Croft

England & Wales · Charity number 1178610

Details

Other names	FINCHAMS FARM TURN AROUND STAYS, Croft
Status	Registered
Legal form	CIO
Registered	2018-06-01
Register	View on the Charity Commission register

Contact

Address	All Saints Barn Ling Road North Lopham Diss IP22 2NJ
Phone	07588639675
Email	julie@croft.org.uk
Website	https://www.croft.org.uk/

Activities

Objects: THE OBJECT OF THE CIO IS FOR THE BENEFIT OF THE PUBLIC WITHIN EAST ANGLIA.TO RELIEVE THE NEEDS OF AND SUPPORT VULNERABLE PEOPLE, IN PARTICULAR THOSE WHO ARE VICTIMS OF ALCOHOL AND/OR SUBSTANCE ABUSE AND DEPENDENCY, THOSE WHO HAVE A HISTORY OF OFFENDING, OR WHO ARE AT RISK OF OFFENDING, AND THOSE WHO ARE HOMELESS OR AT RISK OF BECOMING HOMELESS BY:(A) PROVIDING SUPPORTED LIVING ACCOMMODATION DESIGNED TO DEVELOP A STRONG RECOVERY COMMUNITY IN WHICH PEOPLE CAN AND WILL RECOVER FROM ISSUES WITH ADDICTION, OFFENDING, HOMELESSNESS AND MENTAL HEALTH.(B) PROVIDING PROGRAMMES OF THERAPEUTIC RECOVERY SUPPORT DESIGNED TO SUPPORT INDIVIDUALS TO ACHIEVE AND MAINTAIN ABSTINENCE AND REDUCE THE LIKELIHOOD OF RELAPSE.(C) PROVIDING PRACTICAL SUPPORT AND ADVICE AND ENCOURAGING THE DEVELOPMENT OF LIFE SKILLS SO AS TO ASSIST PEOPLE TO BECOME SELF-SUPPORTING MEMBERS OF THE COMMUNITY.

Activities: We provide intergenerational supported living and day services for people who have experienced trauma or are at risk of isolation. We help to rebuild lives and develop personalised plans to support independent living offering access to therapies, arts & crafts, cooking, horticulture, animal husbandry and micro enterprises to practice life skills and improve wellbeing on a tranquil smallholding.

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Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Other Charitable Activities
- **What:** The Advancement Of Health Or Saving Of Lives
- **Who:** Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- **Area of benefit:** LOCAL
- Norfolk
- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£51,806	£48,909	-	-
2024-04-30	£30,762	£33,827	-	-
2023-04-30	£46,805	£54,175	-	-
2022-04-30	£65,382	£59,908	-	-
2021-04-30	£64,690	£63,663	-	-

Trustees

Name	Role	Appointed
Georgina Finn		2017-06-10
Julie Eason		2021-12-08
Pea Crabtree		2023-11-28
Yvonne O'Connor		2023-01-28

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Croft

England & Wales - Charity number 1178610

Accounts

CROFT

ANNUAL REPORT

2024-2025

CROFT.ORG.UK





OBJECTIVES AND ACTIVITIES

The charity's main objectives are specifically restricted to the alleviation and relief of poverty, hardship and distress.

The charity supports people to improve wellbeing and quality of life through community and skills building, both for residents and visitors.

Emphasis is on growing and cooking food, managing a small holding and therapeutic support.

In achieving those objectives during the year, the charity continued to offer a safe and stable home environment in which residents worked together on our smallholding.

Croft is a charity supporting people in recovery from trauma, couched within a therapeutic social system of shared farming and craftsmanship. We offer the most vulnerable in Norfolk a place to recover, rehabilitate, reclaim their independence and form positive community connections that extend beyond our farm walls.

Our range of therapeutic activities, both current and planned, is based around our 5 pillars of wellbeing: food, nature, animal therapy, creative activities and talking therapies. Low income disproportionately correlates to poor nutritional choices, and community-based cooking has an evidenced positive impact on food choices, budgeting and acts as a Lifestyle Motivator. NIH therapeutic evidence shows community gardening improves and maintains the wellbeing of individuals with positive effects



on self-esteem, socialisation, confidence and behaviour. Stroking animals is scientifically proven to reduce human blood pressure by 10%, reducing stress, preventing cardiovascular disease, strokes, aneurysms and anxiety. Creative community-led micro-enterprises are evidenced to empower communities to drive and invest in their own social care, increasing financial, marketing and sales skills alongside social cohesion and confidence.

We currently offer supported accommodation plus talking therapies with trauma informed therapists and phycologists and the use of horticultural therapy from the outset.

HIGHLIGHTS OF THE YEAR

In 2024/25 we were able to support 4 residents, three women and one man to be able to rebuild their lives after experiencing trauma.

We have worked with our local authority to adapt the bedrooms, bathroom and kitchen in the farmhouse to accommodate residents with significant mobility issues.

We run cookery lessons on Mondays and horticulture on Thursdays which dovetail nicely as part of the general smallholding tasks.

