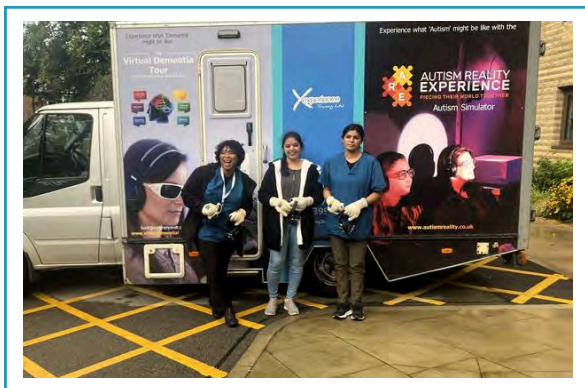
We continually seek ways to enhance our care services and strive for ongoing improvement. We are grateful to our dedicated staff for the outstanding service they provide to our residents.

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

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

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

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



## TECHNOLOGY

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

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

## WELLBEING

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

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

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

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

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

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

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

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



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

- Morrisons Foundation trustee





## LOCAL COMMUNITY LINKS

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

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

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

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

## QUALITY ASSURANCE/PERFORMANCE

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

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

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

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











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

## BROUGHTON HOUSE VETERAN CARE VILLAGE

### THE ARMED FORCES SUPPORT HUB

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

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

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

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



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

This has helped me so much, thank you.





# BROUGHTON HOUSE VETERAN CARE VILLAGE

## VETERANS PLACES PATHWAYS AND PEOPLE (VPPP)

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

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

Member Organisations of VPPP North West:

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

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

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



Capt Bob McMillan - REME



# FINANCIAL PERFORMANCE

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

## INCOME

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

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

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

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

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

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

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

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

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

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

## DESIGNATED FUND

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

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

## EXPENDITURE

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

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

## TRUSTEES CONFIRMATION

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

## RESERVES POLICY

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

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

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

## GREATER MANCHESTER COMBINED AUTHORITY LOAN

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



## INVESTMENT POWERS & POLICY

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

## CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

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

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

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

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

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

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

## FUNDING SOURCES GOING CONCERN STATEMENT

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

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

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

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

## KEY MANAGEMENT & PERSONNEL REMUNERATION

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

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

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

## RISK MANAGEMENT

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

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

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



## STATEMENT OF TRUSTEES RESPONSIBILITIES

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

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

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

In preparing those financial statements the Trustees are required to:

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

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

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

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

### Approval

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

*Phil Loynes*

Colonel P Loynes  
**Acting Chairman**



*David Teacher MBE – RAF, WW2*



## SOCIAL MEDIA PERFORMANCE

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

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

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

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

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

### VISITOR DEMOGRAPHICS

#### GENDER



1627



2266

#### AGE

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

### PLATFORMS GROWTH

3.9K

Facebook  
Followers



404

591

Instagram  
Followers



437

## OUR SOCIALS

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

## TOP PERFORMING CONTENT FROM ALL PLATFORMS



Anthony Cotton -  
Tipping Point

Likes: 2,505  
Comments: 72  
Shares: 25



Residents watching  
Anthony Cotton on  
Tipping Point

Likes: 922  
Comments: 19  
Shares: 9



Broughton House  
receives Lord -  
Lieutenants' Award

Likes: 128  
Comments: 28  
Shares: 9





Joan & Mike Keoghan - QARANC & Parachute Regiment

## INDEPENDENT AUDITOR'S REPORT

### Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

### Basis for opinion

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

### Conclusions relating to going concern

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

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

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

### Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



# INDEPENDENT AUDITOR'S REPORT

## Matters on which we are required to report by exception

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

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

## Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

## Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

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

# INDEPENDENT AUDITOR'S REPORT

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

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

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

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

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

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

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

## Use of our report

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

*DJH Audit Limited*

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

23/12/2024  
.....

