

Annual Report

& Accounts

OVER
100
— YEARS OF —
VETERAN
CARE



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

Year ending 31 March 2025

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

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

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

CHAIRMAN'S FOREWORD



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

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

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

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

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

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

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

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

I hope you find this report interesting and helpful.

A handwritten signature in dark ink, reading 'Phil Loynes'.

**Colonel P Loynes
Acting Chairman**



Visit by Sir Norman Stoller in March 2025

IMPACT STATS 2024-25



100

Residents
cared for in our
Care Home



83

Veterans &
families supported
by our Armed
Forces Support
Hub



72

Male Residents



28

Female Residents



1152

Physiotherapy Sessions



660

Chiroprody Treatments

53



ARMY

20



RN/RM

11



RAF

9



MERCHANT NAVY



HIGHLIGHTS *of* OUR YEAR

D-DAY 80 - BROUGHTON HOUSE

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

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

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



D-DAY 80 - NORMANDY

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

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



DEFENCE EMPLOYER RECOGNITION SCHEME - GOLD AWARD

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



HMS - PRINCE OF WALES

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

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

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

ABOUT US

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

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

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

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

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

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

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

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

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

VISION

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



VALUES

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



CHARITY MISSION STATEMENT

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



PUBLIC BENEFIT

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



CHARITY OBJECTIVES

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





Major Mike Winstanley MBE - Army

EQUALITY, DIVERSITY & INCLUSION

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

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

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





Sandy MacDonald - Army

GOVERNANCE & MANAGEMENT

THE TRUSTEE BODY

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

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

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

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

Sub-Committees appointed by the Trustee Board include:

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

OUR BOARD OF TRUSTEES

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



PETER CURTIS

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



COLONEL (RETD) PHIL LOYNES LLB

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



COMMODORE PHIL WATERHOUSE ADC RN

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



COLONEL (RETD) RUSS MILLER OBE

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



BILL ENEVOLDSON

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



COLONEL SHARON STEWART ARRC

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



NEIL CLARK

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



BRIGADIER ROB MANUEL

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



COUNCILLOR TRACY KELLY

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

FLIGHT LIEUTENANT REG MITCHELL

ROYAL AIR FORCE

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

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

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

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

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

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

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

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

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

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

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

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

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



OUR VETERANS

SENIOR MANAGEMENT TEAM

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



KAREN MILLER

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

CEO



JANE GREEN

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

DIRECTOR OF CARE



CATHERINE HEALEY

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

DIRECTOR OF BUSINESS
ADMINISTRATION

MANAGEMENT TEAM

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



NADIA MONIZ

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

BRAND & MARKETING
MANAGER



PETER AKHIMIE

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

MANAGEMENT
ACCOUNTANT



STEPHEN ROSSITER

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

HOSPITALITY SERVICES
MANAGER



SUPPORTING OUR WORK

FUNDRAISING ACTIVITIES

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

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

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

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

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

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

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

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

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





Peter Hickson - Royal Navy

OUR VOLUNTEERS

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

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



OUR AMBASSADORS

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

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

AMBASSADORS SPOTLIGHT



ANTHONY COTTON

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



ANDY REID MBE

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



CARL AUSTIN-BEHAN

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



Mary Teresa - Merchant Navy

BROUGHTON HOUSE VETERAN CARE VILLAGE

OUR CARE MANAGEMENT



DIRECTOR OF CARE, REGISTERED MANAGER
JANE GREEN

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

CARE HOME MANAGER

LOREDANA POPA



ADMIRAL NURSE

NATASHA EARDLEY-DUTTON



CARING FOR VETERANS

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

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

DEMENTIA CARE

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

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

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

OUR VETERANS

CLIFF BUTTERWORTH, ROYAL NAVY

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

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



MONTY BLACK, ARMY

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

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



JOE JERVIS, RAF

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

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



MARGARET MORGAN, ARMY SPOUSE

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

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

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

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



STAFFING

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

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

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

TECHNOLOGY

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

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

WELLBEING

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

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

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

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

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

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



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

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

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

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

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

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

LOCAL COMMUNITY LINKS

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

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

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

QUALITY ASSURANCE/PERFORMANCE

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

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

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

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

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

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





Margaret Morgan - Army Spouse



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

BROUGHTON HOUSE VETERAN CARE VILLAGE

THE ARMED FORCES SUPPORT HUB

Life After Service – Support for Greater Manchester's Veterans

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

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

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

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

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

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

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

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

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

APARTMENT LIVING

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

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

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

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

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

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

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

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

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



FINANCIAL PERFORMANCE

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

INCOME

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

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

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

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

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

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

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

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

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

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

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

DESIGNATED FUND

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

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

EXPENDITURE

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

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

RESERVES POLICY

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

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

GREATER MANCHESTER COMBINED AUTHORITY LOAN

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

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

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

TRUSTEES CONFIRMATION

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

INVESTMENT POWERS & POLICY

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

CREATING A SUSTAINABLE FINANCIAL FUTURE FOR THE CHARITY

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

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

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

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

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

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

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

FUNDING SOURCES GOING CONCERN STATEMENT

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

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

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

KEY MANAGEMENT & PERSONNEL REMUNERATION

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

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

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

RISK MANAGEMENT

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

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

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

STATEMENT OF TRUSTEES RESPONSIBILITIES

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

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

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

In preparing those financial statements the Trustees are required to:

