

**THE LODGE TRUST CIO**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2023**

**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 2023

**OBJECTIVES AND ACTIVITIES**

The Lodge Trust has continued through the past year to implement its charitable objectives. It has maintained and developed the services for the benefit of the residents.

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.

The Trust is situated on a twenty-acre site within the village of Market Overton in Rutland. We provide a residential home, meaningful work opportunities and leisure activities for up to 30 people with learning disabilities. Additionally, we provide opportunities on weekdays for up to 15 people with learning disabilities who live locally and access our services.

Accommodation is split between six well equipped residences all having their own style and character. Each has their own individual gardens as well as a large area of communal gardens. We also have a number of communal leisure and meeting spaces. Half of the site has been developed into a Country Park. This has a café, a place to walk, outdoor leisure equipment, a children's play area and a small holiday facility consisting of a registered caravan and motorhome site and two holiday lodges. Our Work and Education Services (WES) was reorganised this year to reflect the changing needs of our residents. The work focussed part of WES, horticulture, woodwork, crafts, and enterprise was renamed Creative Enterprises (CE). A new department was formed called Social and Therapeutic Activities to better organise and address the increasing need that our residents have for these kinds of activities. The Lodge Country Café continues provides training and work opportunities for our residents.

We are regulated and inspected by the Care Quality Commission (CQC).

**PUBLIC BENEFIT**

The Trustees confirm that they meet the Charity Commission guidance on public benefit (PB1-3), Charities Act 2011 through the Charity's aims and objectives and in planning future activities in the provision of specialised care for adults with learning disabilities.

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 skills 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

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philosophy to 'love one another as God has loved us'.

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.

The Lodge Trust CIO employs 60 staff (some of whom are part-time). This makes us a significant employer in Rutland and that brings a benefit to the local economy

**ACHIEVEMENTS AND PERFORMANCE**

We are continuing to recover from the impact of the Covid-19 Pandemic. As the year proceeded we re-opened most of our services impacted by the pandemic with some minor exceptions. The ability to fully open these services has been hampered by difficulty in recruiting sufficient staff in a very tight labour market.

We have maintained our Christian ethos. The monthly 'Lodge Service' and weekday large group morning devotions have been restarted. The residents meet together in their households for morning devotions on each day except Thursday where we all meet together for morning devotions all together. Residents join local churches on a Sunday as they choose. Pastoral Staff continue to pray and read the Bible with our residents as they request during the week. We are planning to restart attendance at Christian Conferences as our residents choose and our staffing levels allow.

The Lodge Country Park and Café have been reopened, although staffing means the Café has restricted hours at present. The children's play area is also open as normal. This is owned by Market Overton Play Area (MOPA – Registration No: 1176295) and the Lodge Trust, in return for a peppercorn rent, allow them to site this on Trust land within our Country Park.

The Camping and Motorhome Club (CL) and Camping and Caravanning club (CS) sites and our two holiday lodges have been open for bookings.

External events such as sale days, families' day and the annual Carol Service are planned to run as normal from May 2023 onwards.

Despite not being able to run Sale Days, we continued to supply local village stores and garden centres with kindling for resale. Many customers enjoy using this product and appreciate the work our residents do in producing these from old pallets. We have also continued to supply plants for sale from our horticulture work and many other items for sale from our woodwork, craft and enterprise projects. We also made and sold sets of Christmas cards and numbers of handmade Christmas Wreaths.

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



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volunteers have now returned and we continue to work with an organisation called 'Time for God', who are an international volunteering charity. Placements have been able to be arranged for five European volunteers to be with us for several months.

Our residents and staff benefit greatly from these placements and in past years, former volunteers have returned to work with us and our residents have even been supported to travel overseas to visit former volunteers and stay with them in their homes. It would be our aim to try and rebuild these links in future years.

We see that these services, and the ministry offered through them, has a transforming effect not only in the lives of the people with learning disabilities who are directly supported, but also within their families as well as local and international communities. It is our experience that there is still a high demand for 'intentional community'; The community and atmosphere created here is often commented on positively by residents, family members, volunteers and other visiting professionals. This is further evidenced by the number of enquiries from families seeking a place for their loved one.

#### **Families regularly speak of our specific benefit to their relative:**

*'A's parents and sister have all passed on their thanks for the staff support and hard work over the last few weeks supporting A – "A huge thank you to you and the team for arranging the move so quickly - we're so grateful to you for all the support she's getting during this difficult time for her.'*

*'We were very pleased to meet with you and your team*

*We found it a very encouraging time and were so pleased with all you are doing for B and to see her so happy with all their friends and staff at The Lodge Trust*

*Thank you'*

*'Thank you for inviting me to C's review last week. I just wanted to say a massive thank you to everyone who helps care for C. Thank you for your patience and care. Thank you for always looking for new ways to inspire and develop his skills. Thank you for seeing his abilities and strengths and encouraging him. I really appreciate all your hard work and commitment.'*

*'The Lodge has been D's home since November 1984 but I recognize that with his age, mobility and medical needs he has become high maintenance. I am profoundly grateful and reassured by the care he is receiving in Garden House - With my thanks, hugs and prayers'*

*'WOW! Just loved this Pathway News! Great job'*

#### **Other professionals also comment:**

*'I had an enjoyable visit to ARC England member the Lodge Trust recently where I was able to see first-hand how Chief Executive Ramsey Pigott and his team have responded to the challenges of the pandemic, how supported people have been helped to connect with nature as a way to manage the impact of restrictions on their lives and how, as these begin to lift, the community is moving towards the new normal. What struck me most about my time at Lodge Trust was the peaceful, calming atmosphere. Whilst some of this is to do with the amount of space that surrounds the services within which supported people can walk and enjoy the wildlife, much of this sense of peace came from the interactions I observed between staff and supported people. In each case, the care and compassion of the people who work at Lodge Trust was clear, as was the depth of knowledge and understanding they*

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*have for the people they support and every staff member I met modelled these skills and behaviours'*

*'Fab, slick, professional operation'*

*'Congratulations on care plans, they are very detailed and easy to follow'*

*'I would also like to feedback that I felt your care plans and documentation sent through was of an excellent quality. '*