As part of these activities we have produced over 100 jars of jam, chutney and pickled vegetables as well as over 50 litres of cider vinegar, 280 bottles of apple juice and over 200 balms, salves, tinctures and creams. This year we expanded the vegetable gardens by a further 8 beds, produced all our own compost and grew a







vast amount of different vegetables and fruit which kept us stocked up throughout the year.

We built our own bog filter to help our large pond and to tackle the duck weed and cloudy water. We now have no duck week, crystal clear water, 100s of fish and newts as well as lilies, reeds, pond flowers and a family of moorhens. The bog filter required us to do a lot of research and to build our own circuit board using solar power.

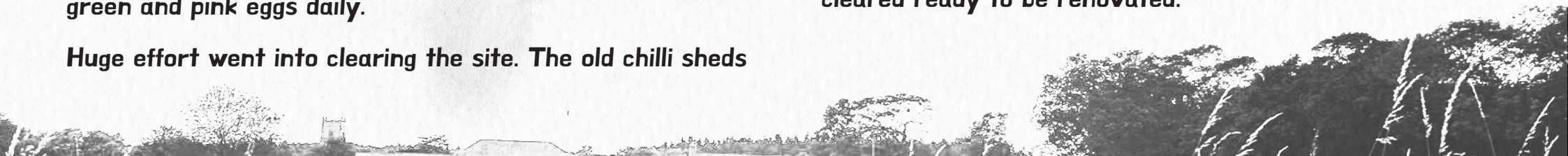
We welcomed 9 new chickens to our site and now are lucky enough to collect chocolate brown, white, blue, green and pink eggs daily.

Huge effort went into clearing the site. The old chilli sheds were dilapidated and needed to be taken down, this took 6 weeks over the summer and was a very big job.

Further work to the electrics has been carried out and repairs to the roofs and barge boards.

The 1 bedroom granary attached to the large barn has been completely gutted and renovated and is now available as a training flat to be used to prepare people to live independently as they get ready to move on and live independently.

The big barn which has 3 bedrooms has been totally cleared ready to be renovated.





FUTURE DEVELOPMENTS

Our next step is to refurbish the beautiful woodworking room into a bright and spacious craft room, moving the woodwork to the garden tool shed - which is spacious in itself. This will enable textiles and printing as well as art therapy, adding to the existing offer.

We also want to develop our outdoor kitchen so we can extend our Monday cookery to the outside and expand on how we explore food to fork. Included in this will be a smokery.

We also want to redevelop some of our existing workshop space. We will develop a wellbeing and yoga space which will help us to incorporate movement, meditation and therapeutic interventions which will complement our current offer and sit within the coaching programme in development.

The goats, sheep and donkeys are imminent, we are currently organising the fencing and shelters.















OUR THANKS AND ACKNOWLEDGEMENTS

We would like to thank our board and volunteers (Mark, Dan, Clem and John) for their tireless work over the year. We would like to thanks Sally and Gareth for their feedback in helping us shape our residential service.

We would also like to thank Jane Peel for the excellent onsite horticultural sessions she has delivered with residents, also thanks to Sally and Gareth. Annie Blunt for her continued interest in what we are doing and support of residents. We would also like to thank our landlord for her continued support and generous financial investment in helping the charity achieve its aims with very limited funds and high level of repair needed to our site and the buildings within it.

We believe in ensuring those we serve are represented at every level of decision making and our female-led Board of 5 has lived experience (direct or via a family member) of mental health issues, drug and alcohol addiction, the criminal justice system, domestic violence, living in poverty, living with a long-term health condition, severe vision impairment, neurodiversity, LGBTQIA+ and coming from a working class background.

Julie Eason (Co-Chair): Julie founded The Fundraisers and co-founded The Arts Fundraisers, has previously worked as a Director of Fundraising for National Charities, in the UK Cabinet Office, DCLG, and as director of housing for the New South Wales Government. She has won a Charity Times Award and a Government Excellence in Delivery award for her work.