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

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

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

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



Colonel P Loynes
Acting Chairman



Capt Bob McMillan- REME

SOCIAL MEDIA PERFORMANCE

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

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

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

VISITOR DEMOGRAPHICS

GENDER



AGE

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

PLATFORMS GROWTH

4K Facebook Followers 76

630 Instagram Followers 39

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

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

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

OUR SOCIALS

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





Frank Atkinson - Parachute Regiment

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the financial statements of Broughton House - Veteran Care Village (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

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

INDEPENDENT AUDITOR'S REPORT

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

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

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

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

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

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

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

Use of our report

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



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

16/12/25

Accountants & Statutory auditor

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

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

	Notes	Unrestricted funds		Restricted funds		Total		Unrestricted funds		Restricted funds		Total	
		2025	2025	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024
		£	£	£	£	£	£	£	£	£	£	£	£
Income and endowments from:													
Donations and legacies	3	310,942	-	85,428	396,370	-	342,475	-	46,057	-	388,532	-	-
Charitable activities													
Veteran Care Village	4	4,126,032	-	-	4,126,032	-	3,242,108	-	-	-	3,242,108	-	-
Investments	6	-	20,220	-	20,220	-	-	-	4,620	-	4,620	-	-
Other income	7	-	-	-	-	-	-	-	859,795	-	859,795	-	-
Total income		4,436,974	20,220	85,428	4,542,622	-	3,584,583	864,415	46,057	4,495,055	-	-	-
Expenditure on:													
Raising funds	8	14,760	4,730	-	19,490	-	23,221	2,192	-	-	25,413	-	-
Charitable activities													
Veteran Care Village	9	3,953,433	232,672	98,903	4,285,008	-	3,666,998	232,672	54,376	3,954,046	-	-	-
Support Hub	9	17,791	-	-	17,791	-	27,513	-	-	27,513	-	-	-
Total charitable expenditure		3,971,224	232,672	98,903	4,302,799	-	3,694,511	232,672	54,376	3,981,559	-	-	-
Total expenditure		3,985,984	237,402	98,903	4,322,289	-	3,717,732	234,864	54,376	4,006,972	-	-	-

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


	Notes	Unrestricted funds		Restricted funds		Total		Unrestricted funds		Restricted funds		Total	
		2025	2025	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024
		£	£	£	£	£	£	£	£	£	£	£	£
Net gains/(losses) on investments													
		-	(5,405)	-	(5,405)	-	-	-	13,612	-	13,612	-	-
Net income/(expenditure)		450,990	(222,587)	(13,475)	214,928	214,928	(133,149)	643,163	(8,319)	501,695	-	-	-
Transfers between funds		(484,870)	500,625	(15,755)	-	-	206,299	(237,388)	31,069	-	-	-	-
Net movement in funds	11	(33,880)	278,038	(29,230)	214,928	214,928	73,150	405,775	22,770	501,695	-	-	-
Reconciliation of funds:													
Fund balances at 1 April 2024		414,600	7,696,978	32,664	8,144,242	8,144,242	341,450	7,291,203	9,894	7,642,547	-	-	-
Fund balances at 31 March 2025		380,720	7,975,016	3,434	8,359,170	8,359,170	414,600	7,696,978	32,664	8,144,242	-	-	-

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

BALANCE SHEET AS AT 31 MARCH 2025

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

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


Colonel P. Loynes
Trustee

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025

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

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

1 Accounting policies

Charity information

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

1.1 Accounting convention

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

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

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

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

1.2 Going concern

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

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

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

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

1.3 Charitable funds

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

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

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

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

1 Accounting policies

(Continued)

1.4 Income

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

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

Donations are recognised when the monies are received.

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

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

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

1.5 Expenditure

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

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

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

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

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

1.6 Tangible fixed assets

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

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

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

1 Accounting policies

(Continued)

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

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

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

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

1.7 Heritage assets

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

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

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

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

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

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

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

1 Accounting policies

(Continued)

1.8 Fixed asset investments

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

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

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

1.9 Financial instruments

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

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.10 Taxation

The charity is exempt from tax on its charitable activities.