*'Form was very robust. The Lodge are on it and have done everything they can'*

*'A big thank you for attending the Whzan meeting yesterday and your contributions to the meeting. It went really well, and I appreciate your time and input'*

**Here are some views expressed by residents who live at The Lodge Trust:**

*'Going back to churches, getting to churches we wanted to go to'*

*'Good to have D (trustee) come and visit'*

*'Enjoying the good weather. Need to be careful in the heat. Work going well. Went bowling'*

*'The fitness class was good'*

*'I enjoyed chair based fun'*

*'I went bowling in morning, won the game'*

*'I have a holiday booked for September. Looking forward to it'*

*'New interns – nice to see them!'*

*'New staff – double thumbs up'*

*'I had a visitor at the lodge the other week, went well'*

*'Went home for my birthday and had a party with Lodge friends, when asked if he enjoyed it, he said yes'*

*'Tuesday, I went out to Melton, took C and went and got my nails done. They were pink and sparkly this month'*

*'Going back to church on a Sunday is good'*

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 they lead. We ended the year with 30 residents. We have a process in place to assess and prepare potential new residents and their families should a place become available.

**Support for people to live their lives safely and well**

We provide different levels of staff support and the team works closely with our residents and day service users to tailor the support given to their individual needs. This is a growing and exciting process as the people develop their independence and self-esteem. As well as the wide range of on-site activities, we also organise many outside leisure activities. The walking group, snooker, bowling, horse riding, swimming and visits out for lunch and evening

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meals are all happening regularly.

The changing support needs of some residents mean we invest in hoists, lifts and other aids, including all the required moving and handling training to ensure our staff can meet the extra care needs in a dignified way for our residents whilst minimising the risk of injury to both residents and staff. We invest significantly in Health and Safety and have invested in training to upskill our senior team in qualifications such as IOSH Managing Safety and a NEBOSH Certificate.

As required we employ specialist inspection and assessment services such as Fire Safety, Legionella, Asbestos, Oil and Electrical services. We record and track our responsibilities to service and maintain the many systems we operate on our Care Management System (CMS).

The Lodge Trust sees the training and development of all its staff as integral to all it does. It achieves this by offering and funding an extensive package of training delivered in house in person as well as online using a Skills for Care (SFC) endorsed digital training provider. 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. We use a mix of experienced internal and external assessors to ensure the quality of our diploma training remains high.

### REGULATED ACTIVITIES

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

The charity was last inspected in by the Care Quality Commission on the 24<sup>th</sup> August 2017 and found our services to be 'Good' on every one of their Key Lines of Enquiry (KLOE). In March 2020, the CQC suspended their routine inspection programme in response to Covid-19. At the time of writing they are making a phased return to routine inspections. For the Lodge Trust they have continued to use a mix of on-site and off-site monitoring to ensure the safety and quality of the care we provide. In accordance with this approach, the monthly reviews they have carried out of the data available to them about The Lodge Trust, has not found evidence that they need to carry out an inspection or reassess their rating of our services.

We are aiming for an 'Outstanding' rating in our next formal inspection, whenever that might be, but recognise only 3.5% of all Care homes in England and Wales currently attain such a standard.

Under our current registration the CQC will not give the Trust permission to expand the current service beyond 30 residents at the Market Overton site. The Trustees have considered a second site and made significant attempts to work with a number of stakeholders to facilitate this, but this has not come to fruition and therefore these plans are currently on hold. The CQC's current policy states *"We will only register, and favourably rate, services that allow people's dignity and privacy to be maintained and that facilitate person-centred care. This must be in line with current best practice guidance and not be developed as new campus or congregate settings."* [i.e. group homes clustered together on the same site, sharing staff and some facilities, where staff are available 24 hours a day.] (Source: 900582 Right support, right care, right culture v5 May 2022). This policy will continue to be monitored by the Trustees together with the feasibility of alternative means of provision which would fit both our Charitable Purposes and CQC policies.

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**FUNDRAISING REPORT**

The Lodge Trust raises funds via a number of different streams:

- Individual giving: This is the largest part of our efforts in fundraising. We send out regular written communications to people who have asked to receive these, by post and email. We also use social media and our website to run online campaigns. We don't telephone people or undertake door to door collections to raise funds.
- Events such as sale days: Normally in May and November.
- 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 the rules of the funding bodies and give feedback requests.
- Legacies: There is a legacy information pack on the website available to download or request to be posted. This gives information on how to leave us gifts in their will.

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 with which we approach our other activities. 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 Administration Services Manager who has a relevant qualification in fundraising and is also trained in appropriate safeguarding practices.

**FINANCIAL REVIEW**

Total income has shown a decrease in 2022-23 of £94,037 to £2,002,808. Our income compared with 2021-22 has reduced by £172,499 of exceptional income due to a business interruption insurance claim and Covid related grants. Residential fees continue to be our principal source of funding and these rose by £99,113 in the period. WES / CE fees remain at reduced levels because of the loss of income from day service users and the impacts of the closure of the Café and Country Park.

The level of Residential fees received from Local Authorities has increased due to annual reviews, changing needs, cost of living increases as well as management efforts to ensure a fair cost of care is received for each resident. 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 funding keeps pace with the quality of the services we provide.

As mentioned, we have again benefited from the support of both local and international volunteers. It is estimated that the net value to the organisation of the various volunteers is approximately £28,000 and the Trust is very grateful for the work they have done throughout the year. This figure has not been included in the Accounts.

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During the year, donations of over £48,000 have been received and we are grateful for all gifts however large or small, and the generosity shown towards us. The donations include some restricted donations.

Expenditure has increased by £250,000 to £2,047,330 for the year. Salaries have increased during the year, with the largest one being care staff salaries. Recruitment and retention issues and inflation have had an impact. Housing and care costs have also increased as improvements have been made and response to increased IPC requirements. Administration has increased as we have reduced the administrative burden on our care staff and improved our processes.

With depreciation the accounts show a loss of £44,522.

#### **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 yet come to fruition. The trustees continue to pray much about this matter.

#### **Salaries**

The annual review of salaries is conducted by the full board of Trustees. The remuneration of the CEO was agreed separately and in the absence of the CEO. Pay and remuneration benchmarks against a database (NMDS-SC), which is the leading source of information on the adult social care workforce throughout England, are taken into consideration along with local conditions affecting recruitment and retention.

