

THE LODGE TRUST CIO
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2021

REGISTERED CHARITY NUMBER: 1161735

THE LODGE TRUST CIO

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THE LODGE TRUST CIO
REPORT OF THE TRUSTEES

THE LODGE TRUST CIO - REPORT OF THE TRUSTEES

The trustees are pleased to present their report together with the financial statements for the charity for the year ended 31 March 2021

OBJECTIVES AND ACTIVITIES

The Constitution dated 19 May 2015 states that the objects of the Trust are to provide a home, educational and work opportunities, based on orthodox Protestant Christian values for the benefit of people with learning disabilities, who have expressed the desire to be supported in a provision which promotes their spiritual, material and mental welfare, and is tailored to their individual needs, and which promotes independent living and life skills development to the extent possible.

The Trust continues to function on the one site within the Rutland village of Market Overton.

Residential Services provide six units of accommodation, each with their own style and character, providing homes for a total of 30 people with learning disabilities.

Work and Education Services (WES) provides work opportunities in woodwork, crafts, horticulture, grounds maintenance, cleaning and catering services. The Country Park Café provides accredited training and further real work opportunities. WES and the Country Park Café are accessed both by people living on site, together with a number of external Service Users who access our services. Some residents have voluntary work in the wider community. External Service users have been unable to attend site and the Café and voluntary work have both been stopped by the Covid-19 Pandemic.

ACHIEVEMENTS AND PERFORMANCE

The charity has continued through the past year to implement its charitable objectives. It has maintained and developed the services for the benefit of the residents and external Service Users.

Public Benefit

The Trustees confirm that they have referred to the Charity Commission guidance on public benefit (S4), Charities Act 2011 and meet the guidance through the Charity's aims and objectives and in planning future activities in the provision of specialised care for adults with learning disabilities.

The Lodge Trust exists to serve the Lord Jesus Christ through transforming the lives of people with learning disabilities and impacting communities through professional support, voluntary services and resources that express the practical love of Jesus Christ. Its current activities and development plans pass the test of whether society would be the poorer for its absence.

In common with many other social care providers, The Lodge Trust delivers a Government-directed and funded public service for the benefit of those who qualify for statutory funding. The nature of The Lodge Trust as a Christian service provider (and enabler) means that The Lodge Trust also offers Christian spiritual support and encouragement to those who desire it.

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REPORT OF THE TRUSTEES

ACHIEVEMENTS AND PERFORMANCE (continued)

The Covid-19 Pandemic has significantly impacted our services during this year. The monthly 'Lodge Service' and weekday large group morning devotions have been discontinued; the residents meet together in households following the appropriate guidance for morning devotions. They support local churches and participate via video conferencing. The village play area which was relocated to the Lodge Country Park (by Market Overton Play Area (MOPA – Registration No: 1176295) has been closed along with the Lodge Country Park since the pandemic started. When guidance has allowed the Camping and Caravanning Club site and our two holiday lodges have been opened to the public as these are totally isolated from our main site.

The Lodge Trust has continued to supply local Post Offices, village stores and Garden Centres with kindling for resale. Many customers enjoy using these products and appreciate the work the Service Users do to produce these from old pallets (which many local firms deliver to us free of charge).

The Lodge Trust CIO's community based work, equipping churches and training volunteers, together with our capital programmes and operational services are part-funded by voluntary gift income. The majority of our volunteers have not been able to attend site during the pandemic, but we have been able to continue to work with Time for God and placements have been able to go ahead safely for two European volunteers to be with us for several months.

It is the Charity's belief and experience that these services, and the ministry offered have a transforming effect not only in the lives of the people with learning disabilities who are directly supported, but also within their families and local communities.

The purposes of The Lodge Trust CIO comply directly with the following of the Charities Act's descriptions of "charitable purpose" which are accepted as in themselves 'public benefits'.

- a) **the advancement of education** – to teach new and develop existing skills among our Service Users, treating each person individually and seeking to enhance their abilities in innovative and fresh ways
- b) **the advancement of religion** – staff and volunteers share, teach and model orthodox protestant Christian values. Realistic and meaningful work increases self-worth/ self-esteem as well as giving purpose and a sense of belonging to Service Users. Society benefits from our Christian ethos and philosophy to "love one another as God has loved us".

There is still a high demand for 'intentional community'; this is evidenced by the number of enquiries from interested/ potential new residents which exceeds the supply of opportunities available. The trustees are not able to expand the current number of beds beyond 30 at the site at Market Overton and have considered a second site but currently circumstances have put these considerations on hold. CQC's current policy states they will not register "new services ...developed as part of a campus style development or congregate setting." [i.e. group homes clustered together on the same site and usually sharing staff and some facilities. Staff are available 24 hours a day.] (**Source: Registering the Right Support: CQC's policy on registration and variations to registration for providers supporting people with a learning disability and/or autism.** June 2017]. This policy will continue to be monitored by the Trustees together with the feasibility of alternative means of provision which would fit both our purposes and ethos and current CQC policy.

The Lodge Trust CIO employs 70 staff (some of whom are part-time). This makes us a significant employer in Rutland and that brings a benefit to the local economy.

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ACHIEVEMENTS AND PERFORMANCE (continued)

The charity is regularly inspected (without notice) by the Care Quality Commission and the current verdict on our service is 'Good'. Staff are aiming for 'outstanding' but recognise that less than 5% of all Care homes in England and Wales attain such a standard.

Families regularly speak of our specific benefit to their relative

"We are thrilled for you. We are so thankful to God for the Lodge .Our daughter is in such a beautiful place and with such amazing carers. Thank you for all you are doing .Its truly wonderful. Praise God the virus has stayed away from the Lodge. With love x"

"I wanted to acknowledge your letter of the 24th Sept. as well as to thank you for it. As families we do so appreciate all the information and updates we are sent from The Lodge... The staff team are so kind, as well as so resourceful in keeping the residents occupied and happy – and well. Thank you for the practical information – most of which we had anticipated. But it may be tough for the staff team. We do thank God for you all - and keep on praying for you."

"I am missing this man so Much! I Cannot wait to see him and give him a big cuddle. Thank you everyone at TLT for taking such good care of him xxx"

"I just want to thank you for organising the carol service. It's been a long time since the trustees saw any of the residents and it was really encouraging to see and hear them looking well and happy"

"Thank you for sharing this. It's been a real joy to watch and see everyone taking part. I've really missed being able to come to the site. The Makaton Nativity video was also great. It was lovely to see Lodge residents in leading roles! Have a wonderful Christmas and blessed New year."

"The Christmas tree festival was a great idea!"

"We can't say just how grateful we are to you and all staff at the Lodge. We thank God every day and pray for you all. It has been an incredibly difficult year but you have kept the residents safe and well during changes in rules and guidelines that must have been incredibly frustrating to say the least. We have been so impressed at the lovely things the residents have been doing and the innovative ways to make their lives interesting and fulfilled. Please thank everyone for going the second third and fourth miles. You all do a wonderful job and we appreciate it so much."

"We loved the woodwork present Y made. It was a boat; Y's Dad has just bought one. Other people have also enjoyed seeing it. Thank you. You are all doing a wonderful job"

"X's family are so impressed with what The Lodge Trust does. They always go one step further and support her really well. They have adapted well to the current situation. What the staff have done for the residents is brilliant"

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REPORT OF THE TRUSTEES

ACHIEVEMENTS AND PERFORMANCE (continued)

Other professionals also comment:

"I have missed not coming this year to site. I always leave so happy when I've visited such a lovely place with a great atmosphere" – Social Worker

"I just wanted to let you know that I have completed the review of X and graded her care and treatment as excellent by all services involved. I was able to identify features of care which current practice in other areas could learn from. I was unable to pick out any identified issues that could have been handled differently"

Residential Services

The Lodge Trust is registered with the Care Quality Commission (CQC) to provide accommodation for persons who require personal care. Our home is not the typical residential home. We are situated on a twenty-acre site with sixteen units of accommodation, so people are not living in one big house. In addition, we have well equipped workshops and extensive gardens which add to the quality of the service we provide.

