

QUAKER COMMUNITY BAMFORD

England & Wales · Charity number 1178584

Details

Other names BAMFORD QUAKER COMMUNITY

Status Registered

Legal form CIO

Registered 2018-05-31

Register [View on the Charity Commission register](#)

Contact

Address 5 Hutchcomb Road
Oxford
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Website <http://www.quakercommunity.org.uk>

Activities

Objects: THE CHARITY'S OBJECT IS THE FURTHERANCE OF THE GENERAL RELIGIOUS AND CHARITABLE PURPOSES OF THE RELIGIOUS SOCIETY OF FRIENDS (QUAKERS) IN BRITAIN, IN PARTICULAR BUT NOT EXCLUSIVELY BY: I. PROVIDING FOR THE PUBLIC BENEFIT A PLACE OF SPIRITUAL RETREAT IN THE CONTEXT OF A RESIDENTIAL QUAKER COMMUNITY SEEKING TO LIVE THE QUAKER TESTIMONIES II. SHARING WITH OTHERS OUR UNDERSTANDING, EXPLORATION AND DEVELOPMENT OF THE THINKING AND PRACTICE OF THE RELIGIOUS SOCIETY OF FRIENDS (QUAKERS) III. PROVIDING FOR THE PASTORAL CARE OF VISITORS AND INDIVIDUAL COMMUNITY MEMBERS IV. STEWARDSHIP AND PROTECTION FOR THE PUBLIC BENEFIT OF THE LOCAL NATURAL ENVIRONMENT.

Activities: We are a residential Quaker Community with the purpose of furthering for the public benefit the faith and practice of the Religious Society of Friends (Quakers) including searching for ways to live out the Quaker testimonies of peace and non violence, equality, truth, simplicity and sustainability and including a commitment to work towards becoming a low-carbon, sustainable community.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Education/training, Religious Activities, Environment/conservation/heritage, Human Rights/religious Or Racial Harmony/equality Or Diversity, Other Charitable Purposes
- **Who:** Children/young People, People With Disabilities, Other Defined Groups, The General Public/mankind

Geography

- Derbyshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£54,365	£58,590	-	-
2023-12-31	£42,553	£57,522	-	-
2022-12-31	£47,610	£52,768	-	-
2021-12-31	£55,366	£44,695	-	-
2020-12-31	£45,864	£45,730	-	-

Trustees

Name	Role	Appointed
Diana Fern Sayce		2026-02-04
JOHN ROUSE		2017-07-16
Laurence Adrian Michaelis		2024-01-08
Samuel John Donaldson		2026-02-04
Sarah Whittington		2024-03-05

QUAKER COMMUNITY BAMFORD

England & Wales - Charity number 1178584

Accounts

Quaker Community Bamford

Charity number 1178584

Trustees Report 2024

Trustees Report 2024

Our 2023 report explained the history, context and discernment process that led Trustees to decide to sell the current buildings and land, and use the funds raised to pursue our charitable objectives in other ways.

Activities and fulfilment of Charity purposes

In 2024 the Trustees focused on disposing of the property and finding a way forward for the Charity, working with the Way Forward Group of former Community members, other Friends concerned with the future work of the Charity, local Quakers and other local residents.

2024 began with tenants and property guardians resident on site and ongoing practical work to prepare the property for disposal. This included removal of asbestos from the basement of Main House, and Trustees obtaining advice about carrying out the property disposal in compliance with charity law. The property was placed on the open market in July 2024.

Way Forward Group meetings continued online and in person to explore ideas and proposals for the future work of the Charity.

In November 2024 trustees and the Way Forward Group met for a residential weekend to review the options and proposals for the future of the charity. The concluding minute of the meeting is reproduced below as it sums up the journey of 2024 and reflects the position we have reached as a result.

Way Forward Group 9th/10th November 2024

Concluding Minute

Fifteen Friends have met at the former Quaker Community in Bamford, over the weekend of 9th and 10th November 2024. We include members of the original group who established the Community in 1988, others who have lived here over the years, Friends who joined the Way Forward Group because they feel called to be part of our future work, and members and attenders of Hope Valley Local Meeting.

We have asked together:

- whether we see a continuing involvement of the Quaker Community Bamford charity and of our extended community with this land and these buildings
- what is the positive vision for that involvement, for our extended community and for the Charity
- whether we have the confidence to pursue that vision, including Friends who are willing and able to bring the diverse gifts, experience and energy that are needed.

In our worship, worship sharing, Experiment with Light, and threshing sessions we have reflected on the current state of the world and its people, and what we might be called to offer at this time, as a charity and an extended community.

We share a sense of crisis or collapse in wider society and structures including Quaker organisations, as well as in the climate and Earth systems. The American elections and ongoing wars are in our

hearts and minds this weekend. We also have a strong sense of the need for young people to develop their agency at this time, and of our responsibility to offer what we can in support.

Eighteen months ago, there did not seem to be sufficient energy to renew the Quaker Community in Bamford. The Way Forward Group and Trustees could see no viable alternative to selling the land and buildings. In July this year the property went on the market, but there have been no concrete offers so far. Meanwhile many people have come forward, bringing a sense of how much the place is cherished and a strong wish to see some form of continuing Quaker presence here.

Without a prophetic dream, the people come undone (Proverbs 29:18). Without a vision to inspire, it has been hard to draw new people and resources into our work. We are beginning now to feel that we do have such a vision. We will need to test its resonance with other people, elaborate the financial and practical details, and learn and adjust. Some of us are ready now to commit to taking it forward.

Part of our way forward is respect for our different perspectives and contributions, whether we are more focused on the vision, the practicalities, the finances or the relationship building.

We experience this as a thin place, an important place. People speak of it as magical and beautiful, and have found healing and transformation here. In future, a community here could become a focal point and beacon for rewilding Quakerism and re-invigorating it as a movement, as well as rewilding the land and strengthening people's connection with and understanding of nature. It has the capacity to be prophetic to Friends and the world at a time when society is falling apart.

We are particularly drawn to a new focus on providing community opportunities for young people, enabling them to develop spiritual grounding, connection with nature, ways of living that are part of positive change, relational awareness and skills, capacity for working with conflict, and discernment of their own leadings for engagement in the world. One possibility in the short term would be a community of young adult Quakers which might lead to wider partnerships, and to including young adults from a variety of backgrounds. A young adult community could be the focal point for our extended community, providing opportunities to learn what is needed from us as supporters, elders and mentors.

Whatever we do will need to be developed in partnership with any other organisations and young adults involved.

We have received a proposal from a collective led by The Visionaries and Revoke, to establish the site as a sanctuary for reflection, regenerative practices, shared living and meaningful community connection, focused on working with young people. This weekend they have had the opportunity to see the land and buildings. We have met with them, asked each other questions and had the opportunity to respond. We welcome the potential for a partnership with them including our own vision for the Quaker Community Bamford future. We will need to find out more about them and their projects, and to establish what the partnership might look like in practice and how it can be tested as a way forward. We encourage the trustees to continue the conversation with the collective.

We do not feel that now is the time to offer the property for sale to *[name of potential purchaser redacted]*.

We will continue meeting online as the Way Forward Group to support the trustees in their discernment.

Public benefit

In our deliberations about the future work of the Charity and in preparing this report the Trustees have had regard to the Charity Commission's guidance on public benefit.

Financial Review

Our 2024 accounts reflect the fact that we were carrying out minimal charitable activities while arranging for the disposal of the Charity's land and buildings.

It has recently been suggested that since our use of the property to carry out our charitable activities is minimal, it could be considered as an investment property and it is shown as such in the 2024 accounts. The Trustees are currently seeking advice as we are holding the property with the intention of disposal as soon as possible while recovering mortgage, repair, maintenance and running costs as far as possible through short term rentals and property guardianships, and not to achieve a return on investment.

Net expenditure before exceptional items was £4,225.29.

The Trustees obtained a valuation of the property in preparation for disposal in September 2023. This is the first formal valuation of the property since its purchase by the Sheffield Quaker Community Ltd housing cooperative in 1988, resulting in a substantial unrealised gain as shown in the accounts.

Income and expenditure

Our main income in 2024 was in the form of rent from assured shorthold tenancies and licence fees from property guardians, totalling £53,008.

Expenditure

Our expenditure on charitable activities in 2024 was minimal. Our main outgoings were property costs totalling £56,264, including mortgage interest, utilities and services, repairs and maintenance.

Funds and Reserves

Quaker Community Bamford has held funds in reserve to cover periods when outgoings exceed income, and to cover any major building repairs not covered by our insurance. In the past they have also smoothed fluctuations in income and expenditure.

All our funds are unrestricted as the money has been generated by the Charity, rather than given by earmarked grants etc.

The General Fund includes all our working capital and other money available for spending. At the end of 2024 we have general funds of £9,635.

Designated funds are held for specific purposes determined by the trustees.

The **Maintenance Reserve Fund** is available for property costs. We draw from this fund the cost of all repairs and any maintenance that does not follow a regular annual cycle. The fund is replenished by a flat rate allocation from the general fund expenditure of £2,000 per year. If needed, it is also topped up from generated surplus. At the end of 2024 after fund movements it stood at £29,384.

In the 2024 accounts, we have two classes of fixed assets: the land and buildings are shown as an investment fixed asset while the furniture and equipment are tangible fixed assets. Both types of fixed assets are held in the **Capital Assets Fund** at net book value, minus the remaining mortgage.

Net book value is the historical cost including the cost of any improvements and less depreciation on the furniture and equipment. This fund holds the money that is tied up in these assets and which is not available for spending unless the assets were sold. At the end of 2024 it was £217,537.02.

The **Revaluation Reserve Fund** holds the unrealised gain on the land and buildings. It is the difference between the valuation of the building in September 2023 at £1.9 million and the net book value of £361,880. It represents money which is tied up in the property and not available for spending. The unrealised gain would turn into a realised gain if and when the property is sold.

Plans for future periods

During 2025 the Trustees focused mainly on working towards the disposal of the property. We hope to complete this in 2026. In September 2025 a Way Forward Group meeting was held at the property and we are continuing to clarify priorities for future work of the Charity once the disposal is completed.

Risk Register

Risk description	Risk level	Actions to mitigate
Lease negotiations with The Collective fall through	Medium	Property will need to go back on the market
Financial reserves insufficient to last time taken to dispose of property		Letting all parts of property at market rent Request mortgage holiday from Building Society Seek donations and loans
Reputational damage if Trustees sell the property to a buyer whose activities would conflict with the purposes of the Charity	Medium	Working with our stakeholders in the Way Forward Group to keep them informed of progress in marketing the property and to work through concerns and tensions in relation to the sale.
Urgent maintenance or repair requirements beyond our financial reserves	Medium	Routine maintenance to keep premises in good repair. Our building insurance covers most major risks but not subsidence. We have had repeated surveyors' assessments of: <ul style="list-style-type: none"> • the retaining wall behind Caretakers House • cracks in the lean-to extension behind Caretakers House • cracks in the porch of Main House. Trustees have been reassured that these are not cause for concern.
Legal liabilities Trees fall on railway track Visitors to the property injure themselves	Low	Our insurance cover includes legal liability. We have allowed Network Rail to cut back vegetation and trees at the boundary. We warn any visitors that the property is not being maintained as well as in the past and that they should take care, e.g. of trip hazards on the land.
Reduction in income due to tenants or property guardians leaving	Medium	Seeking new tenants or property guardians as necessary
Failure to agree on future purposes and activities	Low	Trustees and Way Forward Group continuing to meet to clarify options.

Structure, Governance and Management

During 2024 the Charity was wholly managed by its volunteer members and trustees and had no employed staff. Throughout 2024 property guardians were resident on site providing a 'caretaker' function and liaison with trustees. At the end of 2024 the charity's organisational structure consisted of the trustees only with property guardians providing some volunteer assistance in terms of practical tasks at the property.

No members of the charity receive pay or remuneration or are employed by the charity. The terms on which community members and volunteers live at the Community, including rent payable, are determined by the trustees. The charity is not affiliated to an umbrella group, but operates within the principles of the Religious Society of Friends (Quakers) in Britain and is a Recognised Quaker Group.

In our deliberations about the future work of the Charity and in preparing this report the Trustees have had regard to the Charity Commission's guidance on public benefit.

Trustee meetings were held fortnightly throughout 2024. No decisions were taken at Trustees meetings unless a quorum of Trustees was present. Meetings were conducted in accordance with the principles of the Religious Society of Friends and the provisions of the current edition of the book of Christian Discipline of the Yearly Meeting of the Religious Society of Friends (Quakers) in Britain as outlined in the constitution.

Trustees seek and receive advice as necessary from the Religious Society of Friends (Quakers) in Britain, our solicitors, surveyors and the Way Forward Group.

From November 2023 all administration was carried out by the trustees. However in July 2024 it was agreed to pay for bookkeeping services.

Property Guardians moved into the Main house in December 2023, carrying out some voluntary work for the Charity under the guidance of the trustees.

Reference and Administrative Details

Banking:

Triodos Bank UK, Deanery Rd, Bristol BS1 5AS.

Ecology Building Society, Ellis House, 7 Belton Road, Silsden, Keighley, W. Yorkshire, BD20 0EE.

Solicitors: Russell-Cooke Solicitors, 2 Putney Hill, London, SW15 6AB.

Chartered Surveyor: Bagshaws, The Agricultural Business Centre, Bakewell, DE45 1AH.

Auditor or Independent Examiner:

John Hollis, Ashmeade, Edale Road, Hope, Derbyshire, S33 6ZF.

The charity has no investments and therefore does not require an investment advisor.

Quaker Community Bamford

Charity number 1178584

Final Accounts to 31 December 2024

Quaker Community Bamford

Charity Number 1178584

Independent Examiner's Report

I have examined the Income and Expenditure Account plus Balance Sheet in agreement with the records of the Quaker Community Bamford. I have obtained all the information and explanations which were necessary for the review.

In my opinion, the Accounts show a true and fair view of the Community's Income and Expenditure for the year ending 31 December 2024 in stating a net movement of £1,533,895.



John Hollis FCCA

21/10/2025

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Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Statement of Financial Activities

		General	Designated	2024 Total	2023
				£	£
Income	Note				
Donation Income		156	-	156	1,195
Charitable Activities		-	-	-	13,702
Other Income		54,209	-	54,209	27,603
Other Trading		-	-	-	53
	2	<u>54,365</u>	<u>-</u>	<u>54,365</u>	<u>42,554</u>
Expenditure					
Charitable Activities		2,095	-	2,095	57,002
Governance Costs		181	-	181	158
Fund-raising		50	-	50	362
Property Costs		41,794	14,470	56,264	
	3	<u>44,120</u>	<u>14,470</u>	<u>58,590</u>	<u>57,522</u>
Net income/(expenditure)		<u>10,245</u>	<u>(14,470)</u>	<u>(4,225)</u>	<u>(14,969)</u>
Exceptional Income					
Gains on the revaluation of fixed assets	8		1,538,120	1,538,120	
Fund Movements		(22,178)	22,178	-	-
Net movement in funds		<u>(11,933)</u>	<u>1,545,828</u>	<u>1,533,895</u>	<u>(14,969)</u>
Funds Brought Forward		21,568	239,213	260,782	275,750
Total funds carried forward		<u>9,635</u>	<u>1,785,041</u>	<u>1,794,676</u>	<u>260,782</u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Balance Sheet as at 31 December 2024

	2024	2023
	£	£
Fixed Assets		
Tangible Fixed Assets	50,437	416,368
Investment Property Fixed Assets	1,900,000	
	<u>1,950,437</u>	<u>416,368</u>
Current Assets		
Debtors	2,115	2,057
Cash at Bank and in hand	39,588	51,492
	<u>41,703</u>	<u>53,549</u>
Creditors: amounts falling due within one year	2,684	3,294
	<u>39,019</u>	<u>50,255</u>
Total assets less current liabilities	<u>1,989,457</u>	<u>466,623</u>
Mortgage (note 6)	194,780	205,841
Net Assets or (Liabilities)	<u>1,794,676</u>	<u>260,782</u>
Represented by		
Funds of the Charity (note 7)		
Of which : General	9,635	21,568
Designated	1,785,041	239,213
Restricted	-	-
	<u>1,794,676</u>	<u>260,782</u>

Signed copy

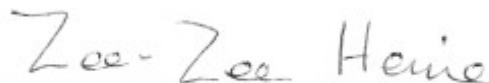
Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Balance Sheet as at 31 December 2024

	2024	
	£	
Fixed Assets		
Tangible Fixed Assets	50,437	
Investment Property Fixed Assets	1,900,000	
Total fixed assets (note 4)	<u>1,950,437</u>	<u> </u>
Current Assets		
Debtors	2,115	
Cash at Bank and in hand	39,588	
Total current assets	<u>41,703</u>	<u> </u>
Creditors: amounts falling due within one year	2,684	
Net current assets (note 5)	<u>39,019</u>	<u> </u>
Total assets less current liabilities	<u>1,989,457</u>	<u> </u>
Mortgage	(note 6) 194,780	
Net Assets or (Liabilities)	<u>1,794,676</u>	<u> </u>
Represented by		
Funds of the Charity (note 7)		
Of which : General	9,635	
Designated	1,785,041	
Restricted	-	
	<u>1,794,676</u>	<u> </u>



Signed by the treasurer Zee-Zee Heine

And on behalf of all of the Trustees

Laurie Michaelis

Laurie Michaelis Trustee

2023

£

416,368

416,368

2,057

51,492

53,549

3,294

50,255

466,623

205,841

260,782

21,568

239,213

-

260,782

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 1 Accounting Policies

(agreed at a Board of Trustees meeting on 29 September 2025 and 13 October 2025)

1.1 These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.

1.2 The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 10 September 2024 and with the Charities Act 2011.

1.3 These accounts have been prepared using the going concern principle, as we are continuing as a charity for the year ahead.

1.4 The accounts have been prepared to present a true and fair view of the financial state of the charity.

1.5 The accounts have been prepared on the accruals basis.

1.6 Recognition of income: income is included in the Statement of Financial Activities (SoFA) when the charity is entitled to the money and the money has been received by the time of the independent examination or is reasonably expected to be received.

1.7 Offsetting: There has been no offsetting of assets and liabilities, or income and expenses.

1.8 Donations: donations are included in the accounts when received.

1.9 Gift Aid: we did not have a gift aid scheme.

1.10 Donated Goods: donated goods are not included in the accounts because they are second hand and because they are not sold, so the value cannot reliably be measured. Donated goods are usually soft furnishings such as sheets, towels and curtains and furniture. They are either used for the work of the charity or passed on to another charity.

1.11 Donated services: all the members, volunteers and property guardians living at the property give a large amount of time to the work of the charity. Retreatants, guests and day visitors also donate their time to the work of the charity. All this work is not included in the accounts as it cannot be reliably measured. The value of this voluntary help is described in the trustees' annual report.

1.12 Associate Membership subscriptions are shown in the accounts as donations, because there is no material benefit.

1.13 Governance and support costs: Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs are normally central functions and are normally allocated to activity costs. As we are a small charity, we have no central functions and only one activity cost category, so there is no need to split support costs between different activities.

1.14 In different parts of 2023 two trustees lived at the property, and together with other residents carried out the work of the charity (on a voluntary basis). In the later part of 2023 other residents and non resident trustees carried out the work of the charity. See the annual report for more details.

1.15 Deferred income: No item of deferred income is due or has been included in the accounts.

1.16 Tangible fixed assets are for use by charity to carry out its charitable purposes. These are capitalised if they can be used for more than one year, and cost at least £100. Tangible fixed assets are valued at cost.

These assets are depreciated using the straight line method over the following years:

Furniture and equipment: at 20% per annum or over 5 years.