#### **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 2023 excluding fixed assets of £3,085,250, is £1,241,785
- 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 and site 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 2022, one savings bank account had funds exceeding this amount and thus potentially exposed. Additionally, funds held with CAF Bank Ltd were high at 31 March 2023. Our current investment policy includes a combination of short and longer term high yield (relatively speaking) cash deposits. A revised investment policy is being developed.

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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.

#### **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.

#### **RISK MANAGEMENT**

The Trustees have a risk management strategy which comprises:

- A review of risks at each Management Committee and Trustees' meeting.
- The establishment of systems and procedures to mitigate those risks identified and recorded in the risk register.
- The implementation of control measures designed to minimise any potential impact on the charity should those risks materialise.
- Development of a costing model to enable us to negotiate with confidence with local authorities
- Reduction of overheads where possible in a higher inflation environment.

#### **Principal risks and uncertainties**

Policies and Procedures encompass all areas of the services we provide and are regularly updated. Quality assurance is provided monthly through an internal Quality Committee meeting attended by senior managers which reports to the Management Committee monthly. Training is given at every level in the Trust. Regular supervision is delivered and action plans monitored.

The principal risks are identified as:

1. Abuse, Regulatory or Other Statutory failings
  - a. 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 abuse, regulatory and other failings associated with the delivery of our services is managed through a robust approach of
    - i. Policy Driven Standards.
    - ii. Training.
    - iii. Manager Supervision and
    - iv. Quality performance indicators linked to the Assurance mechanisms above.



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#### 2. Financial Fraud

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.

#### 3. Underfunding by Local Authorities

- a. 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 limited income growth and increasing costs. The changing needs of people with learning disabilities due to illness and ageing also result in additional costs being incurred. Failure to maintain or improve these margins 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:

- i. On-going negotiations with local authorities and CCG's to maintain revenue income
- ii. Early identification of changing individual needs and close liaison with local agencies leading to prompt recognition of increased funding requirements.

#### 4. Insufficient Staffing.

- a. Sufficient staff to meet the needs of our residents is a challenging due to a combination of pay, market conditions and the rural location of Market Overton.

Actions taken to mitigate this risk.

- i. Significant work has been done this year to increase pay and conditions to improve recruitment and retention.
- ii. We have improved staff benefits (Benenden Healthcare membership, Blue Light Card).
- iii. We have undertaken a review of our advertising and recruitment practices in order to maximise the effectiveness of our recruitment process.
- iv. We have registered with the Home Office to sponsor overseas workers, giving us access to a wider recruitment market.

#### 5. Medication Errors

- a. Risk to life, Harm to residents. These risks are mitigated with Medication Training, an eMAR electronic medication system, a BESS scoring system to monitor the severity of any errors triggering supervision meetings, retraining or removal from medication givers.

#### 6. Major Incident (Storm, Fire, Flood)

- a. Risk to Life, Buildings damaged or unusable. These risks are mitigated with staff training, test evacuations, PEEP's (Personal Evacuation Plans), Emergency facilities management plans (EMFAC), Technology (Alarms, Fire suppression systems, and Medicare on-call and alarm systems), Inspections and regular maintenance of systems and buildings. Recommended Insurance is in place via a specialist broker.

#### 7. Cyber Attack.

- a. Risk of data loss, Risk of Data breach, Business disruption, Reputational damage, financial penalty. These risks are mitigated with third party support, providing industry standard solutions to data security, data backup, virus and ransomware detection and prevention. All

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external services protected with two factor authentication (2FA). Cyber Insurance is in place.

8. Disease Outbreak (Pandemic, Epidemic, Virus, Legionnaires)
  - a. Risk to life, Harm to Residents, Staff, and Visitors. Lack of Staff.  
These risks are mitigated with a Staff Training, Infection Prevention Control measures, Vaccination, Regular testing and sampling and Contingency Planning
  - b. The risks associated with COVID-19 amongst residents and staff has further reduced
  - c. The challenges of maintaining safe staffing levels due to staff illness continues to present a significant risk. This has been mitigated with robust contingency planning

### **PLANS FOR THE FUTURE**

We are passionate about helping society at large see that people with learning disabilities can choose to have a faith and choose to be supported in developing that faith in an intentional community. Furthermore, local communities and churches can be equipped to help and support people with learning disabilities to the enrichment of all. 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. We see a continued need for vibrant residential communities that offer excellent person-centred care as viable alternatives to supported living for some people with learning disabilities who choose to live this way. We believe this choice ought to be available and not restricted on the basis of ideology or financial cost.

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 is 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. We have a clear Christian Ethos policy and all staff agree to support this whether or not they would describe themselves as having a Christian faith.

The demand for places at our Rutland site exceeds the provision currently available. These families come from all parts of the UK, seeking Christian support for their relatives. We operate an assessment and consultation process to ensure should a place becomes available we are able to fill it positively with the minimum of delay.

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 for the reasons given previously in this report, we believe with patience and perseverance this is possible in the future with God's help and guidance.



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**GOVERNANCE, ORGANISATION AND PARTNERSHIPS**

**Governance**

- **Legal Status**

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, Registered Charity number 1161735

- **The Annual General Meeting (AGM)**

The AGM is held in July. The Chair and Vice Chair of the Trustees, the Management Committee representatives and the Finance and Budget Committee representatives are all appointed at the AGM. The Trustees are asked 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.

- **Meeting of the Trustees**

The Trustees meet quarterly in January, April, July and October and as and when any need for additional meetings arise. The Trustees are regularly consulted as a body by the CEO as and when issues arise outside of the scheduled meetings. This is usually done by email so that a record is kept.

- **New Trustee induction and training**

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 and level of experience which is appropriate to the current and developing needs of the organisation. They 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 to attend external training courses as required.

- **The Management Committee**

Is appointed by the Trustees to meet ten times each year to oversee the operational management of the organisation. This committee includes two Trustees, the CEO, Registered Manager, an external independent member and a resident representative, who gives a report from the resident's committee which is called 'Our Voice'. During their monthly meeting the Management Committee would normally visit one of the houses to talk with the residents and the staff on duty and report back on their findings.