Here are the views expressed recently by some of the residents who live at The Lodge Trust.

"TLT has been fantastic – I love living here this is the right place for me. I love cutting the grass, keeping the place tidy I like helping people out."

"Work is good. Peoples teams work well together"

"We're all happy"

"The new interns are working well"

Residents continue to have good outcomes in their lives. All the annual reviews have been positive, with good feedback from the residents, social workers and families about the enjoyable, fulfilled and active lifestyles of the residents.

We end the year with 29 residents. Our oldest resident (90) passed away this year (not Covid related) and so we have been seeking someone who would benefit from living at the Lodge.

Sadly, all external events had to be postponed due to the COVID-19 Pandemic.

THE LODGE TRUST CIO
REPORT OF THE TRUSTEES

ACHIEVEMENTS AND PERFORMANCE (continued)

Work and Education Services

Work and Education Services (WES) is based on the foundational Christian principles which are behind our desire to provide meaningful work and build up self-worth and self-esteem for all. The educational courses are seen as an integral part of WES and we are pleased to see them being developed into new areas. This year the AQA Unit Award Scheme was suspended due to the pandemic

The number of Day Service Users attending WES is at capacity. Unfortunately we have needed to suspend the Day Service User services from March due to the COVID-19 Pandemic.

The Country Park has now completed its eleventh year of operation and has continued to perform well with many visitors enjoying our services. The café continues to be popular with the local community and visitors from other areas. The addition of the children's play area has boosted sales especially during the school holidays. The residents and Day Service Users really enjoy working with the community and many visitors comment favourably about the skills of the helpers and the beauty/calmness of the work environment. The café and cabins increasingly provide meaningful work and new skills for our residents and day Service Users in preparing food, food hygiene, serving customers, handling money, cleaning and laundry. Additionally, it gives them the opportunity to sell products which they have made in our workshops, and plants grown in the gardens.

Unfortunately we have needed to close the Country Park and Café to the public this year due to Covid-19. The café and country park continue to provide services to our residential care home, and we have opened the Camping and Caravanning site and holiday Lodges when safe to do so and allowed under the Government guidance.

Support for people to live their lives

We provide different levels of staff support and the team works closely with the residents and day Service Users to tailor the support to their individual needs. This is a growing and exciting process as the people develop their independence and self-esteem.

The ongoing support needs of some residents in Garden House mean we have in-house moving and handling training to ensure our staff can meet the extra care needs without risk of injury. Residents can maintain their dignity and allow their personal faith to shine through in circumstances that can sometimes prove quite challenging.

The Lodge Trust sees the training and development of all staff as integral to all it does. It achieves this by offering an extensive package of training from specific Learning Disability to Management Training. The Lodge Trust continues to meet the national changes in Health and Social Care training, offering the Diplomas in Health and Social Care, the Care Certificate and ensuring that we continue to meet the Care Standards' outcomes.

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ACHIEVEMENTS AND PERFORMANCE (continued)

Governance and Influence

The Trustees met formally four times in the year, but have also visited on many other occasions. The Management Committee met ten times and as part of each meeting they visited one of the houses to chat with the residents and the staff on duty. Meetings were held virtually due to the COVID-19 Pandemic and therefore house visits were not undertaken. However a resident representative was still able to join the committee meeting via a video link

The Rutland Learning Disability Partnership Board (LDPB) meetings have been suspended due to the pandemic.

We have maintained our membership of the Association for Real Change (ARC), a national umbrella organisation for learning disability services. They have been hugely supportive during the pandemic.

Our presence in the locality has been curtailed during the pandemic although the local community have been very supportive of us particularly around Christmas with a tree full of individual messages and good wishes and hand delivered presents for our residents. We are grateful to be part of such a community and also thankful for the understanding of the Parish Council and MOPA who run the children's play area during this period of closure because of the pandemic.

We have again benefited from the support of both local and international volunteers. Time for God (TfG) has provided some young international Interns although they arrived late due to Brexit and the Covid-19 pandemic. It is estimated that the net value to the organisation of the various volunteers is approximately £12,000 and the Trust is very grateful for the work they have done throughout the year. As the Trust is supported by fewer other local volunteers at present this has been of great value to us. It has not been included in the Accounts.

Our support base of local churches and individuals has again increased. We are grateful to all who have supported us financially and in other practical ways. Financial gifts made to the charity go towards capital cost expenditure and not towards the administration or operation costs.

We are known nationally through churches and through the wide circulation of our monthly newsletter. Our residents regularly attend local churches for Sunday services and other events, and some are members of the local evangelical churches. During the Covid-19 Pandemic, they have continued to take part in services via digital platforms.

Now in the 38th year of operation, we give praise to God for His goodness to us as an organisation in enabling us to provide Christian homes for those who have chosen to be supported in this way. We give thanks to God for His unfailing love, His guidance and His daily provision for all our needs. We readily acknowledge that without the commitment of staff and volunteers, such service delivery would not be possible, and we wish to express our sincere appreciation for their dedication to the work.

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FUNDRAISING REPORT

The Lodge Trust fundraise through a number of different streams:

Through legacies: there is a legacy information pack on the website available to download or request to be posted. This gives people tips on how to leave gifts in their will.

Through corporate giving: we have a few local businesses who have decided to donate to us as either a one off or regularly. These relationships have grown over time through being an active part of our local community.

Through grants and trust funds: we regularly apply to grant giving bodies and trust funds when we have a specific capital funding need. We use our online database to keep a track of who we have applied to and when and what follow up is needed in order to adhere to reapplying rules of the funding bodies and feedback requests.

Through events: These have been cancelled due to Covid-19

Through individual giving: this is the largest part of our efforts in fundraising. We send out regular written communications to people who have agreed to receive these (ensuring we are compliant with GDPR regulations) by post and email. We also use social media and our website to run online campaigns. We never call people or undertake door to door collections.

The amount of donations and legacies received during the year is detailed in the Statement of Financial Activities.

Although the Lodge Trust is not registered with the Fundraising Regulator, we operate our fundraising in a responsible manner and all fundraising activity is carried out with the same ethos and professionalism that we approach our other activities with.

The Trust carries out its own fundraising and does not currently engage any external third parties on its behalf.

There have been no complaints received during the year regarding our fundraising activities.

The protection of vulnerable people is a fundamental tenant of the Trust, given its primary activity involves the care of vulnerable people. All fundraising activities and events are overseen by the support development team who are all regularly trained and updated in all safeguarding practices and are DBS checked in accordance with current guidelines.

FINANCIAL REVIEW

Total income has shown a decrease in 2020-21 of £173,034 to £1,794,259. The principal sources of funding remain to be from Residential fees and Work and Education Services fees. Residential fees have risen but Work and Education fees have been reduced because of the loss of income from day service users and the café and country park.

Due to these closures the Trust is putting in an insurance claim of around £170,000, which the Trustees feel is due but given the uncertainty this has not been provided in the financial statements for the year ended 31 March 2021.