Refurbishments, major repairs, and cyclical maintenance are depreciated at 6.25%

per annum or over 16 years.

In line with SORP regulations, depreciation is not provided on investment property measured at fair value.

1.17 Stock: the stock of food and other consumables including cleaning materials and toilet paper are valued at the purchase cost. These were either used up or sold off in summer 2023, as there is no longer a community living in the property.

1.18 Debtors: Debtors are measured at the amount due, unless receipt of the income is in doubt. See above note about income. Accrued expenses are proportioned between accounting periods.

1.19 Funds: Our general fund and all our funds in 2024 are unrestricted funds. Designated funds are where we have set money aside for a particular purpose. There are no restricted funds.

1.20 At a meeting of the Trustees of the Charity held on Tuesday 13 June 2023 the following minute was recorded.

'It is clear there are insufficient people willing to join the community and it cannot continue in its present form. We will therefore explore selling the current building and land, and use the funds raised to pursue our charitable objectives in other ways.'

See Annual Report for more details.

1.21 As the residential community ceased in 2023, trustees started to arrange for the disposal of the property. But the property disposal was being a slow process, so trustees arranged for a mix of tenants and property guardians to live in the property whilst arrangements were made for its disposal. This was to help cover the cost of the mortgage and other necessary expenditure. There was never an expectation that rental income would cover cost or provide a surplus for the charity. This makes the land and buildings an investment property according to SORP, as for the whole of the reporting period the charity did not use the land and buildings for its charitable purposes.

1.22 Properties used to carry out the charitable purposes are tangible fixed assets: whereas investment properties are fixed asset investments.

Investment properties are required to be shown at a fair value, determined by a valuation by an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and class of the property being valued.

1.23 This was done by ED Lawley BSc (hons), MRICS, FAAV, of Bagshaws Limited Liability Partnership on 8 September 2023. He has been a professional member of the Royal Institute of Chartered Surveyors (RICS) since 2002 and is a RICS Registered Valuer. He has sufficient local and national knowledge of the particular market and the skills and understanding to undertake the valuation competently.

1.24 The valuation was made in accordance with the Royal Institute of Chartered Surveyors (RICS) valuation – Global Standards and UK National Supplement (The Red Book) and conforms with the requirements therein.

1.25 On 8th September 2023 the property was valued at £1.9 million. This valuation has been applied to the land and buildings. There was no valuation in the accounting period of these accounts. Prior to applying the unrealised gain, the land and buildings were shown at a historical cost of £361,880.08 based on the purchase price of the property in 1988 plus additions and improvement since then. The property was gifted to the Charity in 2018 and no valuation has been carried out since then.

1.26 Revaluation of the investment property: In the fifth accounting period after the most recent full valuation, (so currently during 2028) trustees will make an estimated valuation by comparing the value of similar properties on the market in the area and by applying statistics on property fluctuations. Trustees will have a more formal review and valuation in the tenth year, or when the property is sold if sooner.

1.27 Realising an investment property at its full market value is far more restricted than for other classes of investments. For example in 2024 we had the property on the market for four months and did not get any serious offers. Trustees are considering various options to secure the asset's value for the charity.

1.28 The valuer, ED Lawley, has recent experience in the location and class of the property that was valued, and the skill to undertake the job competently. The property market can be slow for certain types of properties and various options

property market can be slow for certain types of properties, and various options are being considered to secure the asset's value for the charity.

1.29 The property will be formally revalued every 10 years by a professional valuer, and as an interim measure trustees will make an informed view on the 5th anniversary of a formal valuation by comparing the value of any similar properties on the market in the area, and by applying statistics on property fluctuations within the 5 year period.

1.30 The Trustees have agreed that a depreciation charge is not considered to be appropriate given the anticipated increase in the property values.

1.31 We do not consider our land and buildings are an investment property, but we are following our independent examiner's advice to show them as an investment property in the 2024 accounts, while we seek further advice.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 2 Income

	General	Designated	2024 Total	2023
			£	£
Donation Income				
Grants	-	-	-	-
Donations	64	-	64	327
Associate Members	92	-	92	326
Guest Food	-	-	-	542
<i>sub total</i>	<u>156</u>	<u>-</u>	<u>156</u>	<u>1,195</u>
Charitable Activities				
Retreats Gatherings and Events	-	-	-	-
Self caterers: house huts & camping	-	-	-	11,949
Outside groups	-	-	-	633
Room Hire	-	-	-	1,120
<i>sub total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,702</u>
Other Income				
Rent from all residents	53,008	-	53,008	24,108
Family members and personal guests	-	-	-	1,439
Food bought by residents	-	-	-	621
Interest Received	1,063	-	1,063	1,300
Way-leaves	138	-	138	136
<i>sub total</i>	<u>54,209</u>	<u>-</u>	<u>54,209</u>	<u>27,603</u>
Other Trading				
Sales of cards etc.	-	-	-	53
<i>sub total</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>53</u>
Total Income	<u>54,365</u>	<u>-</u>	<u>54,365</u>	<u>42,554</u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 3 Expenditure

	General	Designated	2024 Total	2023
	£	£	£	£
Charitable Activities				
Mortgage Interest			-	12,539
Metered Utilities: water gas electricity			-	11,525
Phone, broadband Insurance and council tax			-	9,581
Depreciation			-	12,994
DIY Maintenance			-	131
Repairs and Maintenance			-	1,137
Household Durables	17		17	25
Outside Contractors			-	1,292
Managing Agent's Fees			-	1,203
Expenses relating to Tenants & Guardians			-	60
Land and Garden			-	306
Subscriptions to publications	-	-	-	5
Office Costs And Bank Charges	877	-	877	370
Food for Retreats and events	0	-	-	2,165
Bookkeeping			-	-
Grants Paid	0	-	-	63
Fees relating to Selling the Property	1,200	-	1,200	3,606
	<u>2,095</u>	<u>-</u>	<u>2,095</u>	<u>57,002</u>
Governance Costs				
Independent examination expenses	100	-	100	30
Trustees Travel	81	-	81	-
Corporation tax advice	-	-	-	-
<i>sub total</i>	<u>181</u>	<u>-</u>	<u>181</u>	<u>30</u>
Fund-raising				
Website	50	-	50	-
<i>sub total</i>	<u>50</u>	<u>-</u>	<u>50</u>	<u>-</u>
Other Expenditure: Property Costs				
Mortgage Interest	13,289	-	13,289	
Metered Utilities: water gas electricity	12,443	-	12,443	
Phone, broadband Insurance and council tax	9,958	-	9,958	
Depreciation		13,168	13,168	
DIY Maintenance	128	-	128	
Repairs and Maintenance		930	930	
Outside Contractors	1,448	372	1,820	
Managing Agent's Fees	4,398		4,398	
Land and Garden	130	-	130	
	<u>41,794</u>	<u>14,470</u>	<u>56,264</u>	
Total Expenditure	<u>44,120</u>	<u>14,470</u>	<u>58,590.01</u>	<u>57,032</u>

Other information:

All our publicity, such as our brochure and website, is also our fund-raising as it attracts visitors, guests and resident trustees which are our main forms of income.

Note: Land and Building expenditure costs are showing under "Other Expenditure" as in 2024 it was not used for directly charitable purposes. See note 1.21 for details.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 4 Fixed Assets

There are only two classes of fixed asset and only one class of investments as listed

year	Tangible Fixed Assets			Investment
	2024 Cyclical Building work 6.25% SL	2024 Furniture & Equipment 20% SL	2024 Total Tangible Assets	Fixed Asset 2024 Land & building not depreciate
Cost brought forward	233,614	33,565	267,179	353,614
Additions	0	851	851	8,266
Less Disposals	0	-2,341	-2,341	
Revaluations				1,538,120
Cost carried forward	<u>233,614</u>	<u>32,075</u>	<u>265,689</u>	<u>1,900,000</u>
Depreciation b/f	177,317	27,108	204,425	
Less Disposals	0	-2,341	-2,341	
Charge for the year	<u>10,064</u>	<u>3,104</u>	<u>13,168</u>	
Depreciation c/f	<u>187,381</u>	<u>27,871</u>	<u>215,252</u>	
Net Book Value	31/12/ 2023	<u>56,297</u>	<u>62,753</u>	<u>353,614</u>
Net Book Value	31/12/ 2024	<u>46,233</u>	<u>50,437</u>	<u>1,900,000</u>

Other information:

In 2018 when we became a charity all the assets were donated to us by the Sheffield Housing Co-op.

d below.

d

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 5 Net Current Assets

		2024	2023
		£	£
Debtors			
	Debtors	3	
	Prepayments	2,113	2,057
	<i>sub total</i>	<u>2,115</u>	<u>2,057</u>
Cash			
	Triodos Current account	4,211	4,651
	Saving account Ecology BS	35,377	46,841
	<i>sub total</i>	<u>39,588</u>	<u>51,492</u>
Total current assets		<u>41,703</u>	<u>53,549</u>
Creditors			
	Accrued Expenses	2,660	3,294
	Income in advance	24	-
	<i>sub total</i>	<u>2,684</u>	<u>3,294</u>
Net Current Assets		<u>39,019</u>	<u>50,255</u>

Note 6 Long Term Liabilities

The Mortgage is from the Ecology Building Society and secured on the land and buildings.

The amount due in one year will be about £11,000 and within five years about £55,000.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 7

Funds

	Funds Brought Forward	Income	Expense	Exceptional I&E and Transfers	Closing Fund Balance
2024 Fund movements					
Unrestricted Funds					
General Fund	21,568	54,365	44,120	(22,178)	9,635
Designated Funds					
Maintenance Reserve Fund	28,686	-	1,302	2,000	29,384
Capital Assets Fund	210,527	-	13,168	20,178	217,537
Revaluation reserve Fund		-		1,538,120	1,538,120
Restricted Funds					
The charity has no restricted funds					-
	260,782	54,365	58,590	1,538,120	1,794,676
2023 Fund movements					
	Brought Forward	Income	Expense	Transfers	Carried Forward
	275,750	42,554	57,522	-	260,782

Funds

Unrestricted Funds

The **General Fund** is available for spending.

Designated Funds

The **Capital Assets Fund** is the amount of funds tied up in land buildings and other fixed assets. Unless these assets were sold, this money is not available for spending. The total of this fund is equal to the net book value of the fixed assets see note 4, less the amount of the mortgage still to be paid, see long term liabilities.

The **Revaluation Reserve Fund** holds the amount of unrealised gain on the investment property, see note 8 for details.

The **Maintenance Reserve Fund** is used for irregular maintenance, one off repairs, and larger items of maintenance such as the electrical installation condition report.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2024

Note 8 Land and Buildings as a Fixed Asset Investment

Revaluation of the fixed asset investment property

	£
At 1 January 2024	353,614
Additions	8,266
Total Historic cost prior to revaluation	<u>361,880</u>
Unrealised gains on the revaluation of fixed assets	1,538,120
Current value of investments	<u><u>1,900,000</u></u>

Quaker Community Bamford

Charity Number 1178584

Independent Examiner's Report

I have examined the Income and Expenditure Account plus Balance Sheet agreement with the records of the Quaker Community Bamford. I have obtained information and explanations which were necessary for the review.

In my opinion, the Accounts show a true and fair view of the Community Expenditure for the year ending 31 December 2024 in stating a net movement of £1,533,895.



John Hollis FCCA

21/10/2025

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QUAKER COMMUNITY BAMFORD

England & Wales - Charity number 1178584

Accounts

Quaker Community Bamford CIO Trustees Report 2023

Context – our story so far

The Quaker Community was established at Bamford in 1988 by a group of Friends who had formed the Sheffield Quaker Community housing co-op the previous year. They agreed core aims of deepening their spiritual experience through daily Quaker worship and giving expression to Quaker social concerns. The community bought the Derwent Valley Water Board offices in Bamford and converted them to residential accommodation including houses, flats and bedsits. They reclaimed former railway sidings to establish thriving and biodiverse woodland and wetland wildlife areas, vegetable plots and orchards. As well as holding daily worship, the Community became the venue for public Meetings for Worship every Sunday, establishing Hope Valley Quaker Meeting. The Community developed strong connections with the wider community in Hope Valley and Sheffield, including offering respite care for people with disabilities and setting up a wholefood delivery service. It welcomed visitors including Quakers and others wishing to experience and learn about community living, and volunteers who helped with work on the land.

Over the following 22 years there were typically 10 to 14 adult members living in the community with their families, but during 2010, six members decided to leave for a variety of personal reasons. The remaining members agreed that it was time to lay down the existing group and advertise for Friends to re-establish the community. A new group began to form that year and agreed that, in keeping with the original vision, the community would be rooted in Quaker processes and values, with all members committed to attending daily worship, eating together regularly, sharing their lives together, and providing hospitality and learning opportunities for Quakers and others. Five Friends moved in initially and organised the renovation of the buildings with internal insulation and new heating systems throughout to make it a more comfortable place to live and stay.

Over the following years the Community had five to ten full-time residents offering a programme of facilitated retreats, along with hosting personal and group retreats. Spiritual retreats facilitated by Community members included meditation, Qi Gong, “Step into Stillness” and “Your Spiritual Journey. There were more creative retreats such as walking with art, or with words and poetry, and celebratory retreats which were very popular, especially at New Year. The Community also held practical retreats such as a woodland working week in the autumn, spring planting, and cutting the wildflower meadow in summer.

The Community continued insulating and retrofitting the buildings as funds allowed, including additional secondary and double glazing, draught proofing, and cooker hoods above gas stoves, as well as loft insulation in End House and underfloor insulation in the Coach House Flat.

The Community had a group of “Elderseers”, Friends who provided spiritual nurture and pastoral care for the Members. They led a range of “away days” for the Community to reflect on broader issues and longer priorities, for designing the next year’s programme, for

spiritual nurture, to work with conflicts in the Community, and to help with developing conflict skills.

Housing Co-op members agreed to register the Community as a charity. The motivation for this was partly to make clear that the Community's purposes were to be a place of worship and spiritual retreat and to offer service rather than to meet the housing needs of its members. The Quaker Community Bamford CIO was registered in 2018 and the Housing Co-op's assets were transferred to the Charity in 2019.

During the Covid pandemic the Community had to close its doors to visitors, and Hope Valley Quaker Meeting had to find another venue for its Sunday Meetings for Worship. Some of the residents moved out, leaving only two by July 2022. The Community held a series of New Light Weekends for people interested in joining. A small number of enquirers attended, and only two expressed interest in 'trial stays' with a view to joining. It was becoming clear that re-energising the community would not be straightforward.

A "re-visioning" group, initially 28 Friends including remaining Community members, started meeting in Autumn 2022. It explored ideas for attracting new members, sharing experiences of other groups that had reinvented themselves following Covid. The group explored the idea of a community which might not be solely based in Bamford, or where residents contributed work, money and support differently according to their life stages and circumstances.

At the end of 2022, the Trustees decided to have one more go at re-establishing the community broadly in the form it had taken since 2010/11, with attention and adjustments to certain areas to address some of the ongoing issues and tensions.

Objectives and Activities

Our Charity purposes

Our Governing Document states that:

The charity's object is the furtherance of the general religious and charitable purposes of the religious Society of Friends (Quakers) in Britain, in particular but not exclusively by:

- i. Providing for the public benefit a place of spiritual retreat in the context of a residential Quaker community seeking to live the Quaker Testimonies*
- ii. Sharing with others our understanding, exploration and development of the thinking and practice of the Religious Society of Friends (Quakers)*
- iii. Providing for the pastoral care of visitors and individual Community members*
- iv. Stewardship and protection for the public benefit of the local natural environment*

The Charity was established with the presumption that most of the trustees would be resident members at the Community premises in Bamford, paying rent and doing voluntary work on behalf of the Community. With this presumption our 2022 Annual Report explained that:

Our charity's aims include furthering the general religious and charitable purposes of the Religious Society of Friends (Quakers) by living together as a residential community and seeking to live out and demonstrate the Quaker Testimonies of peace, equality, truth, simplicity and sustainability. The Community also worked to reduce its greenhouse gas emissions and to protect the local natural environment through sustainable practices on our 10 acres of land.

In the context of Quaker Community Bamford, Friends have sought in particular to give expression to the Testimonies through our way of life and through offering opportunities for spiritual retreat, reflection, learning and re-invigoration. This includes the Testimonies on

- peace and community – seeking “to dwell in the virtue of that life and power that takes away the occasion of all wars”, answering that of God in every one, working through conflict in compassionate and nonviolent ways, and seeking unity in a way forward together
- integrity – seeking to live and act in ways that are consistent with our professed values
- equality – being inclusive and open to people regardless of their life journey, provided they wish to join in the Quaker disciplines of the Community
- simplicity – low impact living, seeking to fulfil needs but not excessive material desires
- sustainability – working hard to reduce our contribution to the climate crisis, and protecting and nurturing the ecosystems on Community land, in particular the woodland and wetland, and growing food on the land generally following organic or permaculture principles.

Following the decision to lay down the existing community, trustees are giving deep consideration to our purposes and the activities we should undertake to fulfil them, in close conversation with the Way Forward Group.

In our deliberations about the future work of the Charity and in preparing this report the Trustees have had regard to the Charity Commission's guidance on public benefit.

Activities and fulfilment of Community purposes

As explained in the context section of this report, at the end of 2022, following a lack of success over several years in recruiting new members, the Trustees had decided to make one last effort to reestablish the Community broadly on the form it had taken since 2011. Trustees and volunteers devoted considerable effort to this end in early 2023. A fortnight in February was devoted to discussion, plans and practical work to prepare the buildings for new community members and other residents. But by the late spring of 2023 there was no sign of improvement in the recruitment of new community members, and the Revisioning Group (now called the Way Forward Group) began to realise that there might not be a future for the Community on its existing model. Reasons included:

- The burden on a small group of residents of servicing and maintaining the land, buildings and guests
- Increasing utility and maintenance costs, with a smaller resident group needing to both pay more rent and undertake more work, which felt unfair
- Guests' changing expectations of the standard of accommodation, bathrooms etc., probably intensified by Covid

It was clear that all the community residents would soon have moved on. While there were individuals willing to stay in the short term to keep things going, we faced the reality that we no longer had a residential Quaker community at Bamford and it was time to lay that idea down. At a meeting of the Trustees held on Tuesday 13th July 2023 the following minute was recorded.

'It is clear there are insufficient people willing to join the community and it cannot continue in its present form. We will therefore explore selling the current building and land, and use the funds raised to pursue our charitable objectives in other ways.'

The Trustees shared the decision to explore selling the land and buildings with the wider Quaker community at Britain Yearly Meeting 2023 and in writing to all members of the Way Forward Group and other supporters in May 2023. We decided to offer some short-term tenancies to ensure the buildings were cared for and to raise money for ongoing mortgage and maintenance costs. We appointed property guardians for the Main House rather than tenants as this is legally and practically more appropriate.

During the summer and autumn of 2023 a great deal of work was done by Trustees and Friends staying at the Community premises to respond to queries and prepare the way for these next steps. In August friends and former members of the Community were invited to a full weekend of discussion and consultation. Sessions explored proposals for the sale of the land and buildings and possible ways forward for the Charity. There was a celebration of all that had been shared and achieved in the community's 35 years.

The Community's main activities were:

- Holding Quaker meetings for worship twice daily for residents, guests and visitors
- Holding Quaker meetings for worship for business for trustees and residents to make both short- and long-term decisions about the Community's management, activities and communications.
- Holding an extended process of discernment involving the Revisioning/Way Forward Group and including former Community members, local Quakers and Friends interested in being part of the future life and work of the Charity.
- Offering opportunities for spiritual growth and renewal through individual retreats.
- Organising group retreats including a New Year celebration gathering and New Light weekends (for people wanting to learn about community, some considering applying

for membership of Quaker Community Bamford).