- **The Budget Committee**

Is appointed to set the annual Budget for the consideration of the full Trustee Board. This committee consists of two Trustees, the CEO, Finance Manager and Residential Manager.

- **Working groups**

Are set up as appropriate by the Trustees to address and advise on specific issues, such as details of future developments, investments etc.

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#### Organisation

- The Chief Executive Officer (CEO), Ramsey Pigott BSc PGCE, is appointed by the Trustees to facilitate effective operations and is responsible to them for the day-to-day operations of the charity. He is registered as the CQC 'Nominated Individual'. The Chief Executive has delegated authority, within terms of delegation approved by the Trustees, for operational matters including finance, employment and care standards. Extensive reporting is supplied to the Trustees by the CEO and Senior Management Team (SMT), including monthly Quality Meeting, Health & Safety Meeting minutes, Head of Service reports and monthly Management Accounts.
- The CQC Registered Manager, Josiah Knight BSc Hons (Medicine) NVQ5 – Leadership for Health and Social Care Registered Manager No. (CON1-11730566978), manages the regulated activities of the Lodge Trust CIO, solely at the location stated below, of accommodation for persons who require personal care.

#### Partnerships

- We are members of the Evangelical Alliance. The Evangelical Alliance is made up of hundreds of organisations, thousands of churches and tens of thousands of individuals. It is the oldest and largest evangelical unity movement in the UK.
- We have a wide support base of local churches, individual supporters and families of our residents. We are very grateful to all who have prayed faithfully for us and 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 in many churches through our volunteers, supporters and the wide circulation of our news and prayer letters. Our residents regularly attend local churches for Sunday services and other events, and some are members of these churches. During the pandemic, they have continued to take part in services via digital platforms.
- We are members of the Association for Real Change (ARC), a national umbrella organisation for learning disability services.
- We are members of The Rutland Learning Disability Partnership Board (LDPB).
- Market Overton Parish Council (MOPC)  
We have appreciated the positive support of MOPC over many years and particularly through the pandemic while the Country Park has been closed. The local community have been very supportive of us and the messages and gifts at Christmas were much appreciated. We are grateful to be part of such a community and thankful that they graciously understood the impact the pandemic had on our ability to engage with them.
- Market Overton Play Association (MOPA)  
We are grateful for the partnership we have with MOPA and their understanding during this period of closure for the Country Park and Play Area.

Now in the 40th 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

## THE LODGE TRUST CIO

### REPORT OF THE TRUSTEES

for His unfailing love, His guidance and His daily provision for all our needs. We readily acknowledge that without the commitment of our staff and volunteers, such service delivery would not be possible, and we wish to express our sincere appreciation for their dedication to the work. We acknowledge the partnership and goodwill of so many other stakeholders and thank them for their help and support during the year.

#### 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 regulated by the Care Quality Commission (CQC).

#### Reference and administrative details

<b>Charity number:</b>	1161735
<b>Principal office:</b>	The Lodge Trust CIO, Main Street, Market Overton, Rutland LE15 7PL.
<b>Accountants:</b>	McGregors Corporate, i2 Mansfield, Office Suite 0:3, Hamilton Court, Oakham Business Park, Mansfield, Notts, NG18 5FB.
<b>Auditors:</b>	Xeinadin Audit Ltd, Riverside House, Kings Reach Business Park, Yew Street, Stockport, SK4 2HD.
<b>Bankers:</b>	CAF Bank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ.

#### Directors and Trustees:

The Trustees during the year were:

Mr D. J. Kindred (Chair)  
Dr D. C. Mann (Vice Chair)  
Mr D. Donegani  
Miss E. Harrison  
Dr E. J. Hodges  
Mrs S. Matthews  
Mr R.J. Stevens (resigned on 02/7/2022)  
Mrs J. Gibb (appointed on 21/1/2023)

Chief Executive: R J Pigott

## THE LODGE TRUST CIO

### REPORT OF THE TRUSTEES

#### STATEMENT OF TRUSTEES' RESPONSIBILITIES

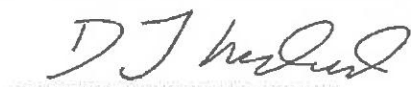
The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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



D J Kindred (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 2023 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 2023, and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the 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
- the charity has not kept adequate accounting records; 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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

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

We obtained an understanding of the legal and regulatory frameworks within which the company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were The Charities Act 2011 and relevant tax compliance legislation.

In addition, we also concluded that there are certain significant laws and regulations which may have an effect on the determination of the amounts and disclosures in the financial statements, being those laws relating to Employment Law, Pensions Legislation, Health and Safety, Covid 19 Regulations, GDPR and specific Care Quality Commission Regulations.

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 carry's out updates for those policies, or such as the case with Covid 19, regular reviews, when Government guidance changes. This is then communicated to staff on all levels to ensure updates in policies and procedures are known throughout the workforce.

We understood how the Trust is complying with these frameworks and regulations by making enquiring of management and those responsible for compliance and corroborated these enquiries with reviews of board minutes including discussions with trust officials and reviews of any correspondence with legal advisors.

We assessed that there were risks of material impact on the financial statements from irregularities, including fraud from the override of controls by management and the timing and recognising of income.

#### **Audit response to risks identified**

We carried out procedures to respond to these risks, including enquiries of management about their systems and controls to identify these risks of irregularities, testwork to review a sample of journal entries made during the year, reviewing and testing assumptions made on accounting estimates for management biases and testing the timing and recognition of revenue.

Our audit procedures were designed to respond to risks of material misstatements in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve more sophisticated acts, including concealment, collusion or deliberately failing to record transactions through intentional misrepresentation.

There are inherent limitations within an audit, even though it has been properly planned and carried out in accordance with auditing standards and we cannot be responsible for preventing non-compliance and cannot be expected to detect non compliance with all laws and regulations.