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REPORT OF THE TRUSTEES

FINANCIAL REVIEW (continued)

The level of funding received from Local Authorities has increased for a number of residents due to annual reviews. Some local authorities still insist on paying below the required rates to adequately fund care. We recognise the difficulties being experienced by the Authorities, but the needs of Service Users must still be fully met. The requirements of the Care Act 2014 are also more demanding. We continue to ensure our cost of care calculations keeps pace with the quality services we provide and that this is fully communicated to our Local Authority funders.

During the year, donations of over £77,000 have been received and we are grateful for all gifts however large or small, and the generosity shown towards us. The donations have included some restricted donations for our one-off special projects.

Expenditure has also decreased by £24,900 to £1,811,533 for the year. There has been an increase in costs across a number of different areas in the year, predominantly through care staff salaries and Health and Safety costs. However, despite the decrease in expenditure there has still been an overall reduction in reserves.

Investment powers and policy

Investments have been maintained in view of the capital and reserve holdings. These have provided a small return during the year and yet still permit good access to the funds within appropriate timescales. During the year we have been investing our capital in anticipation of the expansion to a second site but our initial hopes of securing a location and achieving CQC registration have not come to fruition. The trustees continue to pray much about this matter and discussions are ongoing.

Risk Management

The Trustees have a risk management strategy which comprises:

- A review of risks at each Trustees' meeting
- The establishment of systems and procedures to mitigate those significant risks identified in the risk register
- The implementation of procedures designed to minimise any potential impact on the charity should those risks materialise.

Principal risks and uncertainties

The Trustees take steps to ensure there are effective systems of control over the operations and finances of the charity that are appropriate to the scale and complexity of the activities. These controls include those to safeguard vulnerable people; financial and operational delegations and further controls to prevent and detect fraud and ensure the security of assets and the integrity of the services we provide for our Service Users. Policies and procedures encompass all operations and are regularly updated. Quality assurance is provided monthly through an internal Quality Review meeting attended by senior managers and monitored by the Management Committee (which includes at least two trustees and an independent observer).

The principal risks are identified as:

1. Service Users are vulnerable adults and our reputation is critical to maintaining our status as a trusted care provider. The risk of damage to our reputation through regulatory and other failings associated with the delivery of our services is managed through a robust set of quality performance indicators linked to the assurance mechanisms above.

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2. In common with other providers of services funded by the public sector, The Lodge Trust CIO's operating margins (the difference between the income from and cost of delivering services) continues to be under pressure from very limited income growth and increasing costs. Also changing needs of people with learning disabilities due to illness and ageing are resulting in additional costs being incurred. Failing to improve the margins as planned will limit the amount of unrestricted funds available to invest in the future development of our services and their delivery.

Actions taken to mitigate this risk include:

- On-going negotiations with local authorities and CCG's to maintain revenue income
 - Early identification of changing individual needs and close liaison with local agencies leading to prompt recognition of increased funding requirements
 - Development of a costing model to enable Communities to negotiate with confidence with local authorities
 - Reduction of overheads
3. Sufficient staff to meet the needs of our residents can sometimes be a challenge mainly due to the rural location of Market Overton. The Support Development Officer is seeking to enhance the charity's presence on social media and representation among local churches to improve our recruitment presence.
 4. A continued threat is posed by the ongoing global pandemic of COVID-19. This has necessitated some fundamental changes to the operation of the Trust to ensure the safety of its residents and staff. The café and Country Park were closed to the public and Day Services also ceased during March 2020 and remain closed at the time of reporting. All possible safety precautions have been taken to keep residents and staff safe at this time and these practices are under constant review to ensure the Trust remains a safe environment for its residents, staff and essential visitors. These precautions will have an economic impact in the financial year to 31 March 2021 with reduced income and increased expenditure which will be met from reserves as appropriate. There is also an insurance claim ongoing to redress these losses which as yet has not reached a conclusion either on the success of the claim or quantum. The biggest risk remains an outbreak of COVID-19 amongst residents and staff which could not only have devastating results to the health of residents and staff alike but also have severe financial implications for the Trust. During such an outbreak, if we were to lose several residents, the reduced income combined with the inability to attract new residents could be severe. At the same time the challenge of maintaining safe staffing levels due to staff illness would also present a significant risk. At the time of reporting no such event has occurred for which we are thankful to God and to our staff team, who have worked in a dedicated and professional manner during what has been an extended and unprecedented time of professional and personal stress. All but one resident and six staff members have been double vaccinated which significantly reduces the risk of this event but does not eliminate it. We expect this pandemic to go on for some time and variants may pose an ongoing and significant threat despite vaccination.

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FINANCIAL REVIEW (continued)

Reserves policy

The Financial Reserves Policy is reviewed annually at the AGM. The Trustees consider that the level of reserves is adequate to meet the needs of the organisation for the continual operation of the Trust.

- The Trustees regularly review the finances and budget, together with the cash flow of the Trust as part of the effective stewardship of the Trust. The available funds after deducting all liabilities at 31 March 2021 excluding fixed assets of £3,077,692 are £993,405.
- Cash reserves are needed to fund the current working capital requirements of the Trust, including unforeseen funding or other difficulties.
- The Trustees are committed to maintaining the accommodation to a high standard.

The investment policy is for the investments to generate an annual income which can be used for the capital improvements of the charity. In addition, capital is being accumulated with the intention of funding the purchase and construction of a second site providing similar care, support and employment opportunities as at Market Overton.

The trustees seek, as far as is practicable, to ensure that the maximum exposure to any one Bank or FCA regulated financial institution (like a Building Society) does not exceed the FCA protected limit of £85,000. At 31 March 2021, one savings bank account had funds slightly exceeding this amount and thus potentially exposed. Additionally, funds held with CAF Bank Ltd continued to be high at 31 March 2021. This was a conscious decision taken by the Trustees to ensure liquid funds were available for the Trust during the Covid 19 pandemic in the event that outbreaks or other effects of the pandemic would impact cash flow.

Our current investment policy includes a combination of short and longer term high yield (relatively speaking) cash deposits.

We aim to:

1. Match the risk and maturity of the investments with the requirement for funds.
2. Invest in liquid assets so that they can be converted into cash quickly.
3. Invest in a way that does not conflict with the charity's aims and objectives and which is prudently of minimum risk.

The Lodge Trust CIO banks with CAF Bank Ltd. which is owned and operated by a charity; it is the bank for charities, dedicated to serving the sector and providing banking services. CAF Bank provides simple and straightforward day-to-day banking, with the high ethical values and fairness you would expect from a bank owned by a charity.

THE LODGE TRUST CIO

REPORT OF THE TRUSTEES

PLANS FOR THE FUTURE

We are passionate about helping society at large see that people can choose to have a faith and choose to be supported in developing that faith. Furthermore, local communities and churches can be equipped to help and support people with learning disabilities.

Recent trends in adult social care (including those with learning disabilities) have focused more on inclusion in the wider community based on the premise that people prefer to live in their own homes. Local authorities (the commissioners) claim there are financial benefits for adopting this approach and we would acknowledge that, while this is true for some people, it is wrong to assume that this is the best approach for everyone with a learning disability.

God has made us capable of relating with others and people tell us they feel isolated for much of their time in the wider community. Jesus said the second greatest command was to love our neighbour as much as we love ourselves. One of the great advantages of living together with others is the sense of belonging, helping each other, and making a difference together. People like to be together as well as to have their own space.

The Bible reminds us, "As one piece of iron sharpens another, so friends keep each other sharp." Our community offers companionship and support. In addition, Christian support offers safety. If a resident is anxious about anything there are always people to talk and pray with. We guide them in good paths and are constantly on guard to protect them from danger and abuse. We believe our residents are safer with many staff sharing their lives in a community where Christ is central and behaviour seeks to bring praise to God.