- Offering short stay opportunities for visitors, guests and volunteers to become involved in the maintenance and care of the buildings, and sustainable management of our land and in growing organic food in the gardens and polytunnel.
- Providing hospitality for organisations, groups and meetings aligned with our purposes.
- Holding a gathering in August 2023 for former Community members and other Friends with connections to the Community, to celebrate 35 years of Quaker community in Bamford, to mark the closure of the existing community, and to think creatively about possible futures.
- Once no resident members remained in the property, holding regular (mostly fortnightly) online meetings of the Way Forward Group to support and advise the Trustees in the management and sale of the property, securing the heritage of the Community, and discernment of the future work of the Charity.

Throughout its the meetings the Way Forward Group kept coming back to core principles and priorities:

- having Quaker values and worship at the centre of the community
- values such as 'kindness'
- living our Quaker Testimonies

Stewardship of the land and buildings and relationships with the local community in Bamford have also continued to be strong concerns.

Much of the fulfilment of the Community's purposes has been in the lives and relationships of its members and of its many visitors. In 2023 Community members and visitors have:

- Deepened their awareness of themselves, their own spirituality, and their effects on others in the Community
- Developed compassion and insight in relation to others – including a better understanding of people's different life paths, spiritual journeys, challenges, gifts, and transformations.
- Developed wide-ranging skills and capacities (growing food, taking care of buildings, administration, facilitating meetings, listening, working with conflict, identifying and speaking their own truth)
- Adopted ways of living that have lower impacts on climate change and the local environment, including changing their diets and use of energy, sharing living space and facilities, and living with lower income and expenditure
- Offered service in the wider community including offering a place of spiritual retreat, and offering opportunities for visitors to experience community living, organic growing and woodland management

Some of the most tangible and potentially enduring practical results of the Community's work are in its care of its woodland, wetland, orchard and organically managed horticultural areas. The benefits of this include:

- Providing a local habitat and reservoir of biodiversity
- Providing a wildlife corridor between neighbouring habitats and ecosystems
- Carbon sequestration and storage in the above- and below-ground biomass and the soil
- Contributing to a healthy water cycle
- Providing an amenity for visitors and opportunities for people to learn and work together on the land
- Producing food and fuelwood for the Community

The biodiversity and climate benefits in particular are long-term and can be expected to increase over time, provided the land continues to be cared for.

Financial Review

As described in the Context section of the report, 2023 was an exceptionally difficult year, starting with only two Community residents and finishing with the premises occupied by tenants and property guardians. The Trustees and remaining volunteers managed to limit the financial deficit to £14,969. This followed a deficit of about £5,000 in 2022, which was our last full year of a functioning Community.

Income

Income was only £5,000 less than 2022, which given that there were no retreats and the Community was closed to all guests from the end of August, is impressive and reflects very hard work by the Trustees and volunteers. Income from tenants and property guardians was nearly £10,000 more than in 2022, which went quite a long way to offset the many types of income that were down on 2022. The largest reduction in income was from rent from members, which was down £7,181. There were no retreats in 2023 which reduced income by nearly £5,000. The Community continued to host self-catering guests, with income from this activity only £1,700 lower than in 2022.

Expenditure

Expenditure was £4,754 below the 2022 level. There were several types of expenditure in 2023 not incurred in 2022, including legal fees of £2,430, letting agents fees and credit referencing of the tenants at £1,263, surveyors fees at £1,176, and paying for grass cutting £270; a total of £5,139. Mortgage interest, energy costs and water were all higher than in 2022, by £5,944 in total. These increases were offset by reduced expenditure in several areas. In 2022 we needed to obtain an electrical condition report. This was not required in 2023, saving £3,255. Food expenditure was reduced by £1,731. Advertising costs were £800 lower in 2023; and depreciation was down by £600 due to certain items becoming fully depreciated. There were many smaller ups and downs.

Principal Funding Sources and their use

As can be seen in the accounts, the two principal funding sources in 2023 were rent (£14,344 from tenants and guardians, and £11,834 from other residents) and self catering guests (£11,950, mainly from guests staying in the house).

The income covered the costs of having people stay or live in our buildings, and contributed to the essential maintenance and upkeep of the premises and stewardship of our land, and to mortgage repayments. In the later part of the year there were also costs associated with preparing to sell the property. Overall costs exceeded income by nearly £15,000.

Financial performance going forward

The sale of the property is progressing slowly and it is unlikely to be completed in 2024. Even having our buildings as fully occupied as possible, and with only £1,200 expenses associated with selling the property, we expect a deficit of about £10,000 in 2024. Other costs related to selling the property such as agents' fees and legal expenses can be paid after the sale is completed and are not expected to impact the 2024 deficit.

2023 Funds and Reserves

Quaker Community Bamford has held funds in reserve to cover periods when outgoings exceed income, and to cover any major building repairs not covered by our insurance. In the past they have also smoothed fluctuations in income and expenditure.

By the end of 2023 all funds were unrestricted as the money in them has been generated by the Charity, rather than given by donors.

General Funds

The general fund includes all our working capital and other money available for spending. At the end of 2023 we have general funds of £21,568.

Designated Funds:

Designated funds are held for specific purposes determined by the trustees.

Maintenance Reserve Fund: We draw from this fund the cost of all repairs and any maintenance that does not follow a regular annual cycle. We have this fund because repairs and maintenance fall unevenly and can be expensive compared to other budget headings. In years when more maintenance is required this adds pressure to small but discretionary budgets such as seeds for the garden. The fund is replenished by a flat rate allocation from the general fund expenditure of £2000 per year. If needed, it is also topped up from generated surplus. At the end of 2023 after fund movements it stood at £28,686.33 (end of 2022 it was £27,823.53).

The **Capital Assets Fund** is the amount of funds tied up in land buildings and other fixed assets including furniture and equipment. Unless these assets were sold, this money is not available for spending. The value of the fund is net book value for the fixed assets minus the remaining mortgage. At the end of 2023 it was £210,527.01

Restricted Funds

Restricted Funds are funds restricted or earmarked for a specific purpose by the grant or donor.

Bursary fund

At the start of 2023 we had £63 in a bursary fund, which had been earmarked by the donor. We used this to subsidise a gathering in August 2023, for celebrating the past and considering the way forward, see more details of the gathering in the Activities and fulfilment of Community purposes section of this report.

At the end of 2023 we had no restricted funds.

Risk Register

Risk description	Risk level	Actions to mitigate
No buyer for QCB property at the Designated Adviser Report valuation price	Medium	Trustees considering 1) lowering the guide price 2) changing our marketing strategy 3) finding a way to make the property financially viable.
Reputational damage if Trustees sell the property to a buyer whose activities would conflict with the purposes of the Charity	Medium	Working with our stakeholders in the Way Forward Group to keep them informed of progress in marketing the property and to work through concerns and tensions in relation to the sale.
Urgent maintenance or repair requirements beyond our financial reserves	Low	Routine maintenance to keep premises in good repair. Our building insurance covers most major risks but not subsidence. We have had repeated surveyors' assessments of: <ul style="list-style-type: none">• the retaining wall behind Caretakers House• cracks in the lean-to extension behind Caretakers House• cracks in the porch of Main House. Trustees have been reassured that these are not cause for concern.
Legal liabilities Trees fall on railway track Visitors to the property injure themselves	Low	Our insurance cover includes legal liability. We have allowed Network Rail to cut back vegetation and trees at the boundary. We warn any visitors that the property is not being maintained as well as in the past and that they should take care, e.g. of trip hazards on the land.
Reduction in income due to	Medium	Seeking new tenants or property guardians as

tenants or property guardians leaving		necessary
Failure to agree on future purposes and activities	Medium	Trustees and Way Forward Group continuing to meet to clarify options. May require an external facilitator to work through differences

Going Forward

At its last meeting of 2023 (18th December) the Way Forward Group minuted that:

We are conscious of the need for clarity about the future purpose of the Charity, the activities it might undertake and the shape of any Quaker community or communities it might support. We will need to find new trustees who have the competences, energy and willingness to take responsibility for the Charity and its work. There are many possible directions for the Charity which might include buying property to establish a new residential community or supporting some kind of online community.

The main options now under consideration for the future of the Charity are:

1. To become a grant-making charity, providing funds for community groups fulfilling our purposes
2. To continue to support an extended non-residential Quaker community fulfilling our purposes
3. To establish and support a young adult community based in the Quaker testimonies.

While the Trustees have serious doubts about the financial viability of a Quaker community at the existing property in Bamford, we remain open to the possibility of finding a group of Quakers who would establish a new community within the existing charity structure, who are willing and able to serve as trustees and who have the financial, organisational and personal capacities to make the community viable and sustainable. So far, despite publicity about the Community's situation and process, such a group has not come forward.

The Trustees have continued to meet with the Way Forward Group which now includes members of the original group that set up the Community in 1988, as well as Friends who have been members over the years, and others with a concern for the future work of the Charity. We have sought to clarify a process for selling the property that is compliant with charity law and in the best interests of the Charity, while safeguarding as much as possible of the heritage of the Community. We are also seeking to learn from the Community's history and the perspectives of our stakeholders, and to understand how any future undertakings might serve to fulfil the Charity's purposes and public benefit obligations, as well as the associated costs and risks and the ways we might manage them.

Structure, Governance and Management

During 2023 the Charity was wholly managed by its volunteer members and trustees and had no employed staff. Until September 2023 Community members lived and worked as volunteers at the premises in Bamford, maintaining the buildings and land, and providing all aspects of hospitality including housekeeping and administration. At the end of 2023 the charity's organisational structure consisted of the trustees only with property guardians at the premises providing some volunteer assistance.

No members of the charity receive pay or remuneration or are employed by the charity. The terms on which community members and volunteers live at the Community, including rent payable, are determined by the trustees. The charity is not affiliated to an umbrella group, but operates within the principles of the Religious Society of Friends (Quakers) in Britain and is a Recognised Quaker Group.

Trustee meetings were held monthly or fortnightly for much of 2023. No decisions were taken at Trustees meetings unless a quorum of Trustees was present. Meetings were conducted in accordance with the principles of the Religious Society of Friends and the provisions of the current edition of the book of Christian Discipline of the Yearly Meeting of the Religious Society of Friends (Quakers) in Britain as outlined in the constitution.

Trustees seek and receive advice as necessary from the Religious Society of Friends (Quakers) in Britain, our solicitors, surveyors and the Way Forward Group.

Until November 2023 the trustees delegated the day-to-day management of the charity to resident members and volunteers. From November 2023 all administration was carried out by the trustees.

Property Guardians moved into the Main house in December 2023, carrying out some voluntary work for the Charity under the guidance of the trustees.

Reference and Administrative Details

Banking:

Triodos Bank UK, Deanery Rd, Bristol BS1 5AS.

Ecology Building Society, Ellis House, 7 Belton Road, Silsden, Keighley, W. Yorkshire, BD20 0EE.

Solicitors: Russell-Cooke Solicitors, 2 Putney Hill, London, SW15 6AB.

Chartered Surveyor: Bagshaws, The Agricultural Business Centre, Bakewell, DE45 1AH.

Auditor or Independent Examiner:

John Hollis, Ashmeade, Edale Road, Hope, Derbyshire, S33 6ZF.

The charity has no investments and therefore does not require an investment advisor.

Quaker Community Bamford

Charity number 1178584

Final Accounts to 31 December 2023

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Statement of Financial Activities

		General	Designated	Restricted	2023 Total	2022
					£	£
Income	Note					
Donation Income		1,195	-	-	1,195	2,408
Charitable Activities		13,702	-	-	13,702	23,664
Other Income		27,603	-	-	27,603	21,448
Other Trading		53	-	-	53	92
	2	<u>42,554</u>	<u>-</u>	<u>-</u>	<u>42,553.6</u>	<u>47,610</u>
Expenditure						
Charitable Activities		42,808	14,132	63	57,002	51,301
Governance Costs		158	-	-	158	194
Fund-raising		362	-	-	362	1,273
Support Costs		-	-	-	-	-
	3	<u>43,328</u>	<u>14,132</u>	<u>63</u>	<u>57,522</u>	<u>52,768</u>
Net income/(expenditure)		(774)	(14,132)	(63)	(14,969)	(5,158)
Fund Movements		(15,329)	15,329	-	-	
Net movement in funds		<u>(16,104)</u>	<u>1,198</u>	<u>(63)</u>	<u>(14,969)</u>	<u>(5,158)</u>
Funds Brought Forward		-	-	-	275,750	280,908
Total funds carried forward		<u>(16,104)</u>	<u>1,198</u>	<u>(63)</u>	<u>260,782</u>	<u>275,750</u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Balance Sheet as at 31 December 2023

	2023 £	2022 £
Fixed Assets		
Land and Buildings	353,614.48	353,614
Cyclical Building Work	56,296.94	65,330
Furniture and Equipment	6,456.55	8,182
Total fixed assets (note 4)	416,367.97	427,127
Current Assets		
Stock		904
Debtors	2,056.74	3,515
Cash at Bank and in hand	51,492.28	65,204
Total current assets	53,549.02	69,622
Creditors: amounts falling due within one year	3,293.77	4,065
Net current assets (note 5)	50,255.25	65,557
Total assets less current liabilities	466,623.22	492,685
Mortgage (note 6)	205,840.98	216,935
Net Assets or (Liabilities)	260,782.24	275,750
Represented by		
Funds of the Charity (note 7)		
Of which : General	21,568	34,417
Designated	239,213	241,270
Restricted	-	63
	260,782	275,750

Signed by the treasurer Zee-Zee Heine

Date

And on behalf of all of the Trustees

John Rouse Trustee

Date

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Note 1 Accounting Policies

(agreed at Board of Trustees meeting on 7 October 2024)

1.1 These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.

1.2 The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 10 September 2024 and with the Charities Act 2011.

1.3 These accounts have been prepared using the going concern principle, as we are continuing as a charity for the year ahead.

1.4 The accounts have been prepared to present a true and fair view of the financial state of the charity.

1.5 The accounts have been prepared on the accruals basis.

1.6 Recognition of income: income is included in the Statement of Financial Activities (SoFA) when the charity is entitled to the money and the money has been received by the time of the independent examination or is reasonably expected to be received.

1.7 Offsetting: There has been no offsetting of assets and liabilities, or income and expenses.

1.8 Donations: donations are included in the accounts when received.

1.9 Gift Aid: we did not have a gift aid scheme.

1.10 Donated Goods: donated goods are not included in the accounts because they are second hand and because they are not sold, so the value cannot reliably be measured. Donated goods are usually soft furnishings such as sheets, towels and curtains and furniture. They are either used for the work of the charity or passed on to another charity.

1.11 Donated services: all the members, volunteers and property guardians living at the property give a large amount of time to the work of the charity. Retreatants, guests and day visitors also donate their time to the work of the charity. All this work is not included in the accounts as it cannot be reliably measured. The value of this voluntary help is described in the trustees' annual report.

1.12 Associate Membership subscriptions are shown in the accounts as donations, because there is no material benefit.

1.13 Governance and support costs: Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs are normally central functions and are normally allocated to activity costs. As we are a small charity, we have no central functions and only one activity cost category, so there is no need to split support costs between different activities.

1.14 In different parts of 2023 two trustees, lived at the property, and together with other residents carried out the work of the charity (on a voluntary basis). In the later part of 2023 other residents and non resident trustees carried out the work of the charity. See the annual report for more details.

1.15 Deferred income: No item of deferred income is due or has been included in the accounts.

1.16 Tangible fixed assets for use by charity. These are capitalised if they can be used for more than one year. and cost at least £100. They are valued at cost. Assets are depreciated

for more than one year, and cost at least £100. They are valued at cost. Assets are depreciated using the straight line method over the following years:

Land and buildings including major improvements: not depreciated

Furniture and equipment: at 20% per annum or over 5 years.

Refurbishments, major repairs, and cyclical maintenance are depreciated at 6.25% per annum or over 16 years.

1.17 Stock: the stock of food and other consumables including cleaning materials and toilet paper are valued at the purchase cost. These were either used up or sold off in summer 2023, as there is no longer a community living in the property.

1.18 Debtors: Debtors are measured at the amount due, unless receipt of the income is in doubt. See above note about income. Accrued expenses are proportioned between accounting periods.

1.19 Funds: Our general fund and all our funds in 2021 are unrestricted funds. Designated funds are where we have set money aside for a particular purpose. The one restricted fund was from an earmarked donation, which has now been spent.

1.20 At a meeting of the Trustees of the Charity held on Tuesday 13 June 2023 the following minute was recorded.

'It is clear there are insufficient people willing to join the community and it cannot continue in its present form. We will therefore explore selling the current building and land, and use the funds raised to pursue our charitable objectives in other ways.'

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Note 2 Income

		General	Desig- nated	Res- tricted	2023 Total	2022
					£	£
Donation Income	Grants	-	-	-	-	515
	Donations	327	-	-	327	854
	Associate Members	326	-	-	326	582
	Guest Food	542	-	-	542	457
	<i>sub total</i>	<u>1,195</u>	<u>-</u>	<u>-</u>	<u>1,195</u>	<u>2,408</u>
Charitable Activities	Retreats	-	-	-	-	4,941
	Self caterers: house huts & camping	11,949	-	-	11,949	15,453
	Outside groups	633	-	-	633	2,690
	Room Hire	1,120	-	-	1,120	580
	<i>sub total</i>	<u>13,702</u>	<u>-</u>	<u>-</u>	<u>13,702</u>	<u>23,664</u>
Other Income	Rent from all residents	24,108	-	-	24,108	18,024
	Family members and personal guests	1,439	-	-	1,439	537
	Food bought by residents	621	-	-	621	1,964
	Interest Received	1,300	-	-	1,300	787
	Way-leaves	136	-	-	136	136
	<i>sub total</i>	<u>27,603</u>	<u>-</u>	<u>-</u>	<u>27,603</u>	<u>21,448</u>
Other Trading	Sales of cards etc.	53	-	-	53	92
	<i>sub total</i>	<u>53</u>	<u>-</u>	<u>-</u>	<u>53</u>	<u>92</u>
Total Income		<u>42,554</u>	<u>-</u>	<u>-</u>	<u>42,554</u>	<u>47,610</u>

Note 3 Expenditure

	General	Designated	Restricted	2023 Total	2022
	£	£	£	£	£
Charitable Activities					
Mortgage Interest	12,539	-	-	12,539	10,372
Metered Utilities: water gas electricity	11,525	-	-	11,525	7,748
Phone, broadband Insurance and council tax	9,581	-	-	9,581	9,107
Depreciation	-	12,994	-	12,994	13,593
DIY Maintenance	131	-	-	131	330
Repairs and Maintenance	-	1,137	-	1,137	779
Household Durables	25	-	-	25	30
Outside Contractors	1,292	-	-	1,292	4,535
Subscriptions to publications	5	-	-	5	144
Office Costs And Bank Charges	370	-	-	370	389
Food for Retreats and events	2,165	-	-	2,165	3,895
Land and Garden	306	-	-	306	141
Travel	-	-	-	-	19
Firewood for Guests in Huts	-	-	-	-	220
Grants Paid	-	-	63	63	
Surveyors and Legal Fees	3,606	-	-	3,606	
Expenses relating to Tenants & Guardians	1,263	-	-	1,263	
	<u>42,808</u>	<u>14,132</u>	<u>63</u>	<u>57,002</u>	<u>51,301</u>
Governance Costs					
Independent examination expenses	30	-	-	30	44
Trustees Travel	128	-	-	128	
Corporation tax advice	-	-	-	-	150
<i>sub total</i>	<u>158</u>	<u>-</u>	<u>-</u>	<u>158</u>	<u>194</u>
Fund-raising					
Brochure and mailing					
Website	70	-	-	70	50
Items for Sale	-	-	-	-	118
Advertising	293	-	-	293	1,105
<i>sub total</i>	<u>362</u>	<u>-</u>	<u>-</u>	<u>362</u>	<u>1,273</u>
Total Expenditure	<u>43,328</u>	<u>14,132</u>	<u>63</u>	<u>57,522</u>	<u>1,467</u>

Other information:

All our publicity, such as our brochure and website, is also our fund-raising as it attracts visitors, guests and resident trustees which are our main forms of income.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Fixed Assets

	2023 Land & building not depreciated	2023 Cyclical Building work 6.25% SL	2023 Furniture & Equipment 20% SL	2023 Total
Cost brought forward	353,614	232,574	32,370	618,558
Additions	-	1,040	1,195	2,235
Disposals	-	-	(2,341)	(2,341)
Cost carried forward	<u>353,614</u>	<u>233,614</u>	<u>31,224</u>	<u>618,452</u>
Depreciation b/f	-	167,243	24,188	191,431
Disposals	-	-	2,341	2,341
Charge for the year	-	10,074	2,921	12,994
Depreciation c/f	-	<u>177,317</u>	<u>24,767</u>	<u>202,084</u>
Net Book Value 31/12/ 2022	<u>353,614</u>	<u>65,330</u>	<u>8,182</u>	<u>427,127</u>
Net Book Value 31/12/ 2023	<u>353,614</u>	<u>56,297</u>	<u>6,457</u>	<u>416,368</u>

SL means the straight line method of depreciation not the reducing balance method.