## THE LODGE TRUST CIO

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

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors report

#### 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.



Christopher Holder BA BFP FCA (Senior Statutory Auditor)  
For and on behalf of  
Xeinadin Audit Ltd  
Riverside House  
Kings Reach Business Park  
Yew Street  
Stockport  
SK4 2HD

Date 16 October 2023



**THE LODGE TRUST CIO - STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023 (INCLUDING INCOME AND EXPENDITURE ACCOUNT)**

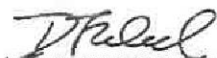
	<u>Note</u>	2023 Revenue Housing Unrestricted Fund	2023 Products Trading Unrestricted Fund	2023 Capital Projects Unrestricted Fund	2023 Capital Products Restricted Fund	2023 PIP Restricted Fund	2023 Social Fund Restricted	2023 TOTAL	2022 TOTAL
<b>INCOME:</b>									
Donations and legacies	4	-	-	41,143	6,255	-	930	48,328	62,246
<b>Income from charitable activities:</b>									
Residential and day service fees	5	1,862,191	-	-	-	-	-	1,862,191	1,763,078
Mobility allowances	5	-	-	-	-	37,782	-	37,782	32,623
Staff accommodation fees	5	7,916	-	-	-	-	-	7,916	11,055
Other income	6	-	-	-	-	-	-	-	172,499
<b>Income from other trading activities</b>									
Trading income	7	-	36,436	-	-	-	-	36,436	51,878
Events	7	-	47	-	-	-	-	47	-
Investment income	8	-	-	10,108	-	-	-	10,108	3,466
<b>TOTAL INCOME</b>		<b>1,870,107</b>	<b>36,483</b>	<b>51,251</b>	<b>6,255</b>	<b>37,782</b>	<b>930</b>	<b>£2,002,808</b>	<b>£2,096,845</b>
<b>EXPENDITURE:</b>									
<b>Cost of raising funds</b>	9	<b>2,702</b>	-	-	-	-	-	<b>2,702</b>	<b>25,815</b>
<b>Expenditure on charitable activities:</b>									
Care staff salaries	10	1,097,979	-	-	-	-	-	1,097,979	1,033,843
Administration and management salaries etc	10	188,613	-	-	-	-	-	188,613	136,012
Depreciation and profit/loss on sale of assets	10	-	-	94,009	1,804	3,059	-	98,912	99,190
Other housing and care costs	10	598,864	-	5	570	-	-	599,439	453,220
Trading costs	10	-	34,684	-	255	-	-	34,939	32,838
Other vehicle costs	10	-	-	-	-	23,117	-	23,117	14,325
Social fund purchases and outings	10	-	-	-	-	-	1,629	1,629	1,136
<b>TOTAL EXPENDITURE</b>		<b>1,888,158</b>	<b>34,684</b>	<b>94,014</b>	<b>2,629</b>	<b>26,216</b>	<b>1,629</b>	<b>£2,047,330</b>	<b>£1,796,386</b>
<b>NET INCOME</b>		<b>(18,051)</b>	<b>1,799</b>	<b>(42,763)</b>	<b>3,626</b>	<b>11,566</b>	<b>(699)</b>	<b>(44,522)</b>	<b>300,459</b>
Transfer between funds		-	-	28,595	-	(28,595)	-	-	-
<b>NET MOVEMENT IN FUNDS</b>		<b>(18,051)</b>	<b>1,799</b>	<b>(13,768)</b>	<b>3,626</b>	<b>(17,429)</b>	<b>(699)</b>	<b>(44,522)</b>	<b>300,459</b>
<b>Reconciliation of funds:</b>									
Total funds brought forward		611,676	85,140	3,512,216	75,424	85,871	1,230	4,371,557	4,071,068
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>£593,625</b>	<b>£86,939</b>	<b>£3,498,448</b>	<b>£79,050</b>	<b>£68,442</b>	<b>£531</b>	<b>£4,327,035</b>	<b>£4,371,557</b>

THE LODGE TRUST CIO

BALANCE SHEET AS AT 31 MARCH 2023

	Notes	2023	2022
FIXED ASSETS			
Tangible assets	11	3,085,250	3,085,071
CURRENT ASSETS			
Stock		11,163	12,064
Debtors and prepayments	12	103,179	131,273
Bank and cash balances		<u>1,272,712</u>	<u>1,259,709</u>
		1,387,054	1,403,046
LIABILITIES:			
Creditors: Amounts falling due within one year			
Accounts payable		43,754	16,409
Fees paid in advance		23,090	36,039
Amount due to HM Revenue & Customs		27,721	38,372
Other creditors		13,416	-
Accruals		<u>37,288</u>	<u>25,740</u>
		145,269	116,560
NET CURRENT ASSETS		1,241,785	1,286,486
TOTAL ASSETS LESS CURRENT LIABILITIES		4,327,035	4,371,557
TOTAL NET ASSETS		<u>£4,327,035</u>	<u>£4,371,557</u>
THE FUNDS OF THE CHARITY			
RESTRICTED FUNDS			
PIP Fund	13	68,442	85,871
Social Fund	13	531	1,230
Capital Projects Fund	13	79,050	75,424
UNRESTRICTED DESIGNATED FUNDS			
Capital Projects Fund	13	3,498,448	3,512,216
Revenue Housing Fund	13	593,625	611,676
Products Trading Fund	13	86,939	85,140
		<u>£4,327,035</u>	<u>£4,371,557</u>

Approved by the Trustees on 8/7/23 and signed on their behalf by:



D J Kindred (Chairman)  
Trustee

The notes on pages 21 to 38 form part of these accounts

**THE LODGE TRUST CIO**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	<u>Note</u>	<u>2023</u>	<u>2022</u>
<b>Net cash generated in operating activities</b>	16	101,986	398,833
<b>Cash flows from investing activities:</b>			
Interest income		10,108	3,466
Purchase of tangible fixed assets		(103,891)	(105,619)
Proceeds on sale of tangible fixed assets		4,800	-
<b>Net cash used in investing activities</b>		(88,983)	(102,153)
<b>Net cash generated from operating and investing activities</b>		13,003	296,680
<b>Net increase in cash and cash equivalents in the year</b>		13,003	296,680
Cash and cash equivalents brought forward		1,259,709	963,029
<b>Cash and cash equivalents carried forward</b>		£1,272,712	£1,259,709

## THE LODGE TRUST CIO

### NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

#### f) ACCOUNTING POLICIES

##### a) Basis of Accounting

These financial statements have been prepared in accordance with the second edition of the Charities statement of recommended practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) 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, with items recognised at cost or transaction value unless otherwise stated in the relevant notes to those accounts. 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.