The demand for places at our Rutland site exceeds the provision currently available. Hardly a month passes without another family approaching us for support and advice. These families come from all over England and Wales, seeking Christian support for their relatives.

From our experience since 1984 we see a need for:

1. A residential 'community' rather than supported living
2. Staff available when necessary
3. Meeting people's needs and showing Christian care in everyday life.

We believe that the service we have to offer is unique from any other service of its kind. Not only do we offer a Christian community and support to adults who choose to live with us and use our service, but we also offer support to local churches, employers and families of the adults using our service.

Although this second site project may seem unlikely just now for the reasons given previously in this report, we believe with patience and perseverance this may be possible in the future with God's help and guidance.

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FUNDS HELD AS CUSTODIAN TRUSTEE ON BEHALF OF OTHERS

The Trust receives benefits from the DWP or local authorities on behalf of many of the residents. This is deposited into a separate bank account. This income partly funds their residential fees and their personal allowances; the latter is paid directly into residents' own bank accounts at the end of the month. At the year-end there was no balance due to residents from this account.

STRUCTURE AND GOVERNANCE AND MANAGEMENT

Governing Document

The Lodge Trust is a Charitable Incorporated Organisation (CIO), governed by a Constitution dated 19 May 2015. It is registered as a charity with the Charity Commission of England and Wales.

Appointment of Trustees

The chair of the Trustees and the Management Committee representatives are appointed at the Annual General Meeting (AGM).

Meeting of the Trustees

At the AGM Trustees are called upon to sign their adherence to the Basis of Faith, the Objects of the Charity and indicate their fitness to continue to serve as a trustee. New Trustees are appointed on the basis that they not only adhere to the Basis of Faith and the Objects of the charity, but that they have an expertise which is appropriate to the current and developing needs of the organisation.

Trustee induction and training

New Trustees are given copies of the Trust Deed and the relevant Charity Commission literature to ensure that they are aware of their duties and responsibilities as Trustees. They are given an induction day within the organisation to see how the organisation functions. They are invited, where appropriate, to attend external training courses.

Organisation

The Trustees meet quarterly and the Annual General Meeting is held in July. The Management Committee is a group appointed by the Trustees to meet ten times each year to oversee the more routine matters of management of the organisation. This committee includes two Trustees. Working groups are set up as appropriate by the Trustees to address and advise on specific issues, such as details of future developments.

The Chief Executive is appointed by the Trustees and responsible to them for the day-to-day operations of the charity. To facilitate effective operations the Chief Executive has delegated authority, within terms of delegation approved by the Trustees, for operational matters including finance, employment and care standards.

THE LODGE TRUST CIO

REPORT OF THE TRUSTEES

STRUCTURE AND GOVERNANCE AND MANAGEMENT (continued)

The annual review of salaries is conducted annually by the full board of trustees. The remuneration of the CEO was agreed separately and in the absence of the CEO. Pay and remuneration for staff are benchmarked against a database (NMDS-SC), which is the leading source of information on the adult social care workforce throughout England.

Related parties

The charity has working relationships with a number of local authorities for the provision of care for people with learning disabilities. The Chief Executive has delegated powers to agree contracts on behalf of the organisation. As a Registered Home under the Care Act 2014, the charity has to meet the requirements of the Act and is regularly inspected by the Care Quality Commission (CQC).

Reference and administrative details

Charity number:	1161735
Principal office:	The Lodge Trust CIO, Main Street, Market Overton, Rutland LE15 7PL
Accountants and Auditors:	ApC Accountants Limited, Chartered Accountants and Statutory Auditor, 7 St John Street, Mansfield, Nottinghamshire NG18 1QH
Bankers:	CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ
Solicitors:	Greenwood Solicitors LLP, Monkstone House, City Road, Peterborough, PE1 1JE

Directors and Trustees:

The Trustees during the year were:

R J Stevens (Chairman)
D Donegani
Miss E Harrison
Dr E J Hodges
Mrs S Matthews
Mr D J Kindred
Dr D C Mann

Chief Executive:
R J Pigott

THE LODGE TRUST CIO
REPORT OF THE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements the Trustees are required to

1. select suitable accounting policies and then apply them consistently;
2. observe the methods and principles in the Charities SORP (FRS102)
3. make judgements and estimates that are reasonable and prudent;
4. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
5. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the Trustees



R J Stevens (Chairman)
Trustees

THE LODGE TRUST CIO

INDEPENDENT AUDITORS' REPORT - TO THE TRUSTEES OF THE LODGE TRUST CIO

Opinion

We have audited the financial statements of The Lodge Trust CIO for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 2021, and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice Applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

Based upon 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 CIO 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 in the Report of the Trustees but does not include the financial statements and our auditor's report 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.

THE LODGE TRUST CIO

INDEPENDENT AUDITORS' REPORT - TO THE TRUSTEES OF THE LODGE TRUST CIO

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the Report of the Trustees; 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 set out on page 14, the trustees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act. 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 it is not a guarantee that an audit conducted with ISA's (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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

THE LODGE TRUST CIO

INDEPENDENT AUDITORS' REPORT - TO THE TRUSTEES OF THE LODGE TRUST CIO

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis of our opinion.

Identifying and assessing potential risks related to irregularities

As detailed above we carried out our audit in line with the appropriate guidance. In regards to our procedures during the initial planning, onsite work and final review stages we assessed our audit plan against the changing environments and updated wherever appropriate.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we have considered and carried out a background information assessment on the trust and looked at all of the appropriate laws and regulations that the company must abide with. These included Coronavirus regulations, but also GDPR, Health & Safety in regards to site work as well as in the office.

The trust has a risk register for monitoring its risks and mitigations in place. The trust also monitors all of its internal policies and procedures and carries out annual updates for those policies, or such as Covid19, regular reviews when Government guidance has changed. This is then communicated to staff on all levels to ensure updates in policies and procedures are known throughout the workforce.

The significant laws and regulations in regards to the business in addition to Companies Act, Employment Law, Pensions legislation, Tax legislation, Health & Safety, Covid19 Regulations, and specific CQC regulations and guidance, including non-compliance with those regulations in addition to GDPR are regularly reviewed by the Trust's management team and updated to ensure compliance.

We reviewed the trust's risk assessments for its business in the significant laws and regulations, carried out reviews on board minutes including discussions with trust officials and review of any legal cases and costs.

Audit response to risks identified

As a result of performing the above, we identified the trust's revenue recognition in respect of the residential fees and its presentation in addition to the value and existence of the freehold properties as a key audit matter related to the potential risk of fraud. Our specific procedures in this regards are as follows:-

- Review of residents contracts for daily rates
- Re-calculation of income to be accounted for in the year, including re-calculation of accrued and deferred income
- Tracing back to invoices and remittance advices from local authorities

In regards to the freehold properties, our specific procedures in this are as follows:-

- Obtaining title deeds and local searches of all properties held
- Obtaining google maps searches and views that show the properties are still in existence, together with date stamped photos of assets held.
- Physical attendance at meetings, confirming that the properties are still in place and are not in a state of ill repair
- Re-calculation of depreciation across all asset categories and assessment against residual values

THE LODGE TRUST CIO

INDEPENDENT AUDITORS' REPORT - TO THE TRUSTEES OF THE LODGE TRUST CIO

In relation to accounting for the amounts held in the bank accounts which is not a key audit matter, our procedures included:

- obtaining an understanding of the relevant controls relating to the bank accounts
- Re-calculating the year end reconciliations and assessing the appropriateness of the methodology applied;
- assessing that the accounting entries have been recorded in accordance with income recognition policies within FRS102;

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations, which have a direct effect on the financial statements;
- making enquiries of management, including legal experts concerning actual or potential litigation and claims;
- On our review of journal entries nothing unusual or unexpected had been identified from our sample testing of journal adjustments carried out by the company to its accounting system.
- We used limited analytical review procedures during our audit work and placed more reliance up on our transactional and detailed audit testing. Our analytical review for highlighting trends were then reviewed and assessed against our detailed testing work.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion or misrepresentation.