Other information:

In 2018 when we became a charity the assets donated by the Sheffield Quaker Housing Co op that owned them at the value when we acquired them. In September 2022 a professional valuation, valued the land and buildings at £1,900,000.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Note 5 Net Current Assets

		2023	2022
		£	£
Stock	food cleaning materials and toilet paper	<u>none</u>	<u>904</u>
Debtors			
	Prepayments	2,057	3,515
	<i>sub total</i>	<u>2,057</u>	<u>3,515</u>
Cash			
	Triodos Current account	4,651	3827
	Saving account Ecology BS	46,841	60576
	Soldo Mastercard	-	800
	<i>sub total</i>	<u>51,492</u>	<u>65,204</u>
Total current assets		<u>53,549</u>	<u>69,622</u>
Creditors			
	Accrued Expenses	3,294	4,065
	Income in advance	-	-
	<i>sub total</i>	<u>3,294</u>	<u>4,065</u>
Net Current Assets		<u>50,255</u>	<u>65,557</u>

Note 6 Long Term Liabilities

The Mortgage is from the Ecology Building Society and secured on the land and buildings

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2023

Note 7 Funds

	Funds Brought Forward	Error in 2022 Fund movement	Corrected Opening Balance	Income	Expense	Transfers	Closing Fund Balance
2023 Fund movements							
Unrestricted Funds							
General Fund	34,417	3,255	37,672	42,554	43,328	(15,329)	21,568
Maintenance Reserve Fund	27,823	-	27,823	-	1,137	2,000	28,686
Capital Assets Fund	213,447	(3,255)	210,192	-	12,994	13,329	210,527
Restricted Fund							
Bursary Fund	63	-	63	-	63	-	-
	<u>275,750</u>	<u>-</u>	<u>275,750</u>	<u>42,554</u>	<u>57,522</u>	<u>-</u>	<u>260,781</u>
					-		
	Brought Forward			Income	Expense	Transfers	Carried Forward
2022 Fund movements	<u>280,908</u>	<u>-</u>	<u>-</u>	<u>47,610</u>	<u>(52,768)</u>	<u>-</u>	<u>275,750</u>

Funds

Unrestricted Funds

The **General Fund** is available for spending.

Designated Funds

The **capital assets fund** is the amount of funds tied up in land buildings and other fixed assets. Unless these assets were sold, this money is not available for spending. The total of this fund is equal to the net book value of the fixed assets see note 4, less the amount of the mortgage still to be paid, see long term liabilities.

The **Maintenance Reserve Fund** is used for irregular maintenance, one off repairs, and larger items of maintenance such as the electrical installation condition report.

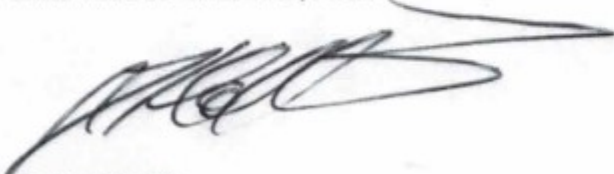
Restricted Funds

Bursary Fund was created by an earmarked donation.

Quaker Community Bamford
Charity Number 1178584
Independent Examiner's Report

I have examined the Income and Expenditure Account and the Balance Sheet which are in agreement with the records of the Quaker Community Bamford. I have obtained all the information and explanations which were necessary for the review.

In my opinion the Accounts show a true and fair view of the Community's financial affairs for the year ending 31 December 2023 in stating an excess of expenditure over income of £14,969 and funds of £260,782.



John Hollis
FCCA
24.10.24

QUAKER COMMUNITY BAMFORD

England & Wales - Charity number 1178584

Accounts

Quaker Community Bamford CIO Charity Commission Annual Report 2022

Objectives and Activities

Our charity's aims include furthering the general religious and charitable purposes of the Religious Society of Friends (Quakers) by living together as a residential community and seeking to live out and demonstrate the Quaker Testimonies of peace, equality, truth, simplicity and sustainability. We also aim to work towards becoming a low carbon community and to protect the local natural environment through sustainable practices on our 10 acres of land.

The main way we have fulfilled these requirements is by offering opportunities for growth and renewal through individual retreats and a programme of facilitated retreats on various themes in accordance with our aims. We have also offered working retreats to provide opportunities for visitors and guests to become involved in the sustainable management of our land and in growing organic food in the gardens, polytunnel and greenhouses. Volunteers also help with the maintenance of our buildings.

The Community owns a large property, formerly the Derwent Valley Water Board Offices in the Peak District National Park. Community members have lived and worked as volunteers at the centre and shared the work to maintain the buildings, the land and provide all aspects of hospitality, housekeeping and administration. The Quaker Community Bamford CIO is wholly managed by its volunteer members and trustees and has no employed staff. The charity receives no grants or funding from investments.

Achievements and Performance

Retreats, Lettings and other Visitors

We maintained our annual working retreats in spring, summer, and autumn. Opportunities for volunteering monthly on Working Saturdays, which are organised, managed and facilitated by Community Members are one of the main activities by which our charity fulfils its aims and objectives.

Throughout the year we hosted groups on residential and working retreats and gave opportunities for volunteers to live and work alongside community members. Our residential catered working retreats included opportunities for spiritual learning, walking and creative arts as well as the physical work. We held a joyful Winter Celebration in mid-January. This had very good feedback, our hard work was recognised, and appreciation given to how nourishing, revitalizing and enjoyable people had found the experience. From this event we gained two more Associate Members and further offers of volunteer support for our Working Saturdays. We received holding support and encouragement from our Pastoral Friends.

We held a traditional Well Dressing creative retreat in the summer enabling community participation in honouring our local well, the Thornhill Seep. With a theme of Finding Hope, we used an image by Yongsung Kim' known as the 'Hand of God' and words of inspiration. . .

"Hope is not the conviction that something will turn out well, but the certainty that something is worth doing no matter how it turns out."

from the Czech dissident, writer and statesman Vaclav Havel.

The local Well Dressing in the village took place this year after an absence of three years. This was supported by community members engaging in producing the artwork and planning, as well as participating in the event. As an outreach opportunity it attracted a lot of local support over the week, supporting our aim of integration and connection with the local community.

Working Retreats and Working Saturdays throughout the year attracted regular and new supporters. New Light Weekends were planned to attract new members of our Community in the hope of boosting our numbers. With an increase in our Associate Membership, we held a catered residential Weekend in their honour towards the end of the year.

Our premises and grounds attract outside visiting groups to hold their own programmes and retreats. These included:

- a Five Rhythms dance group;
- three private group retreats over the year, one on Deep Race Work;
- a Grief Circle holding several events;
- Independent Practitioners Network weekends;
- an Art Therapists day retreat held by Inner Outings
- Artist practitioners stayed on a working visit
- A study group from Sheffield Hallam University.

Quaker Groups also used our building and grounds. They included:

- an Experiment with Light steering committee meeting which we catered
- an Equipping for Ministry reunion;
- 'Our Journey Towards Being a Better Ally' Workshop Weekend with Nim Njuguna held on behalf of the local Area Meeting;
- York Meeting Walking Group
- Morning meeting event for Mediation Sheffield (MESH).

Many other group booking enquiries and visits were made and planned but did not result in bookings. Train strikes were a felt hindrance to people, with a lot of cancellations and re-bookings throughout the year.

When not running and supporting group retreats the Community also hosted many on individual self-catering stays. Guests find our unique and peaceful location conducive to rest, renewal or adventure. A former Pastoral Friend stayed several days each month enabling her to offer care and support to a local friend. A friend of the Community, who works in Sheffield but lives in the South, stayed regularly each week.

The summer saw us hosting a local re-wilding scheme 'Hope Valley Wild Gardens Open Weekend'. We organised morning coffee and afternoon teas from the Woodland Hut, which were well received in return for donations. Golden Grange did

a land walk with the local Peak Park Rangers looking at the Thornhill Carr Re-wilding project which we participated in last year and stayed to have their packed lunches and use our facilities for donation. One member organised and engaged us in an annual Eco-Homes event held locally. Geo Max also spent several days doing a survey, on behalf of Severn Trent Water, across our land at the end of May.

Our two Huts on the land attracted regular visitors who love the 'Stay in Nature' feel. Sixty-two bookings were taken over the year. Ackworth School came here for a day of walking. The local sheepdog trials were given permission to use the bridge to the local recreation ground for their day.

A local potter renovated the pottery workshop to make it functional again. After months of work a lease agreement was drawn up. We are now receiving a small regular monthly income from this letting.

We offered a mid-week 'Time for Peace' worship sharing Meeting from March to October, open to all, with refreshments afterwards. Several Friends from Hope Valley Local Meeting and Sheffield Central Meeting attended some of these Meetings and guests regularly participated.

We have had several volunteers staying through the year for up to 6 weeks supporting and helping on our retreats and working weeks. A regular crew of six core volunteers for our Working Saturdays give invaluable help when most needed. The Allotment Garden has seen an abundance of activity and produce through the year.

Regular stays by a Pastoral Friend gave valuable support, as did External Trustees. Members' friends and family also visited and stayed through the year.

Management of the Community

With the change of status of a long-standing member of the Community becoming a tenant until August 2022, our Tenant of three years leaving in April 2022, and a Member stepping back from Community participation in preparation for leaving in July 2022 the two remaining members found 2022 to be an exceptionally busy and demanding year. 2022 has also had an additional focus of finding a way to sustain the Community and its charitable aims by actively seeking new members. This included working with the Britain Yearly Meeting Local Development Worker, who gave generous time and support to a process of working with our core values and help with organizing publicity for the Community. During this time of change the Community explored new ways of maintaining its income and supporting its work by taking on more volunteer support. With the help of volunteers, we were able to maintain our charitable aims.

In 2022 the following have happened or been identified as needing attention:

- Guest rooms have been well maintained and stores kept stocked to support catering and self-catering.
- New directional signage at the end of Water Lane is still needed.
- Degradation of the lane leading to the property is a problem. Help and local support for doing this work has not come to fruition yet.

- Following questions arising on our insurance renewal we are not insured for any subsidence.
- An Electrical Inspection Condition Report has been completed and signed off as a pass throughout all properties; however, the electrical wiring will need further upgrade of fuse boards in 2025 to meet new regulations.
- On-going maintenance of the roofs on all properties has been undertaken Gutter hogs were removed to be cleaned and need to be replaced on inspection and gutter cleaning in 2023.
- Double glazing was installed to the front of Caretakers Cottage
- We have had two new boilers fitted and an upgrade to the two in the Main House.
- A new larder fridge has been installed.
- The accessible bathroom was upgraded with replacement grab rails and tiles.
- All other required annual maintenance projects were completed and signed off.

All maintenance projects are guided by our commitment to sustainability and working towards becoming a low carbon community. Stewardship of the woodland and gardens owned by the Community is a priority action as set out in our charitable aims. Community members, volunteers and guests on working retreats contribute to the work of maintaining and improving the land using organic and sustainable practices.

Community Life

Residential members and volunteer's lives are enriched by their shared experiences both within the community and in the wider local community. Our twice daily spiritual gatherings underpin all aspects of our working day and social engagement. Our New Light Weekends led to the formation of a Way Forward revisioning group – a process which formally commenced in November 2022.

The Community regularly shared meals together in our lovely central kitchen. In addition to our mid-week 'Time for Peace' members and volunteers also participated in weekly Non-Violent Communication (NVC) Workshops for some of the year in attempts to alleviate suffering caused by conflicts between us. Monthly Experiment with Light sessions were also held, often with guest's participation. Members were active in the local community of the Hope Valley; individual members have had paid work locally and some have participated in the Hope Valley Climate Action Group, the U3A and other social groups as well as engaging in further Quaker work. One member is a Trustee of Northern Friends Peace Board.

Financial Review

In 2022 the Quaker community had a deficit of £5,157.77. This was over three times the budgeted deficit of £1,500, caused by income being nearly £5,600 less than budget.

Income

The reason for income being down is that there were far less volunteers than

expected. Income from volunteers was £1,400 compared to a budget of £11,880, which is equivalent to a shortfall of 870 volunteer days. This could have meant three more full time volunteers throughout the summer months plus a longer term volunteer.

Expenditure

General Fund and Maintenance fund Expenditure was up £8,073 compared to 2021. This was in the areas outside our control such as increases in mortgage, council tax and utilities, an electrical condition inspection being due in this year and in more than average unplanned repairs. Controllable expenditure was managed carefully and below 2021 in total.

Principal Funding Sources and their use

As can be seen in the accounts, the Principal Funding Sources are the income from rent paid by members, tenants and volunteers and income from guests attending individual self catering retreats and a few facilitated retreats. In 2022 we did not limited any opportunities for outside groups, who are sympathetic with our ethos and charitable aims, to rent the premises to run their own retreats thus providing us with another source of income.

This income is used to support our charitable objects by funding the maintenance and upkeep of the premises and stewardship of our land so that we can welcome guests on spiritual and working retreats. This in turn offers opportunities for retreat participants to share in community life and learn new skills guided by the principles of the Quaker Testimonies to equality, peace, truth, simplicity and sustainability.

Financial performance going forward

2023 was the first year our treasurer was unable to produce a budget, due to the uncertainty of income in 2023. As you can read in the future periods section, our plans have not worked out as hoped. Once the decision was made to sell the property, trustees decided to have shorthold tenants in the outer parts of the property to bring in an income. This is to reduce the amount our reserves are eaten up by the mortgage, insurance and other on-going expenditure. We are also putting property guardians in the main building to prevent the building falling into disrepair or being vandalised. We hope the sale of the property will be completed in 2024.

2022 Funds and Reserves

The Quaker Community Bamford holds funds in reserve: to cover fluctuations in income and expenditure, to allow for unexpected major building repairs not covered by our insurance, and to cover a period when there are outgoings, but no income.

Nearly all our funds are unrestricted as the money in them has been generated by us, rather than given by donors.

General Funds

The general fund includes all our working capital and other money available for spending. At the end of 2022 we have general funds of £34,416.96.

Designated Funds:

Designated funds are funds for specific purposes determined by the trustees.

Special Projects Fund: was created from a year end surplus in 2019 mainly for insulation and energy saving projects also other one off improvements. Most of it was spent in 2020. The remainder was going to be spent in 2021, on work partly funded by the Green Homes Grant, but the government “lost” our application. In 2022, £5,740 was spent on double glazing for the double front of the caretakers cottage. As there are no plans to do any more insulation or energy saving projects, trustees decided to transfer the balance to the maintenance fund.

Maintenance Reserve Fund: We draw from this fund, the cost of all repairs and any uneven maintenance. We have this fund because repairs and maintenance fall unevenly and can be expensive compared to other budget headings. In years when more maintenance is required this adds pressure to small but discretionary budgets such as seeds for the garden. The fund is replenished by a flat rate allocation from the general fund expenditure of £2000 per year. If needed, it is also topped up from generated surplus. At the end of 2022 after fund movements it had £27,823.53 (end of 2021 £35,680.17).

The **Capital Assets Fund** is the amount of funds tied up in land buildings and other fixed assets including furniture and equipment. Unless these assets were sold, this money is not available for spending. The value of the fund is net book value for the fixed assets less the remaining mortgage. At the end of 2022 it was £213,447.20.

Restricted Funds

Restricted Funds are funds restricted or earmarked for a specific purpose by the grant or donor.

Outreach fund

Quakers in Yorkshire outreach fund gave a grant of £515 which was spent on advertising in The Friend for new community members.

Bursary fund

At the end of 2022 we had £62.67 in a bursary fund, which had been earmarked by the donor. We did not spend any of it in 2022.

Risk Strategy

Risks facing the charity and their mitigation

The principal risks facing the charity are in bold with a bullet point, and an indication of how these risks are managed in the text below each heading.

- **Lack of Income from guests**

An improved website led to increased demand from self-catering guests and outside groups.

- **Lack of full community members/ resident trustees/residents/volunteers**

Way Forward Group set up to look at issues and solutions.

Sessions hosted at Quaker events (including Britain Yearly Meeting annual gathering) aimed at attracting new members.
Have some tenants on a shorthold contract.
Have one or more long term volunteers who pay rent to live with the community

- **An unsuitable person volunteers to be a community member / resident trustee**

Potential members fill in two sets of questions during the joining process.
Safer recruitment process is implemented and used.
Potential members visit us several times until all community members have had a chance to get to know them.
Potential members have some discernment with their local Quaker Meeting.
Potential members come and live here for a three-month trial.

- **The buildings fall into disrepair**

We manage the amount of building repair work we do each year in line with maintaining a balanced budget.
Every year we undertake a programme of maintenance, both DIY work done by ourselves and other work by outside contractors.
The maintenance reserve funds can cover the cost of unexpected expense

- **Loss of spiritual life**

Twice daily Meetings for Worship held. Closed days and retreats held for the community.
Community members participate in our programmed retreats when possible.
Pastoral Friends oversee the spiritual and pastoral care of the community.

- **Risk or danger to reputation**

Communications are managed carefully with oversight from Trustees.
Improved communication with our supporters.

- **The CIO is unable to pay the mortgage, utilities and other commitments**

Explore selling the property and land.
Explore other initiatives from other groups.

- **Inflation - especially energy**

Take steps to reduce energy consumption

- **No community members so activities cannot be held, and the CIO is no longer able to fulfil its charitable objectives**

Holding a Special Meeting on 19th August 2023 to discuss the future with interested parties
Exploring selling the property and land

- **Lack of Trustees**

We are advertising for more trustees

Going Forward

Attracting suitable new community members/resident trustees/volunteers was the

aim in 2022. We hoped to attract two long term volunteers as well as continuing with a tenant and finding new members.

However, although we had many enquiries we only had eight individuals attending our New Light Weekends. From this, two individuals participated in our Community life for a time in 2022 and three of those interested became part of our re-visioning group. This re-visioning work started in earnest once it was realised the uptake of New Members would fall short of our 5-6 target for 2023. Meetings were held regularly from November 2022 until May 2023 and further advertising and promotion undertaken. By June 2023 it became clear that the Community could not continue.