##### 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

##### 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 higher than usual due to them being built up for future expenditure in anticipation of the expansion to a second site.

## THE LODGE TRUST CIO

### NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

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.

i) **Capital Projects Fund**

This fund is for the purpose of funding development activities of the Trust. Any donations which are made as a result of a fund raising appeal for a specific project or are gifted towards a specific project are included as restricted funds.

ii) **Social Fund**

This fund is for the purpose of the benefit of the residents. Any donations received that would benefit residents as a whole are included in this fund, with expenditure on the residents taken out each year.

iii) **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 its name. 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 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

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

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.

## THE LODGE TRUST CIO

### NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

- 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.
- 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.
- l) 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 resident's 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.

## THE LODGE TRUST CIO

### NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

#### 2 STAFF REMUNERATION

	<u>2023</u>	<u>2022</u>
Care staff and administrative salaries	1,282,183	1,193,012
NI Contributions	110,554	88,374
Pension Contributions	55,329	48,678
	<hr/>	<hr/>
	£1,448,066	£1,330,064
	<hr/>	<hr/>
 Average headcount of employees	 61	 65
	<hr/>	<hr/>
Average number of full-time equivalent employees	48	50
	<hr/>	<hr/>

One member of staff received remuneration in excess of £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 £64,492 (2022: £58,712).

#### 3 TRUSTEES REMUNERATION

No trustee received any remuneration for their services (2022: £nil).

David Kindred received travelling expenses of £731 during the year (2022: £nil). No other trustees received any reimbursements.

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

4 DONATIONS AND LEGACIES

	2023 Capital Projects Unrestricted Fund	2023 Capital Projects Restricted Fund	2023 Social Fund Restricted Fund	2023 Total	2022 Capital Projects Unrestricted Fund	2022 Capital Projects Restricted Fund	2022 Social Fund Restricted Fund	2022 Total
Donations	41,143	6,255	930	48,328	60,046	1,100	250	61,396
Legacies	-	-	-	-	850	-	-	850
	<u>£41,143</u>	<u>£6,255</u>	<u>£930</u>	<u>£48,328</u>	<u>£60,896</u>	<u>£1,100</u>	<u>£250</u>	<u>£62,246</u>

5 INCOME FROM CHARITABLE ACTIVITIES

	2023 Revenue Housing Unrestricted Fund	2023 PIP Restricted Fund	2023 Total	2022 Revenue Housing Unrestricted Fund	2022 PIP Restricted Fund	2022 Total
Residential & day services fees	1,862,191	-	1,862,191	1,763,078	-	1,763,078
Mobility allowances	-	37,782	37,782	-	32,623	32,623
Staff accommodation fees	7,916	-	7,916	11,055	-	11,055
	<u>£1,870,107</u>	<u>£37,782</u>	<u>£1,907,889</u>	<u>£1,774,133</u>	<u>£32,623</u>	<u>£1,806,756</u>



THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

6 OTHER INCOME FROM CHARITABLE ACTIVITIES

	2023 Revenue Housing Unrestricted Fund	2023 PIP Restricted Fund	2023 Total	2022 Revenue Housing Unrestricted Fund	2022 PIP Restricted Fund	2022 Total
Covid support	-	-	-	62,542	-	62,542
Insurance proceeds	-	-	-	109,957	-	109,957
	<u>£ -</u>	<u>£ -</u>	<u>£ -</u>	<u>£172,499</u>	<u>£ -</u>	<u>£172,499</u>

7 INCOME FROM OTHER TRADING ACTIVITIES

	2023 Products Trading Unrestricted Fund	2023 Capital Projects Unrestricted Fund	2023 Total	2022 Products Trading Unrestricted Fund	2022 Capital Projects Unrestricted Fund	2022 Total
Trading Income						
Café	711	-	711	-	-	-
Cabins	20,071	-	20,071	27,918	-	27,918
Caravans & camping	9,022	-	9,022	13,592	-	13,592
Vehicle checks	2,160	-	2,160	2,160	-	2,160
Ground income	1,292	-	1,292	1,500	-	1,500
Product sales	3,180	-	3,180	1,708	-	1,708
Insurance proceeds	-	-	-	5,000	-	5,000
Events	47	-	47	-	-	-
	<u>£36,483</u>	<u>-</u>	<u>£36,483</u>	<u>£51,878</u>	<u>-</u>	<u>£51,878</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

8 INVESTMENT INCOME

	2023 Capital Projects Unrestricted Fund	2023 Total	2022 Capital Projects Unrestricted Fund	2022 Total
Interest receivable	10,018	10,018	3,466	3,466
	<u>£10,018</u>	<u>£10,018</u>	<u>£3,466</u>	<u>£3,466</u>

9 COST OF RAISING FUNDS

	2023 Revenue Housing Unrestricted Fund	2023 Total	2022 Revenue Housing Unrestricted Fund	2022 Total
Events	40	40	-	-
Publicity	2,662	2,662	951	951
Fundraising staff salaries	-	-	24,864	24,864
	<u>£2,702</u>	<u>£2,702</u>	<u>£25,815</u>	<u>£25,815</u>

10 EXPENDITURE ON CHARITABLE ACTIVITIES

CARE STAFF SALARIES

	2023 Revenue Housing Unrestricted Fund	2023 Total	2022 Revenue Housing Unrestricted Fund	2022 Total
Salaries	1,097,979	1,097,979	1,033,843	1,033,843
	<u>£1,097,979</u>	<u>£1,097,979</u>	<u>£1,033,843</u>	<u>£1,033,843</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

10 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

ADMINISTRATION & MANAGEMENT SALARIES ETC

	2023 Revenue Housing Unrestricted Fund	2023 Total	2022 Revenue Housing Unrestricted Fund	2022 Total
Salaries	160,304	160,304	120,046	120,046
Administration costs	408	408	373	373
Audit fees	7,500	7,500	7,223	7,223
Accounting fees	19,670	19,670	8,370	8,370
Trustee meeting fees	731	731	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	£188,613	£188,613	£136,012	£136,012
	<hr/>	<hr/>	<hr/>	<hr/>