**Accountants & Statutory auditor**

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



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

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

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

	Notes	Unrestricted funds general	Unrestricted funds designated	Restricted funds	Total	Unrestricted funds general	Unrestricted funds designated	Restricted funds	Total
		2024	2024	2024	2024	2023	2023	2023	2023
		£	£	£	£	£	£	£	£
Net gains/(losses) on investments		-	13,612	-	13,612	-	(13,684)	-	(13,684)
<b>Net income/(expenditure)</b>		<u>(133,149)</u>	<u>643,163</u>	<u>(8,319)</u>	<u>501,695</u>	<u>(802,576)</u>	<u>(245,744)</u>	<u>31,143</u>	<u>(1,017,177)</u>
Transfers between funds		206,299	(237,388)	31,089	-	643,986	(579,271)	(64,715)	-
<b>Net movement in funds</b>	11	<u>73,150</u>	<u>405,775</u>	<u>22,770</u>	<u>501,695</u>	<u>(158,590)</u>	<u>(825,015)</u>	<u>(33,572)</u>	<u>(1,017,177)</u>
<b>Reconciliation of funds:</b>									
Fund balances at 1 April 2023		341,450	7,291,203	9,894	7,642,547	500,040	8,116,218	43,466	8,659,724
<b>Fund balances at 31 March 2024</b>		<u>414,600</u>	<u>7,696,978</u>	<u>32,664</u>	<u>8,144,242</u>	<u>341,450</u>	<u>7,291,203</u>	<u>9,894</u>	<u>7,642,547</u>

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



## BALANCE SHEET

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

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

*Phil Loynes*  
Colonel P Loynes  
Trustee

## STATEMENT OF CASH FLOWS

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



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

1 Accounting policies

Charity information

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

1.1 Accounting convention

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

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

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

1.2 Going concern

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

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

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

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

1.3 Charitable funds

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

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

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

1.4 Income

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

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

Donations are recognised when the monies are received.

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

1 Accounting policies

(Continued)

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

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

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

1.5 Expenditure

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

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

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

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

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

1.6 Tangible fixed assets

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

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

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

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

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

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

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

## 1 Accounting policies

(Continued)

### 1.7 Heritage assets

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

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

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

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

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

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

### 1.8 Fixed asset investments

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

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

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

### 1.9 Financial instruments

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

#### Basic financial assets

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

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

## 1 Accounting policies

(Continued)

#### Basic financial liabilities

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

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

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

#### Derecognition of financial liabilities

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

### 1.10 Taxation

The charity is exempt from tax on its charitable activities.

### 1.11 Employee benefits

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

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

### 1.12 Retirement benefits

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

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



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

### 3 Income from donations and legacies

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

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

### 4 Critical accounting estimates and judgements

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

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

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

#### Depreciation and residual values

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

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

### 5 Income from charitable activities

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

### 6 Income from investments

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

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

### 7 Other income

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

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

### 8 Expenditure on raising funds

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

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

### 9 Expenditure on charitable activities

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



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

### 10 Support costs allocated to activities

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

### 11 Net movement in funds

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

### 12 Trustees

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

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

### 13 Employees

The average monthly number of employees during the year was:

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

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

### 13 Employees

(Continued)

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

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

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

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

### 14 Taxation

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

### 15 Heritage assets

Museum  
Collection  
£

At 1 April 2023 and at 31 March 2024

50,375

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

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

## 16 Tangible fixed assets

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

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

### 17 Fixed asset investments

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

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

### 18 Debtors

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

### 19 Loans and overdrafts

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

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

### 20 Creditors: amounts falling due within one year

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



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

### 21 Creditors: amounts falling due after more than one year

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

### 22 Retirement benefit schemes

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

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

### 23 Restricted funds

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

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

#### Previous year:

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

Material restricted funds relate to:

- Amounts received towards the Veteran Care Village capital project

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

### 24 Unrestricted funds designated

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

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

#### Previous year:

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

### 25 Unrestricted funds

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

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

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

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

### 26 Analysis of net assets between funds

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

### 27 Operating lease commitments

#### Lessee

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

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

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

### 28 Related party disclosures

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

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

### 29 Analysis of changes in net (debt)/funds

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



# LEGAL AND ADMINISTRATIVE INFORMATION

## TRUSTEES

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

## CHARITY NUMBER

1155225

## CHIEF EXECUTIVE OFFICER

Ms K Miller

## REGISTERED MANAGER

Ms J Green

## AUDITORS

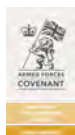
DJH Audit Limited  
St George's House  
56 Peter Street  
Manchester  
M2 3NQ

## BANKERS

National Westminster  
Bank PLC

## INVESTMENT MANAGERS

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



# BROUGHTON HOUSE VETERAN CARE VILLAGE

— 1916 ONWARDS —  
WE CARE FOR THOSE WHO SERVED US



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

☎ 0161 740 2737

💻 [www.broughtonhouse.com](http://www.broughtonhouse.com)

✉ [info@broughtonhouse.com](mailto:info@broughtonhouse.com)

🏠 Park Lane, Salford, M7 4JD

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