The following statement was issued in June 2023:

Members and Friends of Bamford Quaker Community have been meeting for some months to discern the way forward for the community.

At a meeting of the Trustees of the charity held on Tuesday 13th July 2023 the following minute was recorded.

Minute:

'It is clear there are insufficient people willing to join the community and it cannot continue in its present form. We will therefore explore selling the current building and land, and use the funds raised to pursue our charitable objectives in other ways.'

We see this as an opportunity for new growth which will allow us to further for the public benefit the faith and practice of the Religious Society of Friends.

The process will take some months, and our tenants and residents will remain with their current arrangements.

We will be holding a meeting at Bamford 19th August 2023 to further discuss this.

The trustees have begun a period of consultation to consider how the charity might continue to meet its objectives in the future once divested of the property at Bamford.

Structure, Governance and Management

At the end of 2022 the charity's organisational structure consisted of a resident trustee, a resident volunteer and 3 external trustees. This has changed during 2023 to resident volunteers and 3 external trustees. Community members were trustees of the charity whilst resident within the community. Community members and volunteers pay rent to live in the community and give unpaid service to support the aims of the charity. There are no subsidiary undertakings. No members of the charity receive pay or remuneration or are employed by the charity. The rent payable by community members and volunteers whilst residing at the charity is set by the external trustees. Resident trustees received an initial period of three months induction, which could be terminated or extended as the need arose by either party. The charity is not affiliated to an umbrella group but does operate within the principles of the Religious Society of Friends (Quakers) in Britain and is a

Recognised Quaker Group.

Reference and Administrative Details

In 2022 the external trustees delegated the day-to-day management of the charity to the community members who were resident trustees. Trustees may seek advice from the Religious Society of Friends (Quakers) in Britain governing body Britain Yearly Meeting. Weekly House Meetings guided the day-to-day management of the charity and records of these meetings were kept and circulated to relevant members, Pastoral Friends and Trustees. Board of Trustee meetings were held quarterly, unless an extraordinary meeting of the Board was required. External and resident trustees attended these Board meetings. No decisions were taken unless a quorum of trustees was present. Meetings were conducted in accordance with the principles of the Religious Society of Friends and the provisions of the current edition of the book of Christian Discipline of the Yearly Meeting of the Religious Society of Friends (Quakers) in Britain as outlined in the constitution.

Bank: Triodos Bank UK, Deanery Rd, Bristol BS1 5AS

Solicitor: James McCallum, Russell-Cooke Solicitors, 2 Putney Hill, London, SW15 6AB

Corporation Tax Advice: Voluntary Action Sheffield VAS The Circle, 33 Rockingham Lane, Sheffield S1 4FW

Auditor or Independent Examiner:

John Hollis, Ashmeade, Edale Road, Hope, Derbyshire, S33 6ZF.

The charity has no investments and therefore does not require an investment advisor.

Quaker Community Bamford

Charity number 1178584

Final Accounts to 31 December 2022

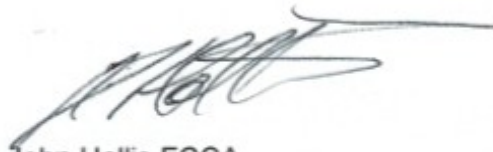
Quaker Community Bamford

Charity Number 1178584

Independent Examiner's Report

I have examined the Income and Expenditure Account plus Balance Sheet which a agreement with the records of the Quaker Community Bamford. I have obtained al information and explanations which were necessary for the review.

In my opinion, the Accounts show a true and fair view of the Community's Income Expenditure for the year ending 31 December 2022 in stating an excess of expenditure income of £5,158

A handwritten signature in black ink, appearing to read 'John Hollis', with a long horizontal flourish extending to the right.

John Hollis FCCA

16.10.23

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Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2022

Statement of Financial Activities

		2022	2021
		£	£
Income	Note		
Donation Income		2,408	2,877
Charitable Activities		23,664	14,700
Other Income		21,448	37,744
Other Trading		92	45
	2	<u>47,610</u>	<u>55,366</u>
Expenditure			
Charitable Activities		51,301	44,642
Governance Costs		194	42
Fund-raising		1,273	10
Support Costs			
Other			
	3	<u>52,768</u>	<u>44,695</u>
Net income/(expenditure)		(5,158)	10,672
Net movement in funds		<u>(5,158)</u>	<u>10,672</u>
Funds Brought Forward		<u>280,908</u>	<u>270,237</u>
Total funds carried forward		<u><u>275,750</u></u>	<u><u>280,908</u></u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2022

Balance Sheet as at 31 December 2022

	2022	2021
	£	£
Fixed Assets		
Land and Buildings	353,614	353,614
Cyclical Building Work	65,330	70,514
Furniture and Equipment	8,182	5,229
Total fixed assets (note 4)	<u>427,127</u>	<u>429,358</u>
Current Assets		
Stock	904	1,500
Debtors	3,515	2,272
Cash at Bank and in hand	65,204	79,931
Total current assets	<u>69,623</u>	<u>83,702</u>
Creditors: amounts falling due within one year	4,065	2,234
Net current assets (note 5)	<u>65,558</u>	<u>81,469</u>
Total assets less current liabilities	<u>492,685</u>	<u>510,826</u>
Mortgage (note 6)	216,935	229,918
Net Assets or (Liabilities)	<u>275,750</u>	<u>280,908</u>
Represented by		
Funds of the Charity (note 7)	<u>275,750</u>	<u>280,908</u>

Signed by the treasurer Zee-Zee Heine

Date

And on behalf of all of the Trustees

John Rouse Trustee

Date

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2022

Note 1 Accounting Policies

(agreed at house meeting 3/3/2020 and updated by note 1.19)

1.1 These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.

1.2 The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Charities Act 2011.

1.3 These accounts have been prepared using the going concern principle, as we are continuing as a charity for the year ahead.

1.4 The accounts have been prepared to present a true and fair view of the financial state of the charity.

1.5 Recognition of income: income is included in the Statement of Financial Activities (SoFA) when the charity is entitled to the money and the money has been received by the time of the independent examination or is reasonably expected to be received.

1.6 Offsetting: There has been no offsetting of assets and liabilities, or income and expenses.

1.7 Donations: donations are included in the accounts when received.

1.8 Gift Aid: we did not have a gift aid scheme.

1.9 Donated Goods: donated goods are not included in the accounts because they are second hand and because they are not sold, so therefore the value cannot reliably be measured. Donated goods are usually soft furnishings such as sheets, towels and curtains and sometimes furniture. They are either used for the work of the charity or passed on to another charity.

1.10 Donated services: all the members and volunteers living at the property give a large amount of time to the work of the charity. Retreatants, guests and day visitors also donate their time to the work of the charity. All this work is not included in the accounts as it cannot be reliably measured. The value of this voluntary help is described in the trustees' annual report.

1.11 Associate Membership subscriptions are shown in the accounts as donations, because the benefit is not material.

1.12 Governance and support costs: Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs are normally central functions and are normally allocated to activity costs. As we are a small charity, we have no central functions and only one activity cost category, so there is no need to split support costs between different activities.

1.13 Some trustees, live at the property, carry out the work of the charity (on a voluntary basis) and pay rent at some what below market rate. They live together as a community and carry out the objects of the charity. See the annual report for more details.

1.14 Deferred income: No item of deferred income is due or has been included in the accounts.

1.15 Tangible fixed assets for use by charity. These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost. Assets are depreciated using the straight line method over the following years:

Land and buildings including major improvements not depreciated

Furniture and equipment at 20% per annum.

Some Refurbishments, major repairs, and cyclical maintenance are depreciated at 6.25% per annum. However the way the software package calculates depreciation means that a variety of rates are used on other of these assets.

1.16 Stock: the stock of food and other consumables including cleaning materials and toilet paper are valued at the purchase cost.

1.17 Debtors: Debtors are measured at the amount due, unless receipt of the income is in doubt. See above note about income. Accrued expenses are proportioned between accounting periods.

1.18 Funds: Our general fund and all our funds in 2021 are unrestricted funds. Designated funds are where we have set money aside for a particular purpose. The one restricted fund was from an earmarked donation.

1.19 Post Balance Sheet event: . At a meeting of the Trustees of the Charity held on Tuesday 13 June 2023 the following minute was recorded.

'It is clear there are insufficient people willing to join the community and it cannot continue in its present form. We will therefore explore selling the current building and land, and use the funds raised to pursue our charitable objectives in other ways.'

Note 2 Income

		General	Desig- nated	Res- tricted	2022 Total	2021
					£	£
Donation Income	Grants			515	515	
	Donations	854			854	1,814
	Associate Members	582			582	611
	Guest Food	457			457	452
	Donations for Bursary Fund				-	
	<i>sub total</i>	<u>1,893</u>	<u>-</u>	<u>515</u>	<u>2,408</u>	<u>2,877</u>
Charitable Activities	Retreats	4,941			4,941	-
	Self caterers: house huts & camping	15,453			15,453	12,185
	Outside groups	2,690			2,690	2,200
	Room Hire	580			580	315
	<i>sub total</i>	<u>23,664</u>	<u>-</u>	<u>-</u>	<u>23,664</u>	<u>14,700</u>
Other Income	Rent from all residents	18,024			18,024	33,248
	Family members and personal guests	537			537	328
	Food bought by residents	1,964			1,964	3,358
	Interest Received	787			787	670
	Way-leaves	136			136	140
	<i>sub total</i>	<u>21,448</u>	<u>-</u>	<u>-</u>	<u>21,448</u>	<u>37,744</u>
Other Trading	Sales of cards etc.	92			92	45
	<i>sub total</i>	<u>92</u>	<u>-</u>	<u>-</u>	<u>92</u>	<u>45</u>
Total Income		<u>47,095</u>	<u>-</u>	<u>515</u>	<u>47,610</u>	<u>55,366</u>

Note 3 Expenditure

	General	Designatited	Restricted	2022 Total	2021
	£	£	£	£	£
Charitable Activities					
Interest on Mortgage	10,372			10,372	9,621
Metered Utilities: water gas electricity	7,748			7,748	7,788
Phone, broadband Insurance and council tax	9,107			9,107	9,077
Depreciation		13,593		13,593	11,562
DIY Maintenance	184	145		330	100
Unplanned repairs	779			779	
Household Durables	30			30	
Outside Contractors	1,280	3,255		4,535	1,552
Subscriptions to publications	144			144	144
Office Costs And Bank Charges	389			389	283
Food for Retreats and events	3,895			3,895	4,429
Land and Garden	141			141	79
Travel	19			19	9
Firewood for Guests in Huts	220			220	
<i>sub total</i>	<u>34,308</u>	<u>16,993</u>	<u>-</u>	<u>51,301</u>	<u>44,642</u>
Governance Costs					
Independent examination expenses	44			44	42
Corporation tax advice	150			150	
<i>sub total</i>	<u>194</u>	<u>-</u>	<u>-</u>	<u>194</u>	<u>42</u>
Fund-raising					
Brochure and mailing					
Website	50			50	
Items for Sale	118			118	10
Advertising	590		515	1,105	
<i>sub total</i>	<u>758</u>	<u>-</u>	<u>515</u>	<u>1,273</u>	<u>10</u>
Other					
<i>sub total</i>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
Total Expenditure	<u>35,260</u>	<u>16,993</u>	<u>515</u>	<u>52,768</u>	<u>44,695</u>

Other information:

All our publicity, such as our brochure and website, is also our fund-raising as it attracts visitors, guests and resident trustees which are our main forms of income.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2022

Fixed Assets

	Land & buildings not depreciated	Cyclical Building work SL mainly 6.25%	Furniture & Equipment 20% SL	Total
Cost brought forward	353,614	226,834	28,028	608,476
Additions	-	5,740	5,622	11,362
Disposals	-	-	1,280	- 1,280
Cost carried forward	<u>353,614</u>	<u>232,574</u>	<u>32,370</u>	<u>618,558</u>
Depreciation b/forward	-	156,320	22,799	179,119
Disposals	-	-	1,280	1,280
Charge for the year	-	10,924	2,669	13,593
Depreciation c/f	<u>-</u>	<u>167,243</u>	<u>24,188</u>	<u>191,431</u>
Net Book Value 31/12/2021	<u>353,614</u>	<u>70,514</u>	<u>5,229</u>	<u>429,358</u>
Net Book Value 31/12/2022	<u>353,614</u>	<u>65,330</u>	<u>8,182</u>	<u>427,127</u>

SL means the straight line method of depreciation not the reducing balance method.

Other information:

In 2018 when we became a charity, the assets were donated to us by the Quaker housing co-op that owned them. A revaluation was not done at that time, so the figures in this table are the historical cost when bought or acquired by the housing co-op plus the cost of any thing we have bought since.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2022

Note 5 Net Current Assets

		2022	2021
		<u>£</u>	<u>£</u>
Stock	food cleaning materials and toilet paper	904	1,500
Debtors			
	Income debtors		510
	Prepayments	3,515	1,762
	<i>sub total</i>	<u>3,515</u>	<u>2,272</u>
Cash			
	Triodos Current account	3,827	11,839
	Triodos Debt Card Account		800
	Saving account Ecology BS	60,576	67,292
	Soldo Mastercard	800	
	<i>sub total</i>	<u>65,204</u>	<u>79,931</u>
Total current assets		<u>69,623</u>	<u>83,702</u>
Creditors			
	Accrued Expenses	4,065	1,760
	Income in advance		474
	<i>sub total</i>	<u>4,065</u>	<u>2,234</u>
Net Current Assets		<u>65,558</u>	<u>81,469</u>

Note 6 Long Term Liabilities

The Mortgage is from the Ecology Building Society and secured on the land and buildings

Note 7 Funds

	Funds Brought Forward	Income	Expense	Transfers	Closing Fund Balance
2021 Fund movements					
Unrestricted Funds					
General Fund	37,565	47,095	(35,260)	(14,983)	34,417
Special Projects Reserve Fund	8,161			(8,161)	-
Maintenance Reserve Fund	35,680		(3,400)	(4,457)	27,824
Capital Assets Fund	199,440		(13,593)	27,600	213,447
Restricted Fund					
Outreach		515	(515)		-
Bursary Fund	63				63
	280,908	47,610	(52,768)	-	275,750
	Brought Forward	Surplus/ (deficit)			Carried Forward
2020 Fund movements	270,237	10,672			280,908

Funds

Unrestricted Funds

The **General Fund** is available for spending.

Designated Funds

The **capital assets fund** is the amount of funds tied up in land buildings and other fixed assets. Unless these assets were sold, this money is not available for spending. The total of this fund is equal to the net book value of the fixed assets see note 4, less the amount of the mortgage still to be paid, see long term liabilities.

The **Maintenance Reserve Fund** is used for irregular maintenance, one off repairs, and larger items of maintenance such as the electrical installation condition report.

Special Projects Fund was used in 2022 for improved double glazing for the front of Caretakers Cottage. The fund balance was transferred to the maintenance reserve fund for general maintenance.

Restricted Funds

Quakers in Yorkshire outreach fund gave a grant which was spent on advertising in The Friend for new community members.

Bursary Fund was created by an earmarked donation.


Quaker Community Bamford

Charity Number 1178584

Independent Examiner's Report

I have examined the Income and Expenditure Account plus Balance Sheet which are in agreement with the records of the Quaker Community Bamford. I have obtained all the information and explanations which were necessary for the review.

In my opinion, the Accounts show a true and fair view of the Community's Income and Expenditure for the year ending 31 December 2022 in stating an excess of expenditure over income of £5,158

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John Hollis FCCA

16.10.23

QUAKER COMMUNITY BAMFORD

England & Wales - Charity number 1178584

Accounts

Quaker Community Bamford www.quakercommunity.org.uk
Charity Number 1178584
Registered Address
Quaker Community Water
Lane
Bamford Hope
Valley
Derbyshire S33 0DA **email: mail@quakercommunity.org.uk**

Annual Report 2021

Objectives and Activities

Our charity's aims include furthering the general religious and charitable purposes of the Religious Society of Friends (Quakers) by living together as an intentional community to live out and demonstrate the Quaker Testimonies of peace, equality, truth, simplicity and sustainability. We also aim to work towards becoming a low carbon community and to protect the local natural environment through sustainable practices on our 10 acres of land.

The main way we fulfill these requirements is by offering opportunities for spiritual growth and renewal through both individual and private retreats and a program of facilitated retreats on various themes in accordance with our aims. We also offer working retreats to provide opportunities for visitors and guests to become involved in the sustainable management of our land and in growing organic food in the gardens, poly tunnel and greenhouses. Volunteers also help in the maintenance of our buildings and care of our guests.

The Community owns a large property, formerly the Derwent Water Board Offices in the heart of the Peak District National Park. Community members live and work as volunteers at the centre and share the work in maintaining the buildings, the biodiversity of the land and provide all aspects of hospitality, housekeeping, and administration. All our activities are evaluated by guests and visitors by written and oral feedback; we respond to and improve our practices where applicable.

The Quaker Community Bamford is wholly managed by trustees and has no employed staff. The charity receives no grants or funding from investments.

2021 was a difficult year with continuance of Covid restrictions. We received our first guests in the main house towards the end of July and are fortunate to have made options of Hut accommodation on the land available in the spring.

Achievements and Performance

1. Retreats, Lettings, and other Visitors

The normal annual retreat program is organized, managed, and facilitated by Community Members and is the main activity by which our charity fulfills its aims and objectives. These include residential retreats, working retreats and opportunities for volunteers to live and work alongside community members. We had no organized residential retreats in 2021 which would have normally included opportunities for spiritual learning, meditation, walking and creative arts. On the 13th March 2020 we had to close the Community due to Government restrictions at the outbreak of Covid and remained closed for the rest of that

year and into 2021. The government delayed the planned June lifting of some restrictions for guests staying in the main house, we were at last open for guests in the main house on the 26th July 2021.

Early in 2021 we worked to re-purpose and provide Hut accommodation on the land for individual self-catering stays in readiness for the Spring. This accommodation was greatly appreciated after the lock downs, proving very popular with individuals and small groups enjoying the 'Stay in Nature' feel.

Peak Park Rangers found the use of the Woodland Hut as 'excellent' to run a series of art workshops, for the benefit of public participation.

We held a community retreat drawing on the local tradition of Derbyshire Well Dressing as we did in 2020, producing yet another splendid piece of artistry. Displaying the well dressing with afternoon tea was planned to coincide with an Eco Fair on the local Recreation Ground, however, the Eco Fair was cancelled due to concerns regarding Covid. We were able to display the well dressing as advertised, at the front of the house, allowing local people and others passing to view. It felt appropriate to keep the tradition alive in these continually difficult times, as village well dressers were unable to work together to produce their own well dressing. This also maintained our supported aim of integration and connection with the local community. A slide show was created and is presented on our website.

The Working Retreats were held again this year by the community members and volunteers. Working Saturdays resumed in May and attracted regular supporters who attended when able within the Covid guidelines.

The diversity of our premises and grounds normally attracts outside visiting groups running their own programs and retreats, for example, the 5 Rhythms dance group who were our last group booking allowed under the government guidelines in 2020, and one of the first group weekend bookings for Nov '21 through to April '22. Earlier than usual, we started getting inquiries regarding group bookings for 2022. Mid-April saw the first hardy campers, and we have found bookings for camping have decreased due to increased use of the huts. A very successful 'acoustic music weekend' took place in our grounds with musicians from surrounding areas camping and using hut accommodation. Others who find our unique and peaceful location conducive to research and writing were also now able to return.

The Community continued living and working together as one household. All were pleased to be reunited with friends and family after long absences. As soon as restrictions allowed a former community member booked the whole house for a family reunion.