DEPRECIATION

	2023 Capital Projects Unrestricted Fund	2023 Capital Projects Restricted Fund	2023 PIP Restricted Fund	2023 Total	2022 Capital Projects Unrestricted Fund	2022 Capital Projects Restricted Fund	2022 PIP Restricted Fund	2022 Total
Depreciation	96,009	1,804	3,984	101,797	92,712	2,009	4,476	99,197
Profit/loss on sale of assets	(2,000)	-	(885)	£(2,885)	-	-	-	£-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	£94,009	£1,804	£3,099	£98,912	£92,712	£2,009	£4,476	£99,197
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

10 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

OTHER HOUSING AND CARE COSTS

	2023 Revenue Housing Unrestricted Fund	2023 Capital Projects Funds	2023 Total	2022 Revenue Housing Unrestricted Fund	2022 Capital Projects Funds	2022 Total
Food	59,448	-	59,448	49,930	-	49,930
Energy & water	73,828	-	73,828	57,702	-	57,702
Council tax	10,439	-	10,439	6,549	-	6,549
Household	14,850	-	14,850	8,844	-	8,844
Insurance	35,850	-	35,850	17,103	-	17,103
Repairs & renewals	71,927	570	72,497	73,646	-	73,646
Facilities & estates staff salaries	114,318	-	114,318	85,481	-	85,481
Home costs	1,789	-	1,789	1,630	-	1,630
Protective clothing	790	-	790	838	-	838
Staff training & other costs	16,765	-	16,765	10,086	-	10,086
Training staff salaries	20,136	-	20,136	14,715	-	14,715
Redundancy costs	-	-	-	7,200	-	7,200
Telephone & internet costs	4,655	-	4,655	5,309	-	5,309
Bank charges	121	5	126	311	-	311
Registration fee	4,270	-	4,270	4,270	-	4,270
Postage, stationery & computing	26,969	-	26,969	16,957	-	16,957
Miscellaneous	4,588	-	4,588	3,185	-	3,185
Agency & other staff costs	57,941	-	57,941	17,757	-	17,757
Volunteers fees & expenses	18,399	-	18,399	8,762	-	8,762
Health & safety	4,418	-	4,418	12,035	-	12,035
Activities	329	-	329	665	-	665
Pension costs	55,329	-	55,329	48,678	-	48,678
Staff recruitment fees	1,705	-	1,705	1,567	-	1,567
	<u>£598,864</u>	<u>£575</u>	<u>£599,439</u>	<u>£453,220</u>	<u>£-</u>	<u>£453,220</u>

# THE LODGE TRUST CIO

## NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

### 10 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

#### TRADING COSTS

	2023 Products Trading Restricted Fund	2023 Products Trading Unrestricted Fund	2023 Total	2022 Products Trading Restricted Fund	2022 Products Trading Unrestricted Fund	2022 Total
Country Park						
Marketing	-	2,358	2,358	-	-	-
Administration	-	824	824	-	4,254	4,254
Utilities	-	12,196	12,196	-	11,058	11,058
Household	-	825	825	-	2,358	2,358
Worldpay & other bank charges	-	2,160	2,160	-	-	-
Food & drink purchases	-	3,702	3,702	-	5	5
Cabins & caravans	-	180	180	-	958	958
Staff Salaries & NIC	-	-	-	-	2,437	2,437
Repairs & maintenance	-	7,584	7,584	-	11,141	11,141
Grounds & garden expenses	255	1,081	1,336	-	938	938
Products expenses	-	3,774	3,774	-	(311)	(311)
	<u>£255</u>	<u>£34,684</u>	<u>£34,939</u>	<u>£-</u>	<u>£32,838</u>	<u>£32,838</u>

#### OTHER VEHICLE COSTS

	2023 PIP Restricted Fund	2023 Total	2022 PIP Restricted Fund	2022 Total
Other vehicle costs	23,117	23,117	14,325	14,325
	<u>£23,117</u>	<u>£23,117</u>	<u>£14,325</u>	<u>£14,325</u>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

10 EXPENDITURE ON CHARITABLE ACTIVITIES (Continued)

SOCIAL FUND PURCHASES AND OUTINGS

	2023 Social Fund Restricted <u>Fund</u>	2023 <u>Total</u>	2022 Social Fund Restricted <u>Fund</u>	2022 <u>Total</u>
Social fund presents	1,629	1,629	1,136	1,136
	—	—	—	—
	£1,629	£1,629	£1,136	£1,136
	—	—	—	—

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

11 FIXED ASSETS

<u>Tangible Assets</u>	<u>Main Buildings &amp; Grounds</u>	<u>Bungalow &amp; Cottage</u>	<u>Meeting Hall</u>	<u>Workshop &amp; Outbuilding</u>	<u>Garden House</u>	<u>Motor Vehicles</u>	<u>Equipment &amp; Fittings</u>	<u>Country Park</u>	<u>Flats</u>	<u>The Stables</u>	<u>Total</u>
<u>Cost</u>											
As at 1 April 2022	876,357	458,207	167,151	47,682	512,368	51,643	207,597	235,038	227,898	921,253	3,705,194
Additions	8,278	8,869	-	-	8,511	28,995	49,238	-	-	-	103,891
Disposals	-	-	-	-	-	(8,065)	-	-	-	-	(8,065)
As at 31 March 2023	884,635	467,076	167,151	47,682	520,879	72,573	256,835	235,038	227,898	921,253	£3,801,020
<u>Depreciation</u>											
As at 1 April 2022	87,591	51,338	18,339	10,987	57,010	36,222	126,421	102,319	26,015	101,881	620,123
Charge for the year	15,352	8,139	2,976	1,476	9,124	3,985	27,178	13,179	4,032	16,356	101,797
Eliminated on disposals	-	-	-	-	-	(6,150)	-	-	-	-	(6,150)
As at 31 March 2023	102,943	59,477	21,315	12,463	66,134	36,057	153,599	115,498	30,047	118,237	£715,770
<u>Net Book Value</u>											
As at 31 March 2023	£781,692	£407,599	£145,836	£35,219	£454,745	£36,516	£103,236	£119,540	£197,851	£803,016	£3,085,250
As at 31 March 2022	£788,766	£406,869	£148,812	£36,695	£455,358	£13,421	£81,176	£132,719	£201,883	£819,372	£3,085,071