Our audit team had regular updates and meetings within the team including all members of the team, including the RI to ensure that our audit work was being carried out appropriately and to ensure that our assessments have constantly been updated during our audit, as part of these meetings all team members remaining alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

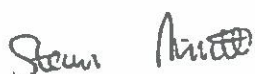
A further description of our responsibilities for the audit of the financial statements is located on the Financial reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors report.

THE LODGE TRUST CIO

INDEPENDENT AUDITORS' REPORT - TO THE TRUSTEES OF THE LODGE TRUST CIO

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.



Steven Pincott ACA, FCCA, ATT (Senior Statutory Auditor)
For and on behalf of -
ApC Accountants Limited
Chartered Accountants and Statutory Auditors
7 St John Street
Mansfield
Nottinghamshire, NG18 1QH

4 July 2021

THE LODGE TRUST CIO - STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2021 (INCLUDING INCOME AND EXPENDITURE ACCOUNT)


	<u>Note</u>	2021 Revenue Housing Unrestricted Fund	2021 Products Trading Unrestricted Fund	2021 Capital Projects Unrestricted Fund	2021 Capital Products Restricted Fund	2021 PIP Restricted Fund	2021 Social Fund Restricted Fund	2020 TOTAL
INCOME:								
Donations and legacies	4	-	-	54,919	8,000	-	4,165	158,274
Covid support	4	-	-	10,000	-	-	-	-
Income from charitable activities:								
Residential and day service fees	5	1,588,033	-	-	-	-	-	1,617,385
Mobility allowances	5	-	-	-	-	33,158	-	36,309
Staff accommodation fees	5	11,875	-	-	-	-	-	15,120
Covid support	5	81,410	-	-	-	-	-	-
Income from other trading activities								
Trading income	6	-	19,566	-	-	-	-	129,301
Events	6	-	-	1,373	-	-	-	2,675
Investment income	7	-	-	1,760	-	-	-	8,229
TOTAL INCOME		1,661,318	19,566	68,052	8,000	33,158	4,165	£1,967,293
EXPENDITURE:								
Cost of raising funds	8	23,087	-	-	-	-	-	25,959
Expenditure on charitable activities:								
Care staff salaries	9	1,067,804	-	-	-	-	-	1,013,183
Administration and management salaries etc	9	140,278	-	-	-	-	-	136,742
Depreciation	9	-	99,748	-	2,362	5,965	-	99,841
Other housing and care costs	9	430,724	-	-	-	-	-	402,154
Trading costs	9	-	27,518	-	-	-	-	133,607
Other vehicle costs	9	-	-	-	-	11,060	-	24,247
Social fund purchases and outings	9	-	-	-	-	-	2,987	705
Loss on disposal of assets	9	-	-	-	-	-	-	-
TOTAL EXPENDITURE		1,661,893	27,518	99,748	2,362	17,025	2,987	£1,836,438
NET INCOME		(575)	(7,952)	(31,696)	5,638	16,133	1,178	130,855
NET MOVEMENT IN FUNDS		(575)	(7,952)	(31,696)	5,638	16,133	1,178	130,855
Reconciliation of funds:								
Total funds brought forward		314,509	74,052	3,572,262	70,695	55,916	938	3,957,517
TOTAL FUNDS CARRIED FORWARD		313,934	66,100	3,540,566	76,333	72,049	2,116	£4,088,372

THE LODGE TRUST CIO

BALANCE SHEET AS AT 31 MARCH 2021

	Notes	2021	2020
FIXED ASSETS			
Tangible assets	10	3,077,692	3,107,534
CURRENT ASSETS			
Products stock		2,672	4,712
Debtors and prepayments	11	92,369	116,769
Bank and cash balances		<u>963,029</u>	<u>928,251</u>
		1,058,070	1,049,732
LIABILITIES			
Creditors: Amounts falling due within one year			
Accounts payable		30,781	13,110
Fees paid in advance		4,176	16,554
Amount due to HM Revenue & Customs		20,841	20,372
Other Creditors		8,556	-
Accruals		<u>310</u>	<u>18,858</u>
		64,664	68,894
NET CURRENT ASSETS		993,406	980,838
TOTAL NET ASSETS		<u>£4,071,098</u>	<u>£4,088,372</u>
THE FUNDS OF THE CHARITY			
RESTRICTED FUNDS			
PIP Fund	12	72,049	55,916
Social Fund	12	2,116	938
Capital Projects Fund	12	76,333	70,695
UNRESTRICTED DESIGNATED FUNDS			
Capital Projects Fund	12	3,540,566	3,572,262
Revenue Housing Fund	12	313,934	314,509
Products Trading Fund	12	66,100	74,052
		<u>£4,071,098</u>	<u>£4,088,372</u>

Approved by the Trustees on 31/7/2021 and signed on their behalf by:


 R J Stevens (Chairman)
 Trustee

The notes on pages 23 to 39 form part of these accounts

THE LODGE TRUST CIO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

	<u>Note</u>	<u>2021</u>	<u>2020</u>
Net cash generated in operating activities	15	111,252	227,514
		<hr/>	<hr/>
Cash flows from investing activities:			
Interest income		1,760	8,229
Purchase of tangible fixed assets		(78,233)	(58,225)
Sales of tangible fixed assets		-	-
		<hr/>	<hr/>
Net cash used in investing activities		(76,473)	(49,996)
		<hr/>	<hr/>
Net cash generated from operating and investing activities		34,779	177,518
		<hr/>	<hr/>
Net increase in cash and cash equivalents in the year		34,779	177,518
Cash and cash equivalents brought forward	16	928,251	750,733
		<hr/>	<hr/>
Cash and cash equivalents carried forward	16	£963,030	£928,251
		<hr/> <hr/>	<hr/> <hr/>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

1 ACCOUNTING POLICIES

a) Basis of Accounting

These financial statements have been prepared in accordance with the Charities SORP (FRS 102: 'Accounting and reporting by Charities, Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the FRS102 the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015)', FRS 102 The Financial reporting Standard applicable in the UK and republic of Ireland issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (effective September 2015), the Charities (Accounts and reports) regulations 2008 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The charity commenced to trade on 1 April 2016, when it acquired the assets, liabilities, reserves and trade from The Lodge Trust.

b) Depreciation

Tangible fixed assets are initially recorded at cost.

Depreciation has been provided for at the following rates so as to write off the cost of tangible fixed assets over their estimated useful lives:

Main Buildings & Grounds	-	2% reducing balance on buildings (Land not depreciated)
Bungalow & Cottage	-	2% reducing balance
Meeting Hall	-	2% reducing balance
Workshop & Other Outbuildings		4% of cost
Garden House	-	2% reducing balance
Motor Vehicles	-	25% reducing balance
Equipment & Fittings	-	25% reducing balance
Country Park	-	10% reducing balance
Flats	-	2% reducing balance
The Stables	-	2% reducing balance

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

- c) Products Stock
Finished and unfinished Products stock are valued at cost price.
- d) Bank and Cash
Cash at the bank and in hand is held to meet short-term cash commitments as they fall due. Reserves are higher than usual due to them being built up for future expenditure in anticipation of the expansion to a second site.
- e) Fund Accounting
Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes.