July saw the Community able to host individual self-catering guests throughout the rest of the year, including a Grief Circle who met and stayed in our Woodland Hut.

Exploring our Core Values was an ongoing theme within our continuing Community development. Our spiritual development has been enhanced with engagement in 'Experiment with Light' monthly sessions, deepening our spiritual life together and open to all volunteers and guests alike. A shared meal is also open to all and enjoyed weekly.

Conflict within the community worked towards resolution with engagement in Non-Violent Communication (NVC) initially facilitated by Elderseers and attended by all Community Members. In seeking more harmonious living, we have started weekly Community building

evenings which have greatly aided our communications, respect and valuing each other's contributions.

2. Management of the Community

We managed the risk of Covid from spreading in the Community by increased cleaning, testing and infection control measures. Anyone with the onset of any symptoms isolated themselves. A Community member had a family member become terminally ill and spent some time away from the Community as part of their loved one's support bubble, enabled by being furloughed from work and with the compassion of the Community. Sadly, this led to bereavement 2021.

In normal times Community Members organise and facilitate retreats and are responsible for the day to day running of the centre and its maintenance. This workload includes housekeeping, communications and administration, financial management, maintenance, gardening, catering and managing food stores. These tasks are shared between all members of the Community dependent on need, individual's skills and gifts. However, sheer necessity means that someone has to empty and clean the chemical loos from the land users!

This year alongside our practical work, has been the challenge of the unknown and during this time of change, the Community has explored new ways of maintaining its income and supporting its work. We continue to offer volunteering opportunities, taking on volunteer tenants for long and short terms. This activity attracted three new volunteers for various periods of time over the year. We had potentially two further new members, but unfortunately their interest waned due to ongoing restrictions, or their circumstances changed.

We have had no shortage of people booking for self-catering stays, but we also had a lot of cancellations and re-bookings throughout the year. Ongoing Covid issues led us to question our booking deposit arrangements; we allowed guests to carry forward deposits already paid to re-book and not require deposits to secure a booking, this has proved helpful to all.

The Census in March recorded ten people living in the Community.

With no new community members and several volunteers moving on for a variety of reasons; two moving up into the village together, one of our long term volunteers headed off to the States for three months and again in December to return in 2022. Another finding accommodation for work in Yorkshire. We found ourselves to be exceptionally busy with fewer hands. We recognise the value and importance of our volunteers.

A Member found family separations distressing during lock down leading to a laying down membership to move closer to them. It has been an exceptionally difficult discernment year, with four Membership reviews. One member leaving after three years of service; one becoming a tenant for a year after eight years of service - enabling engagement with a new life outside community; another becoming a part-time member in preparation for leaving in 2022; the fourth continuing their membership for another year after three years' service, and then to seek further discernment. It has been emotionally and mentally challenging for all.

We had three days 'Visioning' with the new Local Development Worker for Quakers in Yorkshire, including reviewing our core values. Past members who worked on the previous regeneration were approached, to seek ways forward and help was most forthcoming. We have found it easier to attract volunteers than Members. Plans are afoot to organise a

weekend event for potential new members. Work in revamping the literature and publicity has been undertaken and is ongoing.

We recognised the need to find new Elderseer support as terms of service finished and had a request made to our Area Meeting for another Non-resident Trustee. It was agreed to keep our external trustees and Elderseers up to date in sending House Meeting notes and the Minutes of the Board of Trustee Meetings to all.

Ongoing maintenance of the roof, with inspection, has been undertaken; as have all other required annual maintenance, chimneys swept, and fire extinguisher inspection carried out.

Stewardship of the woodland and gardens owned by the Community is a priority action as set out in our charitable aims. Community members and volunteers contribute to the work of maintaining and improving the land using organic and sustainable practices including the erection of new compost bays in the field garden. A set format was agreed for Working Saturdays to include a Meeting for Worship, for a sharing reflection from the day; making the day a mini retreat for those who come to help in the gardens and woodland.

Spring saw most of our effort put into organising the self-catering Huts, new gas stoves, four sofa beds were purchased, and a wood burner renovated and installed, curtain poles made and fitted and redecoration done, sinks and shelter installed outside with water piped in and soakaways dug. To open in April 2021 each hut and camp area needed to have its own facilities; camping toilets and tents were purchased. Fire risk assessments carried out and fire safety equipment installed. Consideration needed to be given as to how to advertise the new venture. Winter opening of the Huts also had its challenges, with only one suitable for winter, with extra insulation and draught exclusion, curtains put up and extra wood.

Zoom exacerbated our poor broadband and after much delay a new system was installed in 2020. In completion of the job the phones needed transferring to the new provider in 2021. All external Board of Trustee Meetings, outside Meetings and socials are now held as blended via Zoom.

3. Community Life

Residential trustees' lives are enriched by their shared experiences both within the community and in the wider local community. Engagement with our volunteers, family and friend visits, and the re-engagement with our guests, has increased appreciation of what we offer.

Our twice daily spiritual gatherings underpin all aspects of our working day and social engagement. Community Members are also supported, and peer reviewed by a panel of local Quakers, known as Elderseers, who support us in spiritual, pastoral and practical matters. This support can take the form of group meetings, conflict resolution and one to one support.

Elderseers proved invaluable over the last year in support of individuals and whole group in conflict resolution work using non-violent communications (NVC), and towards supporting our discernment meetings. We gathered together several times with Elderseers this year to consider what we could do to improve our communications and work around conflicting issues between each other. One of our Elderseers has impressed us with skills at creating a safe and welcoming space to air our issues using Non-Violent Communications. We have valued the insight into ourselves that this has given, and we

are seeking to increase and use these NVC skills to create more harmonious and respectful relationships. As a result, we have initiated weekly Community Building evenings to air any concerns, and this is proving very inspiring.

Experiment with Light sessions are monthly and are open to all. We regularly share meals together in our lovely central kitchen. We set aside one morning a week to work together as a whole community. This has proved rewarding and fruitful enabling the tackling of bigger jobs, such as painting, pointing and weeding.

Community Members are active in the local community in the Hope Valley, individual members attend a local Prayer Group, Bamford Art Group, a Buddhist Sangha, Hope Valley Climate Action Group, the U3A and other social groups, most of these remained online this year.

In the early part of 2021 Hope Valley Local Quakers worshiped outside due to Covid guidelines. They decided to move to Moore Memorial Hall in April 2021 for the foreseeable future.

4. Financial Review

Financial performance: Despite the challenges caused by the Covid pandemic, the Quaker Community finished the financial year with a very satisfactory surplus of over ten thousand pounds overall and £8,634 surplus in our general fund. This is compared with a surplus of just £134 in 2020.

The two main factors for this healthy result were rents and guest income. Rents were up in 2021, due to more long-term volunteers, as well as only one member leaving. They were equivalent to 7.9 people for the whole year. Guest income was up by over £7,000 compared to 2020, despite no retreats in 2021. Two huts were given a makeover and general upgrade and Government restrictions allowed them to be available for guests to use from April, as they had separate facilities. Despite the facilities being very basic, they were extremely popular. The house was opened to guests at the end of July. The third improvement to guest income was one outside group staying between Christmas and New Year, whereas there had been none in 2020.

Expenditure overall was broadly in line with 2020. The interest element of the mortgage repayments dropped over £800 compared to 2020, because more of the monthly instalment is used for repayment of capital rather than on interest.

Financial Performance Going Forward: income from rents will be significantly down in 2022. In 2022 we are experimenting with a self-catering retreat, rather than the usual fully catered format. We expect more outside group bookings. Although group bookings are not one of our core purposes, the income from them supports the key objectives of the charity. This type of income plus steady income from self-catering guests in both the house and the huts should maintain guest income.

Reserves: The total reserves at 31 December 2021 were £280,553. The Quaker Community Bamford holds funds in reserve to:

- Cover fluctuations in income and expenditure. These include paying the whole year's insurance premium as a lump sum.
- Allow for decreases in income.
- Allow for unexpected major building repairs not covered by our insurance.

Nearly all our funds are unrestricted as they have come from generated income, rather than donations.

General Funds: The general fund includes all our working capital and other money available for spending. In line with charity good practice, the trustees aim to hold the general fund at a level to cover the greater of six months budgeted income or six months budgeted expenditure. At the end of each financial year Trustees decide on the use and allocation of any surplus depending on the needs at the time. At the end of 2021 after fund movements, it held £37,209.75

Designated Funds:

Designated funds are funds for specific purposes determined by the trustees.

Special Projects Fund: was created from a year end surplus (in 2019). In 2021, we were unable to spend any of this fund. We had intended to use it for work eligible for a contribution from the Green Homes Grant. We obtained a quote for loft insulation, but then the firm pulled out of the Green Homes Grant scheme. Then we got a quote for underfloor insulation and made our application on the last day before the government closed the scheme. Then in October 2021, we discovered the government had “lost” our application. In 2022 we will use this money for double glazing for Caretakers Cottage. We got a quote in October, but the firm has a six-month waiting list. The special projects fund held £8,160.50 at the year end.

Maintenance Reserve Fund: In line with charity good practice, the trustees aim to hold the maintenance reserve fund at a level to cover the greater of six months budgeted income or six months budgeted expenditure. We are changing the policy for the Maintenance Reserve Fund. Repairs and Maintenance fall unevenly and can be expensive compared to other budget headings. In years when more maintenance is required this adds pressure to small but discretionary budgets such as seeds for the garden. In future we will draw the cost of all repairs and any uneven maintenance from this fund and will keep the fund topped up by a flat rate allocation from the general expenditure of £2000 per year. If needed, it will also be topped up from generated surplus. At the end of 2021 after fund movements it had £35,680.17.

The **Capital Assets Fund** is the amount of funds tied up in land buildings and other fixed assets including furniture and equipment. Unless these assets were sold, this money is not available for spending. At the end of 2021 it was just under two hundred thousand pounds at £199,440.

Restricted Funds

Restricted Funds are funds restricted or earmarked for a specific purpose by the donor. At the end of 2021 we had £62.67 in a **bursary fund**, which had been earmarked by the donor at the end of 2020. We did not spend any of it in 2021, partly because we had no retreats.

Risk Strategy

The principal risks facing the charity are in bold with how these risks are managed in the bullet points below each heading.

Lack of full community members/resident trustees

- Had four volunteers in 2021 who paid rent to live here with the community.
- To develop our thinking about new members we held three closed days followed by further actions
- We had two tenants on short contracts during 2021

Lack of Income from guests

- Two self-contained huts from April 2021
- An improved website means we now have increased demand from self-catering guests from August 2021 onwards.
- We have extensive mailing lists and network of Quaker connections and supporters such as Associate Members.
- Started a regular Newsletter to keep in touch with supporters

An unsuitable person volunteers to be a community member / resident trustee

- Potential member's fill in two sets of questions during the joining process.
- Potential members visit us several times until all community members have had a chance to get to know them.
- Potential members have some discernment with their local Quaker Meeting.
- Potential members come and live here for a three-month trial.
- We have support within Quaker network for conflict resolution skills and facilitation. We as community members hold weekly community building sessions to resolve any issues at an early stage including using NVC (Non-violent communication).
- Each member has regular discernments every three years or as needed.
- There is a maximum of three triennia for any Community Member, followed by at least a year out before reapplying.

The building falls into disrepair

- During Covid we carried out extensive DIY maintenance on the building.
- Every year we have a budgeted program of maintenance; both DIY work, carried out by ourselves and other work done by outside contractors.

Loss of spiritual life

- We commit ourselves to upholding twice daily Meeting for Worship.
- We hold Closed Days for ourselves.
- Community members participate in working together both on the land, well dressing and other community activities.
- We have a group of external people called Elderseers to oversee the spiritual and pastoral care of the community.
- In the autumn we put more conscious effort into building community and sharing together, including Experiment with Light meditations, shared meal and community building sessions.
- Our decision-making meetings are held using the Quaker Business method.

Reputational Risk

- With the help of Elderseers we reconnected with Hope Valley Local Meeting after a period of disharmony.
- Not countering rumours and misinformation. When approached, clearly explaining the facts and our perspective.
- Area Meeting has been supportive and evenhanded in handling a personal grievance.
- Being compassionate towards a leaving community member.
- We encourage guests and others to explore the issues and make up their own minds.

5. Financial performance going forward

Attracting suitable new community members/resident trustees remains an ongoing aim and a focus for 2021/2022 (Covid permitting). We also hope to attract more long-term volunteers through our website. A variety of opportunities exist for volunteers to share in the life of the Community. We agree that short- and long-term volunteering opportunities can be offered alongside our appeal for new members. Perhaps we may offer our self-

contained property as family rental, alongside volunteering.

We plan to continue taking bookings as Covid restrictions allow for camping, hut users and self-catering guests in the main house. Along with group bookings and perhaps do some small retreats as Community offerings post Covid.

We are hoping to plan a Program of Retreats for 2023/2024 in September 2022 if we have new members. Retreats are currently too much work for the small number of resident members. It is also hoped to attract new members with different ideas moving forward.

Four out of five Community Members have had discernment this year and our need for regeneration must be given priority. The Community's need for Members may be addressed in advertising in the national Quaker press, on our website, on social media and with letters sent to Local Meetings to generate interest, possibly using the work already done on Community literature. We hope to have a presence at a Britain Yearly Meeting outreach event. Becoming a Quaker Recognised Body may also generate help in attracting new members through other Quaker Networks or even abroad through worldwide Friends.

In accordance with our commitment to low carbon living, our maintenance program in 2021 and onward is guided by the results of an Energy Survey undertaken by a local Energy Consultant in 2020. Our Application to the Governments Green Grant Scheme failed to generate any help towards our cost of improvements after government withdrawal of much needed funding. We keep improvements in our energy saving work and sustainability aspects in the budget as part of our continuing aim to be a low carbon Community.

6. Principal Funding Sources and their use

As can be seen in the accounts, the Principal Funding Sources are the income from rent paid by members, tenants and volunteers and some income from guests on individual retreats. Limited opportunities are offered to outside groups, who are sympathetic with our ethos and charitable aims, to rent the premises to run their own retreats thus providing us with another source of income. In 2021 due to the pandemic, we had only one outside group.

All our income is used to support our charitable objectives, by funding the maintenance and upkeep of the premises, and stewardship of our land. This in turn offers opportunities to welcome guests on personal spiritual retreat. We share with guests our community life and learning new skills guided by the principles of the Quaker Testimonies to equality, peace, truth, simplicity, and sustainability. All retreats offer opportunities for reflection and feedback so that the life of the community continues to grow through gaining new insights into spiritual, practical, and reflective ways of living. Offering what we do here to the wider spiritual community in the Hope Valley to use our facilities, land and gardens may generate further income. Perhaps use of our workshop space may also generate some income.

7. Plans for Future Periods

Plans for 2022 have been guided by our recent experiences. Following the cancellation of our retreats in 2021, due to Covid the winter period was focused on maintenance priorities. We ran no facilitated retreats in 2021. A retreat program is to be planned for 2023/2024 to invite guests and Friends to take part in community life in a broader sense. Our reinstated core program is influenced by us reviewing our aims and objectives in light of Covid, lock downs, and changes in community dynamics following discernments. The movement

forward into 2022 is uncertain and unknown to a great extent. We live adventurously, and plan to make concerted efforts to find those Quakers who do likewise.

We are planning two weekends to attract people to explore community membership including providing opportunities to ask questions and learn about community life. We hope to give these people an opportunity to be in at the start, in order to influence the planning of the regeneration moving forward.

In 2022 we plan to reinstate three events specifically focused on the garden and land. These are sowing and planting in spring, an annual activity of mowing the meadow in summer using traditional methods with scythes and sickles. In autumn, woodland skills of coppicing, hedge laying, splitting and stacking logs. These working retreats support our charitable aim of sustainable stewardship of the land and natural resources. Maintenance items scheduled for 2022 are upgrading the double glazing for Caretakers cottage and refreshing the accessible bathroom. The Community with the help of volunteers dismantled the 'ye oldie' caravan as it was deemed to unfit to fix in late 2021, and so make space for something new. With the success of our Well Dressing by our Community we will offer a small retreat, based on Hope for Peace.

A great variety of tasks are fulfilled in monthly working Saturdays, these were reinstated in March and the outdoor space appreciated by all throughout the rest of the year. Regular volunteers return again and again to help out. A simple, homemade vegetarian lunch is provided, and new people are always welcomed. The Working Saturdays are continuing into 2022 and beyond.

We would like to encourage spiritual leaders from a variety of faiths, to take advantage of our beautiful location and peaceful and spirit focused way of life, for a period of rest and renewal. Charity workers and volunteers also find us a unique resource for respite. We feel it could be beneficial to hold a mid-week Quaker Meeting for Worship, post Covid, alongside our local Quaker Meetings and perhaps blended with an online presence. It is also hoped to nurture our spiritual life in continuing to run our Experiment with Light Sessions, perhaps attracting local practitioners who may seek a meditative practice.

Development of skills for giving discernment that is friendlier, more loving and kinder is to be worked towards, as whole group learning during our community building sessions.

Our work with our Core Purposes helped in exploring positive feedback used in publicity. Areas for further exploration could be:

- whole community retreats
- ways of feeling valued.
- community induction of new volunteers and members
- Day retreats and ways of running full retreats with only a few members
- Teamwork
- Using help offered through Community network of Associate Members
- Boundaries and continuity
- Unpacking the Testimonies - what does it mean to live them - how they are lived out
- Lifestyle, values, and newsletter
- Nurturing our volunteers

Our local Quaker Development worker proved to be a very willing supporter, who has offered planning support for 2022 and help with finding new members. We have not made any appeals for short- and long-term volunteers but hope to attract short term volunteers through our website. We plan to continue to work together with our Elderseers, volunteers

and trustees to support all aspects of the practical and spiritual running of the community, a retreat program for 2023/24 and our charity.

8. Structure, Governance and Management

The charity's organizational structure consists of resident and external trustees, along with volunteers. A review of our core values and objects has been done by all Trustees and Elderseers to make them more accessible. Community members are trustees of the charity whilst resident within the community. Community members and volunteers pay rent to live in the community and give unpaid service to provide for the aims of the charity. There are no subsidiary undertakings.

No members of the charity receive pay or remuneration or are employed by the charity. The rent payable by community members and volunteers whilst residing at the charity, is set by the external trustees. The rent was raised this year to be in keeping with local rises in costs of living, to be reviewed again in December 2022. Resident trustees receive an initial period of three months induction, which can be terminated or extended as the need arises by either party.

The charity is not affiliated to an umbrella group but does operate within the principles of the Religious Society of Friends (Quakers) in Britain. Our application to become a Recognised Quaker Body was successful and will aid integration into Quaker networking.

Day to day decision making is undertaken by resident trustees in regard to the running of the Quaker Community in furtherance of the charity's objectives. Providing a place of spiritual retreat, pastoral care of visitors and community members, stewardship and protection of the local natural environment.

9. Reference and Administrative details

The external trustees delegate the day-to-day management of the charity to the community members who are resident trustees. Trustees may seek advice from the Religious Society of Friends (Quakers) in Britain governing body Britain Yearly Meeting.

Weekly House Meetings guide the day-to-day management of the charity and records of these meetings are kept and circulated to all trustees and Elderseers. CIO/Board of Trustee Meetings are held quarterly, unless an extraordinary meeting of the CIO is required (as was the case this year in regards a discernment matter). External and resident trustees attend CIO meetings. No decisions shall be taken unless a quorum is present, that is, three Charity Trustees, or the number nearest to one third of the total number of Charity Trustees, whichever is greater. Meetings are conducted in accordance with the principles of the Religious Society of Friends and the provisions of the current edition of the book of Christian discipline of the Yearly Meeting of the Religious Society of Friends (Quakers) in Britain as outlined in the constitution.