1.11 Employee benefits

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

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

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

1 Accounting policies

(Continued)

1.12 Retirement benefits

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

2 Cash generated from operations

2025 2024

£ £

Surplus for the year 214,928 501,695

Adjustments for:

Investment income recognised in statement of financial activities (20,220) (4,620)
Gain on disposal of tangible fixed assets - (859,795)
Fair value gains and losses on investments 5,405 (13,612)
Depreciation and impairment of tangible fixed assets 298,374 316,430

Movements in working capital:

Decrease/(increase) in debtors 33,363 (12,189)
Increase in creditors 8,011 587,744

Cash generated from operations

539,861 515,653

3 Income from donations and legacies

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

3 Income from donations and legacies

(Continued)

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

4 Income from charitable activities

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

5 Critical accounting estimates and judgements

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

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

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

Depreciation and residual values

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

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

6 Income from investments

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

7 Other income

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

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

8 Expenditure on raising funds

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

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

9 Expenditure on charitable activities

	Veteran Support Hub Care Village		Total 2025 £	Veteran Support Hub Care Village		Total 2024 £
	2025 £	2025 £	2025 £	2024 £	2024 £	2024 £
Direct costs						
Staff costs	2,091,023	-	2,091,023	1,880,417	4,157	1,884,574
Depreciation and impairment	298,374	-	298,374	316,430	-	316,430
Residential costs	484,943	-	484,943	469,424	-	469,424
Miscellaneous	8,466	-	8,466	11,578	-	11,578
Food	142,056	-	142,056	127,206	-	127,206
Medical and support hub	39,409	17,791	57,200	36,372	23,356	59,728
Maintenance	129,201	-	129,201	91,207	-	91,207
Cleaning	63,078	-	63,078	62,400	-	62,400
Training	10,291	-	10,291	16,296	-	16,296
Agency costs	591,490	-	591,490	490,597	-	490,597
	<u>3,858,331</u>	<u>17,791</u>	<u>3,876,122</u>	<u>3,501,927</u>	<u>27,513</u>	<u>3,529,440</u>

Share of support and governance costs (see note 10)

Support	401,477	-	401,477	424,519	-	424,519
Governance	25,200	-	25,200	27,600	-	27,600
	<u>4,285,008</u>	<u>17,791</u>	<u>4,302,799</u>	<u>3,954,046</u>	<u>27,513</u>	<u>3,981,559</u>

Analysis by fund

Unrestricted funds - general	3,953,433	17,791	3,971,224	3,666,998	27,513	3,694,511
Unrestricted funds - designated	232,672	-	232,672	232,672	-	232,672
Restricted funds	98,903	-	98,903	54,376	-	54,376
	<u>4,285,008</u>	<u>17,791</u>	<u>4,302,799</u>	<u>3,954,046</u>	<u>27,513</u>	<u>3,981,559</u>

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

10 Support costs allocated to activities

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

Analysed between:

Veteran Care Village	<u>426,677</u>	<u>452,119</u>
----------------------	----------------	----------------

11 Net movement in funds

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

12 Trustees

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

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

13 Employees

The average monthly number of employees during the year was:

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

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

13 Employees

(Continued)

Employment costs

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

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

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

	2025 Number	2024 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 2024 and at 31 March 2025

50,375

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

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

16 Fixed asset investments

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

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

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

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

17 Tangible fixed assets

	Freehold land and buildings £	Plant and equipment £	Fixtures and fittings £	Computer/Motor equipment £	Motor vehicles £	Total £
Cost						
At 1 April 2024	12,226,251	71,539	538,061	76,593	43,872	12,986,306
Additions	-	6,666	754	813	-	8,233
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2025	12,226,251	78,205	538,815	77,396	43,872	12,964,539
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Depreciation and impairment						
At 1 April 2024	703,265	17,000	252,099	73,548	41,237	1,087,149
Depreciation charged in the year	232,672	5,798	57,269	2,119	527	298,374
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2025	935,937	22,788	309,367	75,667	41,764	1,385,523
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Carrying amount						
At 31 March 2025	11,290,314	55,417	229,448	1,729	2,108	11,579,016
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2024	11,522,987	54,539	285,962	3,033	2,635	11,869,156
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

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

18 Debtors

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

19 Loans and overdrafts

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

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

20 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	81,647	125,890
Other creditors	867,315	815,061
	948,962	940,951

21 Creditors: amounts falling due after more than one year

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

22 Retirement benefit schemes

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

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

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

23 Restricted funds

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

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

Material restricted funds relate to:

- Amounts received towards the Veteran Care Village capital project

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

24 Unrestricted funds - designated

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

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

25 Unrestricted funds

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

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

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

26 Analysis of net assets between funds

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

27 Operating lease commitments

Lessee

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

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

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

28 Related party disclosures

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

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

29 Analysis of changes in net (debt)/funds

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

George Evans - REME WWII

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES

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

CHARITY NUMBER

1155225

CHIEF EXECUTIVE OFFICER

Ms K Miller

REGISTERED MANAGER

Ms J Green

AUDITORS

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

BANKERS

National Westminster
Bank PLC

INVESTMENT MANAGERS

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