Designated funds are funds which have been set aside by the Trust for a particular purpose. The Trust has four designated funds:

- i) Capital Projects Fund
This fund is for the purpose of funding development activities of the Trust. General donations to the charity are deemed to be unrestricted; however, the trustees may from time to time designate funds against specific projects. Any donations which are made as a result of a fund raising appeal for a specific project will be deemed to be restricted funds.
- ii) Revenue Housing Fund
This is the Revenue fund and its purpose is to provide services for people with learning disabilities. Its income is fees and its expenditure is the services provided such as staff, food, heat, light, etc and maintenance of the buildings.
- iii) Products Trading Fund
This is the fund which is used to buy raw materials for the Work and Education Services and the Country Park activities (wood, craft items, plants, seeds, café supplies etc). Income from the sale of products, cabin hire, caravan pitches and café food sales is paid into the same fund.
- iv) PIP Fund
This fund was previously known as the DLA Mobility Fund after the name of the Government allowance. That allowance was called the Disability Living Allowance (Mobility) but has changed its name to Personal Independence Payments. Since all correspondence and accounting records now reference PIP rather DLA, the fund has therefore changed its name in the financial statements to fall in line with this. Nothing else about the fund has changed except it's name. this. Personal Independence Payments are benefits for people with disabilities. Residents or their representatives (where they lack capacity to decide under the Mental Capacity Act) are asked if they wish to agree to the payment of the lower rate mobility allowance to the Lodge Trust PIP (pooled funds) account. For those who do not wish to agree to this payment, they will be required to pay separately for journeys they make in the vehicles of the charity and other journeys and support in getting around. This policy is outlined in the Service User guide (Residents Handbook).

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

The PIP Fund will be used to fund the support of residents who contribute to it by:

- Purchasing and running vehicles for the benefits of residents
- Funding the accessing of the community using public transport
- Funding any additional support required in accessing the community

f) Residential and Work & Education Service Fees

These represent social security housing benefit payments and "top-up" payments from the appropriate local commissioner. Fees are accounted for when due for payment.

g) Donations & Legacies

Donations and legacies are accounted for in full when receivable.

h) Income

All income is recognised once the Trust has entitlement to the resources, it is probable the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

i) Expenditure

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the Trust to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to that category.

j) VAT

Resources expenditure is recognised in the period in which it is incurred and includes attributable VAT which, except for expenditure connected with the Country Park, cannot be recovered.

k) Pensions

Employees of the charity are entitled to join a defined contribution 'money purchase' scheme. The Trust's contribution is restricted to the contributions disclosed in note 2. Contributions outstanding at the year end are included in trade creditors. The costs of the defined contribution scheme are included within expenditure on charitable activities.

The money purchase plan is managed by Standard Life and is an Interactive Investor SIPP whereby the plan invests the contributions made by the employee and employer in an investment fund to build up over the term of the plan a pension fund which is then converted into a pension upon the employee's normal retirement year age when eligible for a state pension. The Trust has no liability beyond making its contributions and paying across the deductions for the employee's contributions. There were no contributions outstanding at the period-end.

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

- m) The trustees have given consideration to any judgements and uncertainties in these accounts and the only issue to note is that the Trust's going concern is based on the continued support of Local Authorities to pay fees towards residents care and particularly the fact that their support does not keep pace with the increased cost of care needs. This is a risk identified by the Trustees and included in their risk management statement in the Trustees Report.

2 STAFF REMUNERATION

	<u>2021</u>	<u>2020</u>
Care staff and administrative salaries	1,253,590	1,218,762
NI Contributions	90,281	80,362
Pension Contributions	53,544	53,847
	<u>£1,397,415</u>	<u>£1,352,971</u>
Average headcount of employees	<u>70</u>	<u>75</u>
Average number of full-time equivalent employees	<u>59</u>	<u>62</u>

No member of staff received remuneration in excess of £60,000 (2020: £60,000).

The key management personnel comprise the trustees and the Chief Executive. The total employee benefits of the key personnel of the Trust were £57,046 (2020: £57,880).

3 TRUSTEES REMUNERATION

No trustee received any remuneration for their services (2020: £nil).

The following trustees received reimbursed expenses for their travelling expenses:

	<u>2021</u>	<u>2020</u>
I Dickson	-	-
R J Stevens	-	505
	<u>£-</u>	<u>£505</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

4 DONATIONS AND LEGACIES

	2021 Capital Projects Unrestricted <u>Fund</u>	2021 Capital Projects Restricted <u>Fund</u>	2021 Social Fund Restricted <u>Fund</u>	2021 <u>Total</u>	2020 Capital Projects Unrestricted <u>Fund</u>	2020 Capital Projects Restricted <u>Fund</u>	2020 Social Fund Restricted <u>Fund</u>	2020 <u>Total</u>
Donations	54,814	8,000	4,165	66,979	89,661	10,122	900	100,683
Legacies	105	-	-	105	57,591	-	-	57,591
Covid support	10,000	-	-	10,000	-	-	-	-
	<u>64,919</u>	<u>8,000</u>	<u>4,165</u>	<u>77,084</u>	<u>147,252</u>	<u>10,122</u>	<u>900</u>	<u>158,274</u>

5 INCOME FROM CHARITABLE ACTIVITIES

	2021 Revenue Housing Unrestricted <u>Fund</u>	2021 PIP Restricted <u>Fund</u>	2021 <u>Total</u>	2020 Revenue Housing Unrestricted <u>Fund</u>	2020 PIP Restricted <u>Fund</u>	2020 <u>Total</u>
Residential & day services fees	1,568,033	-	1,568,033	1,617,385	-	1,617,385
Mobility allowances	-	33,158	33,158	-	36,309	36,309
Staff accommodation fees	11,875	-	11,875	15,120	-	15,120
Covid support	81,410	-	81,410	-	-	-
	<u>1,661,318</u>	<u>33,158</u>	<u>1,694,476</u>	<u>1,632,505</u>	<u>36,309</u>	<u>1,668,814</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

6 INCOME FROM OTHER TRADING ACTIVITIES

	2021 Products Trading Unrestricted <u>Fund</u>	2021 Capital Projects Unrestricted <u>Fund</u>	2021 <u>Total</u>	2020 Products Trading Unrestricted <u>Fund</u>	2020 Capital Projects Unrestricted <u>Fund</u>	2020 <u>Total</u>
Trading Income						
Café	443	-	443	67,427	-	67,427
Cabins	6,561	-	6,561	23,876	-	23,876
Caravans & camping	4,493	-	4,493	17,725	-	17,725
Vehicle checks	2,160	-	2,160	2,160	-	2,160
Ground income	1,438	-	1,438	1,500	-	1,500
Product sales	4,471	-	4,471	14,832	-	14,832
Events	-	-	-	1,781	-	1,781
	<u>19,566</u>	<u>-</u>	<u>19,566</u>	<u>129,301</u>	<u>-</u>	<u>129,301</u>
Events						
Event income	-	1,373	1,373	-	2,676	2,676
	<u>-</u>	<u>1,373</u>	<u>1,373</u>	<u>-</u>	<u>2,676</u>	<u>2,676</u>