10. Administrative Information

Resident Trustees

Zee-Zee Heine

Cindy Metcalfe

Jayne Meadows

Linda Southwick (until Sept 2021)

External Trustees

Jasmine Piercy

John Rouse

Valda Dagnell

Gregory Nominton
(until Oct 2021)

Solicitor

James McCallum, Russell-Cooke Solicitors, 2 Putney Hill, London, SW15 6AB

Auditor or Independent Examiner

John Hollis, Ashmeade, Edale Road, Hope, Derbyshire, S33 6ZF

Bank Account

Triodos Bank UK Ltd. Deanery Road, Bristol, BS1 5AS

Mortgage provider and Savings Account

Ecology Building Society, 7 Belton Road, Silsden, Keighley, West Yorkshire, BD20 0EE

The charity has no investments and therefore does not require an investment advisor.

Annual Report submitted on behalf of the Charity by co clerks/secretary

Valda Dagnall

Cindy Metcalfe

Quaker Community Bamford

Charity number 1178584

Final Accounts to 31 December 2021

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2021 to 31 December 2021

Statement of Financial Activities

		2021	2020
Income	Note		
Donation Income		2,877	3,093
Charitable Activities		14,700	7,266
Other Income		37,744	35,455
Other Trading		45	49
	2	<u>55,366</u>	<u>45,864</u>
Expenditure			
Charitable Activities		44,642	45,730
Governance Costs		42	-
Fund-raising		10	-
Support Costs			
Other			
	3	<u>44,695</u>	<u>45,730</u>
Net income/(expenditure)		10,672	134
<i>Net movement in funds</i>		<u>10,672</u>	<u>134</u>
Funds Brought Forward		270,237	270,103
<i>Total funds carried forward</i>		<u><u>280,908</u></u>	<u><u>270,237</u></u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2021 to 31 December 2021

Balance Sheet as at 31 December 2021

	2021	2020
Fixed Assets		
Land and Buildings	353,614	353,614
Cyclical Building Work	70,514	79,896
Furniture and Equipment	5,229	5,817
Total fixed assets (note 4)	429,358	439,328
Current Assets		
Stock	1,500	1,446
Debtors	2,272	2,738
Cash at Bank and in hand	79,931	71,904
Total current assets	83,702	76,088
Creditors: amounts falling due within one year	2,234	2,017
Net current assets (note 5)	81,469	74,071
Total assets less current liabilities	510,826	513,398
Mortgage (note 6)	229,918	243,162
Net Assets or (Liabilities)	280,908	270,237
Represented by		
Funds of the Charity (note 7)	280,908	270,237

Signed by the treasurer Zee-Zee Heine

Date

And on behalf of all of the Trustees

Cindy Metcalfe Trustee

Date

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2021 to 31 December 2021

Note 1 Accounting Policies (agreed at house meeting 3/3/2020)

- 1.1 These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.
- 1.2 The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Charities Act 2011.
- 1.3 These accounts have been prepared using the going concern principle, as we are continuing as a charity for the year ahead.
- 1.4 The accounts have been prepared to present a true and fair view of the financial state of the charity.
- 1.5 Recognition of income: income is included in the Statement of Financial Activities (SoFA) when the charity is entitled to the money and the money has been received by the time of the independent examination or is reasonably expected to be received.
- 1.6 Offsetting: There has been no offsetting of assets and liabilities, or income and expenses.
- 1.7 Donations: donations are included in the accounts when received.
- 1.8 Gift Aid: we did not have a gift aid scheme.
- 1.9 Donated Goods: donated goods are not included in the accounts because they are second hand and because they are not sold, so therefore the value cannot reliably be measured. Donated goods usually soft furnishings such as sheets, towels and curtains and sometimes furniture. They are either used for the work of the charity or passed on to another charity.
- 1.10 Donated services: all the members and volunteers living at the property give a large amount of time to the work of the charity. Retreatants, guests and day visitors also donate their time to the work of the charity. All this work is not included in the accounts as it cannot be reliably measured. The value of this voluntary help is described in the trustees' annual report.
- 1.11 Associate Membership subscriptions are shown in the accounts as donations, because the benefit is not material.
- 1.12 Governance and support costs: Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs are normally central functions and are normally allocated to activity costs. As we are a small charity, we have no central functions and only one activity cost category, so there is no need to split support costs between different activities.
- 1.13 Some trustees, live at the property, carry out the work of the charity (on a voluntary basis) and pay rent at some what below market rate. They live together as a community and carry out the objects of the charity. See the annual report for more details.
- 1.14 Deferred income: No item of deferred income is due or has been included in the accounts.

- 1.15 Tangible fixed assets for use by charity. These are capitalised if they can be used for more than one year, and cost at least £50. They are valued at cost. Assets are depreciated using the straight line method over the following years:
Land and buildings including major improvements not depreciated
Refurbishments, major repairs, and cyclical maintenance 16 years
Furniture and equipment 5 years (though in fact all our furniture has been donated, so there is only equipment purchased and depreciated.)
- 1.16 Stock: the stock of food and other consumables including cleaning materials and toilet paper are valued at the purchase cost.
- 1.17 Debtors: Debtors are measured at the amount due, unless receipt of the income is in doubt. See above note about income. Accrued expenses are proportioned between accounting periods.
- 1.18 Funds: Our general fund and all our funds in 2021 are unrestricted funds. Designated funds are where we have set money aside for a particular purpose. The one restricted fund was from an earmarked donation.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2021 to 31 December 2021

Note 2

Income

		2021	2020
		£	£
Donation Income	Donations	1,814	1,839
	Associate Members	611	1,150
	Guest Food	452	41
	Donations for Bursary Fund		63
	<i>sub total</i>	<u>2,877</u>	<u>3,093</u>
Charitable Activities	Retreats	-	3,110
	Self caterers: house huts & camping outside groups	12,185	3,456
		2,200	-
	Room Hire	315	700
	<i>sub total</i>	<u>14,700</u>	<u>7,266</u>
Other Income	Rent from all residents	33,248	31,447
	Family members and personal guests	328	143
	Food bought by residents	3,358	3,033
	Interest Received	670	693
	Way-leaves	140	140
	<i>sub total</i>	<u>37,744</u>	<u>35,455</u>
Other Trading	Sales of cards etc.	45	49
	<i>sub total</i>	<u>45</u>	<u>49</u>
Total Income		<u><u>55,366</u></u>	<u><u>45,864</u></u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2021 to 31 December 2021

Note 3 Expenditure

		2021	2020
		£	£
Charitable Activities	Interest on Mortgage	9,621	10,468
	Metered Utilities: water gas electricity	7,788	8,513
	Phone, broadband Insurance and council tax	9,077	8,633
	Depreciation	11,562	11,455
	DIY Maintenance	100	305
	2020 Projects		91
	Household Durables		51
	Outside Contractors	1,552	1,690
	Subscriptions to publications	144	
	Office Costs And Bank Charges	283	226
	Food for Retreats and events	4,429	3,896
	Land and Garden	79	364
	Travel	9	38
	<i>sub total</i>	<u>44,642</u>	<u>45,730</u>
Governance Costs	Independent examination expenses	42	
	<i>sub total</i>	<u>42</u>	<u>-</u>
Fund-raising	Brochure and mailing		
	Website		
	Cards for Sale	10	
	Other Publicity		
	<i>sub total</i>	<u>10</u>	<u>-</u>
Other			
	<i>sub total</i>		
Total Expenditure		<u>44,695</u>	<u>45,730</u>

Other information:

All our publicity, such as our brochure and website, is also our fund-raising as it attracts visitors, guests and resident trustees which are our main forms of income.

Quaker Community Bamford

Charity number **1178584**

Annual Accounts for the year 1 January to 31 December 2021

Fixed Assets

	Land & building not depreciated	Cyclical Building wor 6.25% SL	Furniture & Equipment 20% SL	Total
Cost brought forward	353,614	226,576	26,694	606,884
Additions	-	258	1,334	1,592
Disposals	-	-	-	-
Cost carried forward	<u>353,614</u>	<u>226,834</u>	<u>28,028</u>	<u>608,476</u>
Depreciation b/f	-	146,679	20,877	167,557
Disposals	-	-	-	-
Charge for the year	-	9,640	1,922	11,562
Depreciation c/f	<u>-</u>	<u>156,320</u>	<u>22,799</u>	<u>179,119</u>
Net Book Value 31/12/ 2020	<u>353,614</u>	<u>79,896</u>	<u>5,817</u>	<u>439,328</u>
Net Book Value 31/12/ 2021	<u>353,614</u>	<u>70,514</u>	<u>5,229</u>	<u>429,358</u>

SL means the straight line method of depreciation not the reducing balance method.

Other information:

In 2018 when we became a charity, the assets were donated to us by the Quaker housing co-op that owned them. A revaluation was not done at that time, so the figures in this table are the historical cost when bought or acquired by the housing co-op plus the cost of any thing we have bought since.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2021 to 31 December 2021

Note 5 Net Current Assets

		2021	2020
		£	£
Stock	food cleaning materials and toilet paper	<u>1,500</u>	<u>1,446</u>
Debtors			
	Refund Awaited		484
	Income debtors	510	213
	Prepayments	<u>1,762</u>	<u>2,041</u>
	<i>sub total</i>	<u>2,272</u>	<u>2,738</u>
Cash			
	Triodos Current account	11,839	4,479
	Triodos Debt Card Account	800	800
	Saving account Ecology BS	67,292	66,626
	Cash in hand		-
	<i>sub total</i>	<u>79,931</u>	<u>71,904</u>
Total current assets		<u>83,702</u>	<u>76,088</u>
Creditors			
	Accrued Expenses	1,760	2,017
	Income in advance	474	
	<i>sub total</i>	<u>2,233.55</u>	<u>2,017</u>
Net Current Assets		<u>81,469</u>	<u>74,071</u>

Note 6 Long Term Liabilities

The Mortgage is from the Ecology Building Society and secured on the land and buildings

Quaker Community Bamford
 Charity number 1178584
 Annual Accounts for the year 1 January 2021 to 31 December 2021

Note 7 Funds

	Funds Brought Forward	Allocation of Surplus/ (deficit)	Closing Fund Balance
2021 Fund movements			
Unrestricted Funds			
General Fund	37,575	- 10	37,565
Special projects	8,161	-	8,161
Long term Maintenance			
Reserve Fund	28,272	7,408	35,680
Capital Assets Fund	196,166	3,273	199,440
Restricted Fund			
Bursary Fund	63		63
	<u>270,237</u>	<u>10,672</u>	<u>280,908</u>
2020 Fund movements	<u>270,103</u>	<u>134</u>	<u>270,237</u>

Funds

Unrestricted Funds

The **General Fund** is available for spending.

Designated Funds

The **capital assets fund** is the amount of funds tied up in land buildings and other fixed assets. Unless these assets were sold, this money is not available for spending. The total of this fund is equal to the net book value of the fixed assets see note 4, less the amount of the mortgage still to be paid, see long term liabilities.

The **Long term Maintenance Reserve Fund** is used for unexpected maintenance, and repairs, and larger one off maintenance such as the electrical installation condition report.

Special Projects Fund was used in 2020 for larger cost work including energy saving measures, a new lawnmower and various maintenance projects. In 2021 it was going to be used for work partly covered by the Green Homes Grant, but the Government lost our application. In 2022 it will be used for improved double glazing.

Restricted Funds

Bursary Fund was created by an earmarked donation.

Quaker Community Bamford

Charity Number 1178584

Independent Examiner's Report

I have examined the Income and Expenditure Account plus Balance Sheet which are in agreement with the records of the Quaker Community Bamford. I have obtained all the information and explanations which were necessary for the review.

In my opinion, the Accounts show a true and fair view of the Community's Income and Expenditure for the year ending 31 December 2021 in stating an excess of income over expenditure of £10,672

John Hollis FCCA

17.06.22

QUAKER COMMUNITY BAMFORD

England & Wales - Charity number 1178584

Accounts

Quaker Community Bamford www.quakercommunity.org.uk

Charity Number 1178584

Registered Address

Quaker Community

Water Lane

Bamford

Hope Valley

Derbyshire S33 0DA email: mail@quakercommunity.org.uk

Annual Report 2020

Objectives and Activities

Our aims include furthering the general religious and charitable purposes of the Religious Society of Friends (Quakers) by living together as a residential community and searching for ways to live out and demonstrate the Quaker Testimonies of peace, equality, truth, simplicity and sustainability. We also aim to work towards becoming a low carbon community and to protect the local natural environment through sustainable practices on our 10 acres of land.

The main way we fulfil these requirements is by offering opportunities for growth and renewal through both individual and private retreats and a program of facilitated retreats on various themes in accordance with our aims. We also offer working retreats to provide opportunities for visitors and guests to become involved in the sustainable management of our land and in growing organic food in the gardens, poly tunnel and greenhouses. Volunteers also help in the maintenance of our buildings.

The Community owns a large property, formerly the Derwent Water Board Offices in the heart of the Peak District National Park. Full community members are also resident trustees and live and work as volunteers at the centre and share the work to maintain the buildings, the land and provide all aspects of hospitality, housekeeping and administration. All our activities are evaluated by guests and visitors by written and oral feedback; we respond to and improve our practices where applicable.

The Quaker Community Bamford CIO is wholly managed by its volunteer members and trustees and has no employed staff. The charity receives no grants or funding from investments.

Achievements and Performance

1. Retreats, Lettings and other Visitors

The annual retreat program is organised, managed and facilitated by community members and is the main activity by which our charity fulfils its aims and objectives. Residential retreats together with working retreats provide opportunities for volunteers to live and work alongside community members. Our residential retreats include opportunities for spiritual learning, meditation, walking and creative arts. Our program of events this year started with a very successful Spiritual Journey retreat, with eight new participants together with returning guests. On the 16th of March 2020 we closed the Community due to Government restrictions at the outbreak of Covid 19 and remained closed for the rest of the year,

cancelling all our usual group bookings, self-catering guests and residential retreats. The Community however continued to function very well, living, and working together as one household.

In July 2020 the Well Dressing retreat took place with contributions from all community residents which culminated in a splendid piece of artistry. With local 'well dressers' unable to produce a well dressing for the village, it felt appropriate to keep the tradition alive in these difficult times and support our aim of integration and connection with the local community. Posters of our 2019 Well Dressing were submitted for an exhibition entitled 'The Meaning of Nature' at Sheffield Central Quaker Meeting House along with text by those who contributed to the work last year.

The Working Retreats this year were carried out by Community members, volunteers and our tenant. Working Saturdays throughout the year attracted regular supporters who attended when able within the Covid 19 guidelines. Exploring Community weekends were cancelled, as they are residential.

2. Management of the Community

Meetings were held to seek ways forward to clarify the guidelines, and reassure all community members, volunteers, and tenant that we were doing all we could in prevention of C19 spread. However, in December one member did become ill with the virus, was cared for and made a strong recovery. Community members isolated themselves which prevented further spread. One member who had family illness outside the Community spent some time away as part of their loved one's support bubble, enabled by the compassion of the Community. All were missing family contact and friends.

In 2020 we clarified that Community members have global permission from the Charity Commission to be both trustees and tenants. In 2019 the Community had explored new ways of maintaining its income and supporting its work by taking on volunteer tenants for long and short terms. This attracted three new volunteers in 2020. Due to the pandemic the plans of potential new members changed, and they were unable to join.

A professional Energy Survey was carried out highlighting the potential for savings and our commitment to practical sustainability. Lockdown gave us the opportunity to undertake whole community maintenance projects.

These included:

- ◆ painting and renovating all accessible exterior windows
- ◆ stonework pointing
- ◆ renovation and repair of the gable ends on the Cottage
- ◆ replacement of secondary glazing.
- ◆ maintenance and painting of the external stairs on End House
- ◆ some room upgrades of flooring and internal decoration
- ◆ new directional signage at the end of Water Lane and Private Road signs have been erected to prevent through traffic: wear and tear of the road surface leading to the property is an ongoing maintenance issue which is the Community's responsibility.

External contractors were used:

- ◆ to install new boilers for the Cottage and Tack Room
- ◆ sky lantern in the Attic room repaired and renovated
- ◆ cooker hoods in the Tack Room and End House
- ◆ loft insulation in End House

- ◆ Energy Performance Certificates were issued for each dwelling rated C/D good overall for houses built in 1902!
- ◆ And all annual checks and maintenance

All maintenance projects are guided by our commitment to sustainability and working towards becoming a low carbon community.

Stewardship of the woodland and gardens owned by the Community is a priority as set out in our charitable aims. Community members and volunteers contribute to the work of maintaining and improving the land using organic and sustainable practices. Our Spring Awakening retreat went ahead with planting and preparation of the ground, including refreshing the 'dead hedge'. A slide show of the work is presented on our website. Six young fruit trees were purchased and planted to enhance the Forest Garden Orchard. The Parish Council contacted us regarding a concern from local residents about cyclists using a public footpath. The Community is happy to help with local initiatives and solved the problem by erecting a section of fence adjacent to a gate provided by Peak Parks.

Lockdown created the demand for extra internet connectivity, so an upgrade of our broadband was installed by a new business local provider. It took nearly the full year to complete but is a vast improvement in online connection and speed.

3. Community Life

Our spirituality-based retreat Step into Stillness in May was facilitated and attended by our Community together with a day workshop in February exploring our Spiritual Life together as a Worshiping Community.

Our twice daily Meetings for Worship underpin all aspects of our lives.

Excerpt from the minutes about this day...

"It is our hope that this shared spiritual experience will nourish us as we go about our daily lives working together as members of the Community and running the charity that is the Quaker Community Bamford. We acknowledge that friction, and the challenges of community life can sometimes be difficult, however we recognize that these are often necessary for growth. We are a work in progress. Despite the ups and downs of community life we remain committed to living and working together, practicing loving kindness, tenderness and forgiveness."

Community members are supported, and peer reviewed by a panel of local Quakers, known as Elderseers, one of whom facilitated three sessions on community relationships. Elderseer support has proved invaluable over the last year for some Community members. Elderseers and non-resident trustees were invited to join an online epilogue once a month during this period.

We regularly share meals together in our lovely central kitchen. It was hoped to produce a Highlights Review of 2019 this may now become a celebration of our work in Community.

Resident trustees are active in the local community in the Hope Valley some of these activities were moved online this year.

Hope Valley Local Quakers worshiped outside on our land when restrictions allowed.

Two Membership Discernments were due to take place this year. One in May, postponed for a year; and one in December which was also postponed for six months.

Financial Review

Overall, 2020 was a challenging year financially, due to the Covid 19 pandemic and government restrictions, we had no income from guests after 16 March 2020. Our general fund ended with a deficit of £5,440. £4,728 was drawn from our long-term maintenance reserve fund to replace two boilers, which in a normal year would be covered by generated income. Due to the pandemic, we were unable to acquire/attract any new resident trustees.

Principle Funding Sources and their use

In 2020, the principle funding source is the income from rent paid by members, volunteers and tenant. Due to the pandemic, all types of guest income were well down. The first quarter of 2020, however, was very positive financially, with a successful spiritual journaling retreat and steady income stream from self-caterers.

The generated income is used to support our charitable objects by funding maintenance, upkeep of premises and stewardship of our land, to enable us to welcome guests on spiritual and working retreats. This in turn offers opportunities for the retreat participants to share in community life and learn new skills guided by the principles of the Quaker Testimonies to equality, peace, truth, simplicity, and sustainability. All retreats held in a normal year offer opportunities for reflection and feedback so that the life of the Community continues to grow through gaining new insights into spiritual, practical, and reflective ways of living.