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

FIXED ASSETS (Continued)

The Trust's freehold properties are insured for £12,050,036. This represents the cost of demolition and reconstruction and may exceed the open market value

12 DEBTORS AND PREPAYMENTS

	<u>2023</u>	<u>2022</u>
Fees outstanding	56,394	121,101
Income tax recoverable	5,695	8,367
Other debtors	5,767	-
Prepayments & accrued income	35,323	1,805
	<u>£103,179</u>	<u>£131,273</u>

13 ANALYSIS OF NET ASSETS BETWEEN FUNDS

a) 31 March 2023

	<u>Revenue Housing Fund</u>	<u>Products Trading Fund</u>	<u>Capital Projects Fund</u>	<u>Restricted Capital Projects Fund</u>	<u>PIP Fund</u>	<u>Social Fund</u>	<u>Total</u>
Fixed Assets	-	-	3,027,554	21,180	36,516	-	3,085,250
Stock	7,664	3,499	-	-	-	-	11,163
Debtors	93,058	788	5,695	-	3,638	-	103,179
Cash & Bank	611,593	96,098	477,788	57,870	28,832	531	1,272,712
Creditors due within one year	(118,690)	(13,446)	(12,589)	-	(544)	-	(145,269)
	<u>£593,625</u>	<u>£86,939</u>	<u>£3,498,448</u>	<u>£79,050</u>	<u>£68,442</u>	<u>£531</u>	<u>£4,327,035</u>



THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

ANALYSIS OF NET ASSETS BETWEEN FUNDS (Continued)

b) 31 March 2022	Revenue Housing Fund	Products Trading Fund	Capital Projects Fund	Restricted Capital Projects	PIP Fund	Social Fund	Total
Fixed Assets	-	-	3,048,963	22,687	13,421	-	3,085,071
Stock	7,363	4,701	-	-	-	-	12,064
Debtors	121,540	1,366	8,367	-	-	-	131,273
Cash & Bank	593,234	84,662	454,886	52,737	72,892	1,298	1,259,709
Creditors due within one year	(110,461)	(5,589)	-	-	(442)	(68)	(116,560)
	<u>£611,676</u>	<u>£85,140</u>	<u>£3,512,216</u>	<u>£75,424</u>	<u>£85,871</u>	<u>£1,230</u>	<u>£4,371,557</u>

Restricted Capital Project Funds are represented by:

	B/Fwd at 1 April 2022	Income	Expenditure	C/Fwd at 31 March 2023
Second Site Project	47,109	-	-	47,109
Groundwork	3,071	-	307	2,764
Will Bailey Trust	5,399	-	420	4,979
W Orbill Trust	2,944	-	434	2,510
Ragdale Hall	160	-	40	120
Inner Wheel - Stamford	645	-	54	591
Susan Emery Trust	1,500	-	-	1,500
The Screwfix Foundation	9,506	-	200	9,306
The Morrison's Foundation	329	-	82	247
Central England Co-Operative	753	-	15	738
Staff Welfare Fund	3,000	-	570	2,430
Rotary Club for Rutland/Melton Round Table	1,008	-	252	756
Trees Fund	-	255	255	-
Van Den Broek Fund	-	6,000	-	6,000
	<u>£75,424</u>	<u>£6,255</u>	<u>£2,629</u>	<u>£79,050</u>

## THE LODGE TRUST CIO

### NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

#### 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 2023. 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.

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 as residents have not been able to resume holidays following the Covid 19 pandemic.

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 expenditure relates to the depreciation charge on the asset purchased.

Staff welfare fund relates to funds received from a donor to be spent on staff. Some expenditure has been incurred in relation to this but discussions are ongoing for the remainder of the funds so as to make the best use of the funds to benefit staff.

Rotary Club of Rutland/Melton Round Table relates to a donation received towards the purchase of a hoist. The expenditure relates to the depreciation charge on the asset purchased.

The Trees Fund relates to donations received towards the purchase of trees for the Country Park. This fund was fully expended during the year.

The Van Den Broek Fund relates to a donation given to be spent on staff and residents. No expenditure has yet been incurred on this fund as discussions are ongoing as to how best to utilise the funds.

## THE LODGE TRUST CIO

### NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

#### 14 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 £72,252 (2022: £66,278). As at 31 March 2023 £5,266 (2022: £5,266) was outstanding and owed by the local authority.

During the year, donations without conditions totalling £3,650 (2022: £3,700) were received from trustees.

#### 15 LEASING COMMITMENTS

The Lodge Trust at 31 March 2023 has total lease commitments as follows:

Expiring within one year	7,357	13,641
Expiring within two to five years	12,315	13,388
Expiring after more than five years	-	4,373
	<hr/>	<hr/>
	£19,672	£31,402
	<hr/>	<hr/>

#### 16 RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	<u>2023</u>	<u>2022</u>
Net movement in funds	(44,522)	300,459
Add back: Depreciation charge	101,797	99,197
Deduct: Reclassification of tangible fixed assets	-	(957)
Deduct: profit on disposal of assets	(2,885)	-
Deduct: Interest shown in investing activities	(10,108)	(3,466)
Decrease/(Increase)/ in stock	1,202	(2,029)
(Increase)/Decrease in debtors	27,793	(46,267)
Increase/(Decrease) in creditors	28,709	51,896
	<hr/>	<hr/>
Net cash generated from operating activities	£101,986	£398,833
	<hr/>	<hr/>

THE LODGE TRUST CIO

NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 MARCH 2023

17 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 2023	<u>2023</u>	<u>2022</u>
Cash & cash equivalents	<u>£1,272,712</u>	<u>£1,259,709</u>
Year ended 31 March 2022	<u>2022</u>	<u>2021</u>
Cash & cash equivalents	<u>£1,259,709</u>	<u>£963,029</u>

18 ANALYSIS OF CHANGES IN NET FUNDS

	At <u>01/04/22</u> £	<u>Cashflow</u> £	At <u>31/03/23</u> £
Net Cash			
Cash at bank and in hand	<u>1,259,709</u>	<u>13,003</u>	<u>1,272,712</u>
Debt	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>£1,259,709</u>	<u>£13,003</u>	<u>£1,272,712</u>