7 INVESTMENT INCOME

	2021 Capital Projects Unrestricted <u>Fund</u>	2021 <u>Total</u>	2020 Capital Projects Unrestricted <u>Fund</u>	2020 <u>Total</u>
Interest receivable	1,760	1,760	8,229	8,229
	<u>1,760</u>	<u>1,760</u>	<u>8,229</u>	<u>8,229</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

8 COST OF RAISING FUNDS

	2021 Revenue Housing Unrestricted <u>Fund</u>	2021 <u>Total</u>	2020 Revenue Housing Unrestricted <u>Fund</u>	2020 <u>Total</u>
Events	181	181	1,092	1,092
Publicity	1,326	1,326	4,101	4,101
Fundraising staff salaries	21,580	21,580	20,766	20,766
	<hr/>	<hr/>	<hr/>	<hr/>
	23,087	23,087	25,959	25,959
	<hr/>	<hr/>	<hr/>	<hr/>

9 EXPENDITURE ON CHARITABLE ACTIVITIES

CARE STAFF SALARIES

	2021 Revenue Housing Unrestricted <u>Fund</u>	2021 <u>Total</u>	2020 Revenue Housing Unrestricted <u>Fund</u>	2020 <u>Total</u>
Salaries	1,067,804	1,067,804	1,013,183	1,013,183
	<hr/>	<hr/>	<hr/>	<hr/>
	1,067,804	1,067,804	1,013,183	1,013,183
	<hr/>	<hr/>	<hr/>	<hr/>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

9 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

ADMINISTRATION & MANAGEMENT SALARIES ETC

	2021 Revenue Housing Unrestricted <u>Fund</u>	2021 <u>Total</u>	2020 Revenue Housing Unrestricted <u>Fund</u>	2020 <u>Total</u>
Salaries	137,851	137,851	128,442	128,442
Administration costs	499	499	1,115	1,115
Audit fees	964	964	3,226	3,226
Accounting fees	964	964	3,226	3,226
Trustee meeting & other fees	-	-	733	733
	<u>140,278</u>	<u>140,278</u>	<u>136,742</u>	<u>136,742</u>

DEPRECIATION

	2021 Capital Projects Unrestricted <u>Fund</u>	2021 Capital Projects Restricted <u>Fund</u>	2021 PIP Restricted <u>Fund</u>	2021 <u>Total</u>	2020 Capital Projects Unrestricted <u>Fund</u>	2020 Capital Projects Restricted <u>Fund</u>	2020 PIP Restricted <u>Fund</u>	2020 <u>Total</u>
Depreciation	99,748	2,362	5,965	108,075	92,036	2,551	5,254	99,841
	<u>99,748</u>	<u>2,362</u>	<u>5,965</u>	<u>108,075</u>	<u>92,036</u>	<u>2,551</u>	<u>5,254</u>	<u>99,841</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

9 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

OTHER HOUSING AND CARE COSTS

	2021 Revenue Housing Unrestricted Fund	2021 Capital Projects Unrestricted Fund	2021 Total	2020 Revenue Housing Unrestricted Fund	2020 Capital Projects Unrestricted Fund	2020 Total
Food	47,999	-	47,999	48,423	-	48,423
Energy & water	47,715	-	47,715	45,774	-	45,774
Council tax	5,943	-	5,943	6,045	-	6,045
Household	15,842	-	15,842	16,035	-	16,035
Insurance	16,049	-	16,049	17,226	-	17,226
Repairs & renewals	51,876	-	51,876	52,518	-	52,518
Facilities & estates staff salaries	74,825	-	74,825	46,645	-	46,645
Home costs	1,337	-	1,337	828	-	828
Protective clothing	27,360	-	27,360	1,750	-	1,750
Staff training & other costs	18,846	-	18,846	16,879	-	16,879
Training staff salaries	27,354	-	27,354	31,117	-	31,117
Holiday supervision	-	-	-	5,817	3,650	9,467
Telephone & internet costs	6,044	-	6,044	4,404	-	4,404
Bank charges	78	-	78	65	-	65
Registration fee	4,270	-	4,270	4,302	-	4,302
Postage, stationery & computing	8,776	-	8,776	10,559	-	10,559
Miscellaneous	3,357	-	3,357	4,220	-	4,220
Agency & other staff costs	6,494	-	6,494	7,220	-	7,220
Volunteers fees & expenses	1,302	-	1,302	17,112	-	17,112
Health & safety	3,873	-	3,873	1,893	-	1,893
Activities	98	-	98	2,649	-	2,649
Pension costs	61,211	-	61,211	54,722	-	54,722
Staff recruitment fees	75	-	75	2,301	-	2,301
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	430,724	-	430,724	398,504	3,650	402,154
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THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

9 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

TRADING COSTS

	2021 Products Trading Restricted Fund	2021 Products Trading Unrestricted Fund	2021 Total	2020 Products Trading Restricted Fund	2020 Products Trading Unrestricted Fund	2020 Total
Country Park						
Marketing	-	1,027	1,027	-	3,241	3,241
Administration	-	(787)	(787)	-	1,566	1,566
Utilities	-	3,139	3,139	-	12,363	12,363
Household	-	2,119	2,119	-	2,786	2,786
Cardnet & other bank charges	-	1,477	1,477	-	2,050	2,050
Food & drink purchases	-	13	13	-	30,363	30,363
Cabins & caravans	-	847	847	-	289	289
Miscellaneous café costs	-	907	907	-	1,600	1,600
Staff Salaries & NIC	-	6,714	6,714	-	57,117	57,117
Staff Pension costs	-	74	74	-	979	979
Repairs & maintenance	-	6,524	6,524	-	8,901	8,901
Licences	-	679	679	-	1,704	1,704
Grounds & garden expenses	-	890	890	-	107	107
Products expenses	-	3,895	3,895	-	9,550	9,550
Events	-	-	-	-	991	991
	-	27,518	27,518	-	133,607	133,607

OTHER VEHICLE COSTS

	2021 PIP Restricted Fund	2021 Total	2020 PIP Restricted Fund	2020 Total
Other vehicle costs	11,060	11,060	24,247	24,247
	11,060	11,060	24,247	24,247

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

9 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

SOCIAL FUND PURCHASES AND OUTINGS

	2021 Social Fund Restricted Fund	2021 Total	2020 Social Fund Restricted Fund	2020 Total
Social fund presents	2,987	2,987	705	705
	—	—	—	—
	2,987	2,987	705	705
	—	—	—	—

LOSS ON DISPOSAL OF ASSETS

	2021 PIP Restricted Fund	2021 Total	2020 PIP Restricted Fund	2020 Total
Loss on disposal of assets	-	-	-	-
	—	—	—	—
	-	-	-	-
	—	—	—	—

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

10 FIXED ASSETS

<u>Tangible Assets</u>	<u>Main Buildings & Grounds</u>	<u>Bungalow & Cottage</u>	<u>Meeting Hall</u>	<u>Workshop & Outbuilding</u>	<u>Garden House</u>	<u>Motor Vehicles</u>	<u>Equipment & Fittings</u>	<u>Country Park</u>	<u>Flats</u>	<u>The Stables</u>	<u>Total</u>
<u>Cost</u>											
As at 1 April 2020	820,307	458,207	167,151	47,233	499,906	43,543	130,857	232,166	227,898	893,117	3,520,385
Additions	14,437	-	-	449	-	8,100	54,452	529	-	266	78,233
Disposals	-	-	-	-	-	-	-	-	-	-	-
As at 31 March 2021	834,744	458,207	167,151	47,682	499,906	51,643	185,309	232,695	227,898	893,383	£3,598,618
<u>Depreciation</u>											
As at 1 April 2020	57,943	34,573	12,192	7,549	38,482	27,781	75,768	71,664	17,695	69,204	412,851
Charge for the year	15,536	8,473	3,099	1,890	9,228	5,965	27,093	16,103	4,204	16,484	108,075
Eliminated on disposals	-	-	-	-	-	-	-	-	-	-	-
As at 31 March 2021	73,479	43,046	15,291	9,439	47,710	33,746	102,861	87,767	21,899	85,688	£520,926
<u>Net Book Value</u>											
As at 31 March 2021	761,265	415,161	151,860	38,243	452,196	17,897	82,448	144,928	205,999	807,695	£3,077,692
As at 31 March 2020	762,364	423,634	154,959	39,684	461,424	15,762	55,089	160,502	210,203	823,913	£3,107,534

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

FIXED ASSETS (Continued)

The Trust's freehold properties are insured for £10,662,210. This represents the cost of demolition and reconstruction and may exceed the open market value.