Financial Performance Going Forward

The financial performance in 2021, especially guest income, will be significantly affected by the nature and timing of the Government easing and removing restrictions in response to the pandemic. This will make a big difference to whether we can break even or have another deficit in 2021, but it will not affect our ability to continue as a going concern. Two self-contained huts on our land are being renovated in spring 2021 for guests from 12 April 2021.

Risk Strategy

The principle risks facing the charity are in bold with how these risks are managed in the bullet points below each heading.

Lack of full community members/ resident trustees. In 2020 we were unable to hold our usual Exploring Community weekends or hold meetings at Quaker events. In 2021 four out of the current five members are due for discernment about whether to stay or leave.

- ◆ Have a tenant and long-term volunteers who pay rent to live here with the Community.
- ◆ Go out to Quaker Meetings in 2021 to hold events to talk about our life and work to attract new Quakers.

Lack of Income from guests

- ◆ An improved website means as soon as restrictions allow, we start receiving enquiries and bookings
- ◆ We have extensive mailing lists and network of Quaker connections and supporters as Associate Members.
- ◆ When restrictions allow, we will put on a varied and attractive program of events and retreats and repeat one or more of the most popular retreats. In autumn 2021, we hope to be able to plan a full program of retreats and events for 2022.

An unsuitable person volunteers to be a community member / resident trustee

- ◆ Potential member's fill in two sets of questions during the joining process.
- ◆ Potential members visit us several times until all community members have had a chance to get to know them.
- ◆ Potential members have some discernment with their local Quaker Meeting. Potential members come and live here for a three month's trial.
- ◆ We have support of Quaker network of conflict resolution skills and facilitation.

The building falls into disrepair

- ◆ We manage the amount of building repair work we carry out each year in line with maintaining a balanced budget.
- ◆ Every year we have a program of maintenance; both DIY work, done by ourselves and other work by outside contractors.

Loss of spiritual life

- ◆ We commit ourselves to upholding twice daily Meeting for Worship.
- ◆ We hold Closed Days and retreats for renewal and spiritual nourishment.
- ◆ Community members participate in our programmed retreats when possible.
- ◆ We have a group of external people called Elderseers to oversee the spiritual and pastoral care of the Community.

2020 Funds and Reserves

The Quaker Community Bamford holds funds in reserve to:

- ◆ Cover fluctuations in income and expenditure. These include paying the whole year's insurance premium as a lump sum.
- ◆ Allow for unexpected decreases in income, for example due to a pandemic.
- ◆ Allow for unexpected major building repairs not covered by our insurance.
- ◆ Provide a transition period if more residents leave than are replaced by new ones.

In response to the maintenance needs of our property, the trustees have been increasing our long-term maintenance reserve fund to cover the greater of six months budgeted income or six months budgeted expenditure, as in line with Charity Commission requirements. As in 2020 we drew on this reserve and did not make a general surplus to replenish it, this fund at £28,272 is not quite half (6 months of) the 2020 budget of £30,833.

All funds are unrestricted as they have been generated by us, rather than given and earmarked by donors.

In 2020 due to the disruption caused by the pandemic, all our funds reduced except for the capital assets fund which increased in 2020 mainly due to more of the mortgage having been paid off.

The capital assets fund is nearly £200,000. This money is not available for spending as it is the money locked up in the value of our land and building, equipment etc, so would not become available unless these items were sold.

Designated Funds

2020 Projects Fund

At the board of trustees meeting 8 December 2019 trustees decided to use the 2019 surplus for maintenance projects in 2020. This fund started with £15,100. In 2020 it

was spent on: energy saving work; DIY projects; repairs which had not been budgeted for; and purchasing some items, see details in table.

Energy Saving Work	
Energy survey Nick Parsons	242.80
New door in hallway	233.04
Swing Doors between porch & hall& other draught proofing	139.33
Mike Haver loft insulation	986.00
Cooker hoods £214.00 times 2	548.56
Chimney stopper for caretakers living room	45.00
Other DIY Projects	
Internal and external painting	316.93
Pointing project	45.84
Repairs etc not in the budget	
GA Lazenby Attic Sky Lantern	1033.00
Keith Groom retaining wall	396.00
Energy Performance Certificate	300.00
New Phones and better internet	1373.15
Fittings and Equipment	
New Honda Lawnmower	849.00
Flooring: clover, bathroom, EH outer little porch	765.00
Cordless electric Rotary 24V Lawnmower	150.00
Total	7423.65

The **Long-term Maintenance Reserve Fund** is money set aside for larger maintenance projects. This buffer means we would not have to increase our mortgage if a larger piece of work was needed. We are building this up rather than paying off our mortgage. In 2020 £4,728 of this fund was used to replace two boilers leaving a balance of £28,272.

General Funds

The general fund includes all our working capital and other money available for spending. After the 2020 deficit the balance is £37,368.

In years when there is a surplus, Trustees decide on the use and allocation of any expenditure depending on the needs at the time. With the maintenance demands of our aging property sometimes spending money on maintenance or setting it aside in the Long-Term Maintenance Reserve Fund is more urgent than building up our general fund.

At the end of 2020 we have total funds of £270,237.

Plans for the Future

Attracting suitable new community members who are willing to serve as resident trustees remains an ongoing aim and the focus for 2021. We also hope to attract long term volunteers, as well as continuing with a tenant. A variety of opportunities still exist for volunteers to share in the life of the Community, these volunteering opportunities can be offered alongside our appeal for new members.

Out buildings on the land are to be developed to provide indoor accommodation for overnight stays. This work will be a considerable undertaking to establish the Glade Hut, with wood burning stove for heating, cooking hob, sofa beds, and a complete redecoration. Similarly, the Woodland Hut needs a makeover. Offering to accommodate

up to four people in each Hut could generate much needed independent facilities for guests to enjoy as well as Camping. Covid restriction adherence along with the health and safety of our guests is a priority, with fire and gas safety and separate toilet and washing facilities for each Hut.

We plan to take bookings for self-catering guests in the main house and on our land as soon as Covid restrictions allow.

We will review our Risk Strategy at a special meeting in 2021.

The Community's need for members may be addressed in compiling a presentation to take to Quaker Meetings to generate interest. We could possibly use the work already completed on the Highlights 2019 presentation for use on our website and social media. More discernment is to take place in the summer 2021 at planning meeting concentrating on our long-term vision.

It is also hoped to nurture our spiritual life in running Themed Days or Experiment with Light Sessions, spiritual book reviews or guided meditations and we may seek outside facilitation to enable whole Community participation.

We have four out of five community members due for Discernment in 2021 and a review of our core values and objects will be carried out by all Trustees and Elderseers. We recognise the need to develop skills for creating a discernment process that is friendlier, more loving and kind. This could be carried out as whole group learning, online or with external facilitators.

In September 2021 we hope to plan a Program of Retreats and Events for 2022/2023 that reflect our charitable aims and objectives, in adapting to the changing world.

Structure, Governance and Management

The trustees of the charity comprise the members who are resident within the community, and trustees appointed from other Quaker groups. No members of the charity receive pay or remuneration or are employed by the charity. Community members pay a reduced rent to live in the community in return for unpaid service supporting the aims of the charity. This rent is determined by the Rent Committee, comprised of non-conflicted trustees. Volunteers and tenants pay rents determined from time to time by the trustees. Community members receive an initial period of three months induction, which can be terminated or extended as the need arises by either party.

The charity is not affiliated to an umbrella group but does operate within the principles of the Religious Society of Friends (Quakers) in Britain. There are no subsidiary undertakings. Day to day decision making is undertaken by community members in regard to the running of the Quaker Community in furtherance of the charity's objectives. For example, in providing a place of spiritual retreat, pastoral care of visitors and community members, stewardship and protection of the local natural environment.

Reference and Administrative details

Trustees may seek advice from the Religious Society of Friends (Quakers) in Britain governing body Britain Yearly Meeting. Weekly House Meetings guide the day to day management of the charity and records of these meetings are kept and circulated to relevant members.

CIO meetings are held quarterly, unless an extraordinary meeting of the CIO is required. All trustees may attend CIO meetings. No decisions shall be taken unless a quorum is present,

that is, three Charity Trustees, or the number nearest to one third of the total number of Charity Trustees, whichever is greater. Meetings are conducted in accordance with the principles of the Religious Society of Friends and the provisions of the current edition of the book of Christian discipline of the Yearly Meeting of the Religious Society of Friends (Quakers) in Britain as outlined in the constitution.

Administrative Information

Resident Trustees

Zee-Zee Heine

Linda Southwick

Amanda MacKenzie

Cindy Metcalfe

Jayne Meadows

Non-resident Trustees

Jasmine Piercy

John Rouse

Gregory Norminton

Valda Dagnell

Auditor or Independent Examiner

John Hollis, Ashmeade, Edale Road, Hope, Derbyshire, S33 6ZF

Bank Account

Triodos Bank UK Ltd. Deanery Road, Bristol, BS1 5AS

Mortgage provider and Savings Account

Ecology Building Society, 7 Belton Road, Silsden, Keighley, West Yorkshire, BD20 0EE

The charity has no investments and therefore does not require an investment advisor.

Annual Report submitted on behalf of the Charity by clerk/secretary

Linda Southwick

Quaker Community Bamford

Charity number 1178584

Final Accounts to 31 December 2020

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Statement of Financial Activities

		2020	2019
Income	Note		
Donation Income		3,093	2,479
Charitable Activities		7,266	31,378
Other Income		35,455	35,321
Other Trading		49	44
	2	<u>45,864</u>	<u>69,222</u>
Expenditure			
Charitable Activities		45,730	53,100
Governance Costs		-	42
Fund-raising		-	973
Support Costs			
Other			
	3	<u>45,730</u>	<u>54,114</u>
Net income/(expenditure)		134	15,108
Extra Ordinary items			254,995
Net movement in funds		<u>134</u>	<u>270,103</u>
Funds Brought Forward		270,103	
Total funds carried forward		<u><u>270,237</u></u>	<u><u>270,103</u></u>

Other information:

The £254,995 extra ordinary items in 2019 are assets and liabilities donated to the charity from Sheffield Quaker Community Ltd.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Balance Sheet as at 31 December 2020

	2020	2019
Fixed Assets		
Land and Buildings	353,614	352,395
Cyclical Building Work	79,896	85,580
Furniture and Equipment	5,817	1,045
Total fixed assets (note 4)	439,328	439,020
Current Assets		
Stock	1,446	1,270
Debtors	2,738	3,283
Cash at Bank and in hand	71,904	82,147
Total current assets	76,088	86,701
Creditors: amounts falling due within one year	2,017	60
Net current assets (note 5)	74,071	86,641
Total assets less current liabilities	513,398	525,661
Mortgage (note 6)	243,162	255,558
Net Assets or (Liabilities)	270,237	270,103
Represented by		
Funds of the Charity (note 7)	270,237	270,103

Signed by the treasurer Zee-Zee Heine

signed on

Date

And on behalf of all of the Trustees

Linda Southwick Trustee

signed on
name

Date

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Note 1 Accounting Policies (agreed at house meeting 3/3/2020)

- 1.1 These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value.
- 1.2 The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Charities Act 2011.
- 1.3 These accounts have been prepared using the going concern principle, as we are continuing as a charity for the year ahead that is 2020.
- 1.4 The accounts have been prepared to present a true and fair view of the financial state of the charity.
- 1.5 Recognition of income: income is included in the Statement of Financial Activities (SoFA) when the charity is entitled to the money and the money has been received by the time of the independent examination or is reasonably expected to be received.
- 1.6 Offsetting: There has been no offsetting of assets and liabilities, or income and expenses.
- 1.7 Donations: donations are included in the accounts when received.
- 1.8 Gift Aid: in 2019 we did not have a gift aid scheme.
- 1.9 Donated Goods: donated goods are not included in the accounts because they are second hand and because they are not sold, so therefore the value cannot reliably be measured. Donated goods usually soft furnishings such as sheets, towels and curtains and sometimes furniture. They are either used for the work of the charity or passed on to another charity.
- 1.10 Donated services: all the members and volunteers living at the property give a large amount of time to the work of the charity. Retreatants, guests and day visitors also donate their time to the work of the charity. All this work is not included in the accounts as it cannot be reliably measured. The value of this voluntary help is described in the trustees' annual report.
- 1.11 Associate Membership subscriptions are shown in the accounts as donations, because the benefit is not material.
- 1.12 Governance and support costs: Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs are normally central functions and are normally allocated to activity costs. As we are a small charity, we have no central functions and only one activity cost category, so there is no need to split support costs between different activities.
- 1.13 Some trustees, live at the property, carry out the work of the charity (on a voluntary basis) and pay rent at some what below market rate. They live together as a community and carry out the objects of the charity. See the annual report for more details.
- 1.14 Deferred income: No item of deferred income is due or has been included in the accounts.

1.15 Tangible fixed assets for use by charity. These are capitalised if they can be used for more than one year, and cost at least £50. They are valued at cost. Assets are depreciated using the straight line method over the following years:
Land and buildings including major improvements not depreciated
Refurbishments, major repairs, and cyclical maintenance 16 years
Furniture and equipment 5 years (though in fact all our furniture has been donated, so there is only equipment purchased and depreciated.)

1.16 Stock: the stock of food and other consumables including cleaning materials and toilet paper are valued at the purchase cost.

1.17 Debtors: Debtors are measured at the amount due, unless receipt of the income is in doubt. See above note about income. Accrued expenses are proportioned between accounting periods.

1.18 Funds: All our funds in 2020 are unrestricted funds. Designated funds are where we have set money aside for a particular purpose.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Note 2

Income

		2020	2019
		£	£
Donation Income	Donations	1,839	603
	Associate Members	1,150	1,526
	Guest Food	41	350
	Donations for Bursary Fund	63	
	<i>sub total</i>	<u>3,093</u>	<u>2,479</u>
Charitable Activities	Retreats	3,110	13,828
	Self caterers	3,456	9,603
	outside groups	-	6,920
	Room Hire	700	1,027
	<i>sub total</i>	<u>7,266</u>	<u>31,378</u>
Other Income	Rent from all residents	31,447	31,288
	Family members and personal guests	143	997
	Food bought by residents	3,033	2,711
	Interest Received	693	159
	Way-leaves	140	166
	<i>sub total</i>	<u>35,455</u>	<u>35,321</u>
Other Trading	Sales of cards etc.	49	44
	<i>sub total</i>	<u>49</u>	<u>44</u>
Total Income		<u><u>45,864</u></u>	<u><u>69,222</u></u>

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Note 3 Expenditure

		2020	2019
		£	£
Charitable Activities	Mortgage	10,468	11,914
	Metered Utilities: water gas electricity	8,513	8,310
	Phone, broadband Insurance and council tax	8,633	7,916
	Depreciation	11,455	11,460
	DIY Maintenance	305	257
	2020 Projects	91	
	Household Durables	51	66
	Outside Contractors	1,690	1,617
	Legal Fees		5,804
	Office Costs And Bank Charges	226	206
	Food for Retreats and events	3,896	5,097
	Land and Garden	364	192
	Travel	38	22
	Bad Debts Written Off		238
	<i>sub total</i>	<u>45,730</u>	<u>53,100</u>
Governance Costs	Trustees travel		42
	<i>sub total</i>	<u>-</u>	<u>42</u>
Fund-raising	Brochure and mailing		800
	Website		49
	Cards for Sale		35
	Other Publicity		89
	<i>sub total</i>	<u>-</u>	<u>973</u>
Other			
	<i>sub total</i>	<u></u>	<u></u>
Total Expenditure		<u>45,730</u>	<u>54,114</u>

Other information:

In 2019 £5,804 was spent on legal fees, including £1,809 legal fees for our mortgage provider.

This is a one off cost transferring the land building and mortgage to the charity.

All our publicity, such as our brochure and website, is also our fund-raising as it attracts visitors, guests and resident trustees which are our main forms of income.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January to 31 December 2020

Fixed Assets

	Land & building not depreciated	Cyclical Building work 6.25% SL	Furniture & Equipment 20% SL	Total
Cost b/f	352,395	222,493	20,380	595,269
additions	1,219	4,082	6,504	11,806
disposals	-	-	190	- 190
cost c/f	<u>353,614</u>	<u>226,576</u>	<u>26,694</u>	<u>606,884</u>
Depreciation b/f	-	136,914	19,335	156,249
Disposals	-	-	148	- 148
Charge for the year	-	9,766	1,690	11,455
depreciation c/f	<u>-</u>	<u>146,679</u>	<u>20,877</u>	<u>167,557</u>
Net Book Value 31/12/ 2019	<u>352,395</u>	<u>85,580</u>	<u>1,045</u>	<u>439,020</u>
Net Book Value 31/12/ 2020	<u>353,614</u>	<u>79,896</u>	<u>5,817</u>	<u>439,328</u>

Other information:

All the brought forward fixed assets were donated to the charity at zero cost, (apart from legal fees see expenditure note.) The amounts above are the historical cost.

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Note 5 Net Current Assets

		2020	2019
		£	£
Stock	food cleaning materials and toilet paper	1,446	1,270
Debtors			
	Refund Awaited	484	
	Income debtors	213	855
	Prepayments	2,041	2,428
	<i>sub total</i>	<u>2,738</u>	<u>3,283</u>
Cash			
	Triodos Current account	4,479	5,698
	Triodos Debt Card Account	800	500
	Saving account Ecology BS	66,626	75,936
	Cash in hand	-	13
	<i>sub total</i>	<u>71,904</u>	<u>82,147</u>
Total current assets		<u>76,088</u>	<u>86,701</u>
Creditors			
		2,017	60
	<i>sub total</i>	<u>2,017</u>	<u>60</u>
Net Current Assets		<u>74,071</u>	<u>86,641</u>

Note 6 Long Term Liabilities

The Mortgage is from the Ecology Building Society and secured on the land and buildings .

Quaker Community Bamford

Charity number 1178584

Annual Accounts for the year 1 January 2020 to 31 December 2020

Note 7 Funds

		2020	2020 Funds	Capital		2019
	General	pro-	Long term	Assets	Total	Total
	Fund	jects	Maintenance	Fund	Funds	Funds
			Reserve Fund			
Funds donated by Sheffield Quaker Community Housing Co-op						254,995
Funds Brought Forward at start of year	43,078	15,100	33,000	178,925	270,103	
Allocation of Surplus/ (deficit)	(5,440)	(6,940)	(4,728)	17,241	134	15,108
Closing Fund Balance	<u>37,638</u>	<u>8,161</u>	<u>28,272</u>	<u>196,166</u>	<u>270,237</u>	<u>270,103</u>

Funds

All our funds are unrestricted.

The General Fund are the funds available for spending.

Designated Funds

The capital assets fund is the amount of funds tied up in land buildings and other fixed assets, as unless these items were sold, this money is not available for spending. The total of this fund is equal to the net book value of the fixed assets see note 4., less the amount of the mortgage still to be paid, see long term liabilities.

The Long term Maintenance Reserve Fund is money set aside for larger maintenance projects. This buffer means we would not have to increase our mortgage if a larger piece of work needed doing.

2020 Projects is for larger cost work planned for 2020 including energy saving measures, a new lawnmower and various maintenance projects.

Quaker Community Bamford

Charity Number **1178584**

Independent Examiner's Report

I have examined the Income and Expenditure Account plus Balance Sheet, which are in agreement with the records of the Quaker Community Bamford, and have obtained all the information and explanations that were necessary for the review. In my opinion, the Accounts show a true and fair view of the Community's Income and Expenditure for the year ending 31 December 2020 in stating an excess of income over expenditure of £134

A handwritten signature in black ink, appearing to read 'John Hollis', is written over the printed name.

John Hollis FCCA

27/05/21