11 DEBTORS AND PREPAYMENTS

	<u>2021</u>	<u>2020</u>
Fees outstanding	54,838	65,410
Income tax recoverable	-	5,158
Accrued interest	2,947	2,915
Prepayments	34,584	43,286
	<hr/>	<hr/>
	£92,369	£116,769
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12 ANALYSIS OF NET ASSETS BETWEEN FUNDS

a) 31 March 2021

	Revenue Housing Fund	Products Trading Fund	Capital Projects Fund	Restricted Capital Projects Fund	PIP Fund	Social Fund	Total
Fixed Assets	-	-	3,047,836	18,215	11,641	-	3,077,692
Stock	-	2,672	-	-	-	-	2,672
Debtors	89,288	420	2,947	(100)	(186)	-	92,369
Cash & Bank	276,346	68,775	489,783	65,399	60,594	2,132	963,029
Creditors due within one year	(51,700)	(5,767)	-	(7,181)	-	(16)	(64,664)
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	£313,934	£66,100	£3,540,566	£76,333	£72,049	£2,116	£4,071,098
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THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

ANALYSIS OF NET ASSETS BETWEEN FUNDS (Continued)

b) <u>31 March 2020</u>	Revenue Housing Fund	Products Trading Fund	Capital Projects Fund	Restricted Capital Projects	PIP Fund	Social Fund	Total
Fixed Assets	-	-	3,071,435	20,577	15,522	-	3,107,534
Stock	-	4,712	-	-	-	-	4,712
Debtors	107,076	-	8,073	780	840	-	116,769
Cash & Bank	269,930	74,979	492,754	49,338	40,312	938	928,251
Creditors due within one year	(62,497)	(5,639)	-	-	(758)	-	(68,894)
	<u>£314,509</u>	<u>£74,052</u>	<u>£3,572,262</u>	<u>£70,695</u>	<u>£55,916</u>	<u>£938</u>	<u>£4,088,372</u>

Restricted Capital Project Funds are represented by:

	B/Fwd at 1 April <u>2020</u>	Income	Expenditure	C/Fwd at 31 March <u>2021</u>
Second Site Project	47,109	-	-	47,109
Groundwork (Outdoor Gym)	3,791	-	379	3,412
Will Bailey Trust (Trike & Cycle Shed)	6,454	-	570	5,884
W Orbill Trust (various capital items)	4,433	-	955	3,478
Ragdale Hall (Carder)	284	-	71	213
Holiday Fund	-	-	-	-
Inner Wheel - Stamford (Sewing machine)	858	-	142	716
Susan Emery Trust	1,500	-	-	1,500
The Screwfix Foundation	4,900	5,000	98	9,802
The Morrison's Foundation	586	-	147	439
Central England Co-Operative	780	-	-	780
Staff Welfare Fund	-	3,000	-	3,000
	<u>£70,695</u>	<u>£8,000</u>	<u>2,362</u>	<u>£76,333</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

ANALYSIS OF NET ASSETS BETWEEN FUNDS (Continued)

The Second Site project relates to the Charity's attempt to establish a second base of operations, initially near Milton Keynes, although explorations were made into looking at other areas. Donations have been received and some exploratory costs expended during previous years, although there has been no income or expenditure received in the year to 31 March 2021. This project is currently not being actively pursued.

Groundworks relates to a grant received towards the cost of outdoor gym equipment purchased. The expenditure each year will relate to the depreciation charge on the equipment purchased.

The Will Bailey Trust relates to a grant received towards the cost of a trike and a shed to house it. The expenditure relates to the depreciation charge on the assets purchased.

The W Orbill Trust relates to grants received to purchase a number of different pieces of equipment and also to improve access to the café and wheelchair access to the cabins. The expenditure relates to the depreciation charge on the assets purchased.

Ragdale Hall relates to a grant received to purchase a carder. The expenditure relates to the depreciation charge on the asset purchased.

The Holiday Fund relates to donations received towards the cost of residents and carers holidays in the year to 31 March 2021.

Inner Wheel – Stamford relates to a grant received towards the purchase of a sewing machine. The expenditure relates to the depreciation charge on the asset purchased.

The Susan Emery Trust Fund relates to a donation received towards holiday costs. This has not been expended yet and was planned to be used during the year to 31 March 2021.

The Screwfix Foundation fund relates to a grant received towards new windows in the Bungalow. The expenditure relates to the depreciation charge on the asset purchased.

The Morrison's Foundation relates to a grant received towards the purchase of gardening equipment. The expenditure relates to the depreciation charge on the asset purchased.

Central England Co-Operative relates to a grant to purchase an extractor fan. The fan was not purchased until after 1 April 2020, so there is no expenditure showing.

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

13 RELATED PARTY TRANSACTIONS

Trustee Dr E J Hodges has a close relative as a resident at The Lodge Trust. Their residency is on a normal commercial basis along the same lines as all other residents. The fees receivable from the local authority for their residency for the year were £67,070 (2020: £56,476). As at 31 March 2021 £4,482 (2020: £nil) was outstanding and owed by the local authority.

During the year, donations without conditions totalling £3,350 (2020: £2,040) were received from trustees.

14 LEASING COMMITMENTS

The Lodge Trust at 31 March 2021 has total lease commitments as follows:

Expiring within one year	13,187	14,123
Expiring within two to five years	31,124	39,943
Expiring after more than five years	278	4,958
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	£44,589	£59,024
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15 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	<u>2021</u>	<u>2020</u>
Net movement in funds	(17,274)	130,855
Add back: Depreciation charge	108,075	99,841
Loss on disposal of tangible fixed assets	-	-
Deduct: Interest shown in investing activities	(1,760)	(8,229)
Decrease/(Increase)/ in stock	2,040	5,264
(Increase)/Decrease in debtors\	24,401	(20,189)
Increase/(Decrease) in creditors	(4,230)	19,972
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Net cash generated from operating activities	£111,252	£227,514
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THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2021

16 CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 March 2021

	<u>31/03/21</u> £	<u>01/04/20</u> £
Cash & cash equivalents	963,030	928,251
	<hr/>	<hr/>

Year ended 31 March 2020

	<u>31/03/20</u> £	<u>01/04/19</u> £
Cash & cash equivalents	928,251	750,733
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17 ANALYSIS OF CHANGES IN NET FUNDS

	<u>At</u> <u>01/04/20</u> £	<u>Cash flow</u> £	<u>At</u> <u>31/03/21</u> £
Net cash			
Cash at bank and in hand	928,251	34,779	963,030
	<hr/>	<hr/>	<hr/>
Debt	-	-	-
	<hr/>	<hr/>	<hr/>
Total	928,251	34,779	963,030
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