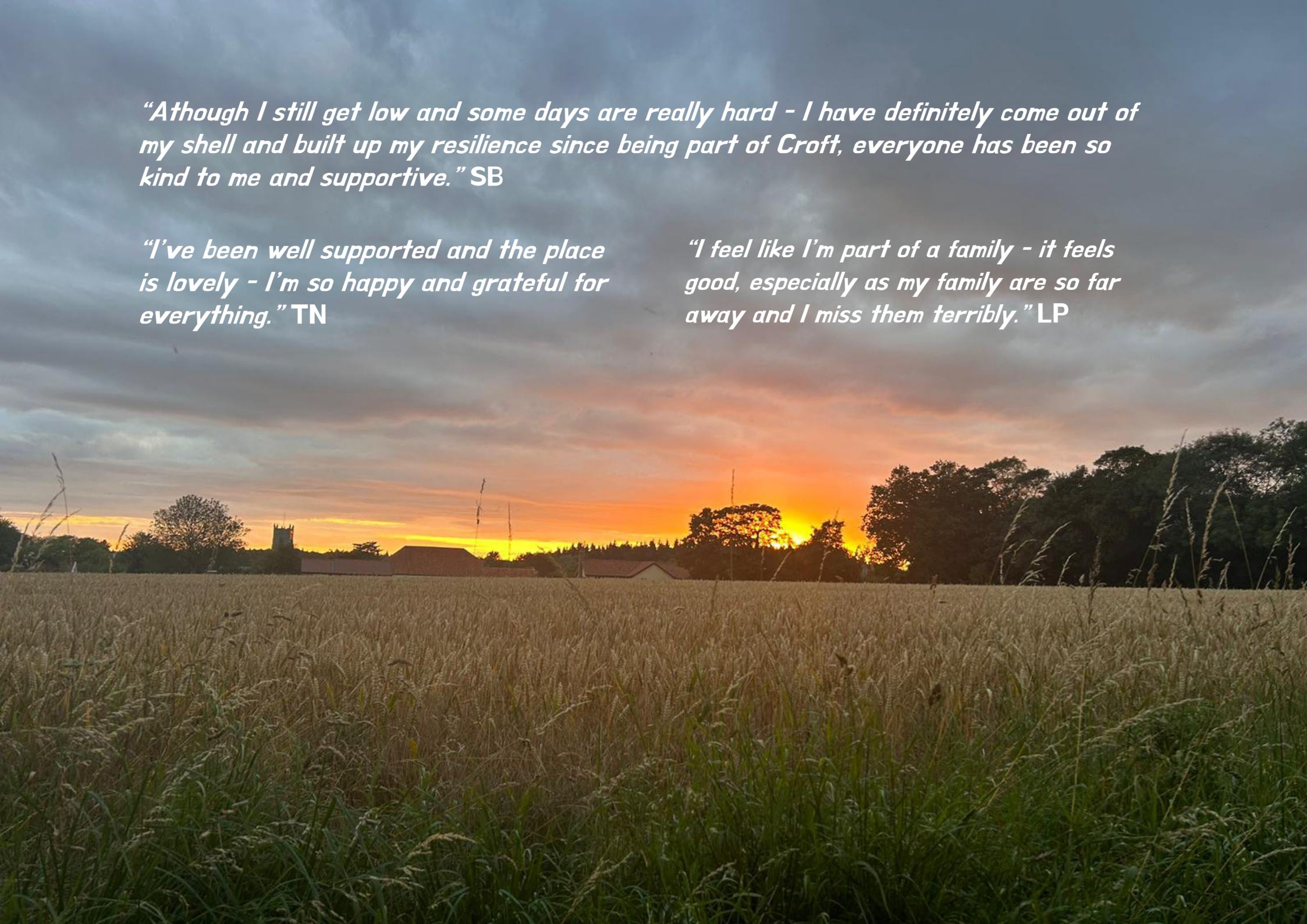
Georgie Finn (Co-Chair): Norfolk local and a visual artist, exhibiting as part of the East Anglian 4PRINTmakers, with a BA in Ceramics from Central St martins and MA in children's book illustration.

Yvonne O'Connor (Treasurer): Managing Director of Framptons Accounting Services and qualified accountant.

Hannah Travers (Trustee Fundraising): former Director of Fundraising, and nominated Young Fundraiser of the Year, who set up her own consultancy and co-founded The Arts Fundraisers, with an 80%+ bid success rate for arts clients. (resigned 2025)

Pea Crabtree (Trustee Comms): Artist, Printmaker, Fundraiser and Graphic Designer with long term experience of working inside the VCS and in creative career and side hustle experiences throughout his working life.





"Athough I still get low and some days are really hard - I have definitely come out of my shell and built up my resilience since being part of Croft, everyone has been so kind to me and supportive." **SB**

"I've been well supported and the place is lovely - I'm so happy and grateful for everything." **TN**

"I feel like I'm part of a family - it feels good, especially as my family are so far away and I miss them terribly." **LP**

The Charity Registration Number is :- 1178610

Croft

Report and Accounts

30 April 2025

Croft

Report and accounts for the year ended 30 April 2025

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Croft - Statement of Financial Activities for the year ended 30 April 2025

Statement of Financial Activities for the year ended 30 April 2025

	SORP Ref	Current year Unrestricted Funds	Current year Restricted Funds	Current year Endowment Funds	Current year Total Funds	Prior Year Total Funds
		2025	2025	2025	2025	2024
		£	£	£	£	£
Income & Endowments from:						
Voluntary Income	A1		-	-	-	-
Charitable activities	A2	51,806		-	**51,806**	30,762
Invesment income	A4	-		-	-	-
Total income	**A**	**51,806**	**-**	**-**	**51,806**	**30,762**
Expenditure on:				-		
Charitable activities	B2	48,909		-	**48,909**	33,827
Governance costs	B2			-	-	-
Other costs		-				-
Total expenditure	**B**	**48,909**	**-**	**-**	**48,909**	**33,827**
Net income/(expenditure) for the year		**2,897**	**-**	**-**	**2,897**	**(3,065)**
Transfers between funds	**C**			-	-	-
Net income after transfers	**A-B-C**	**2,897**	**-**	**-**	**2,897**	**(3,065)**
Net movement in funds		**2,897**	**-**	**-**	**2,897**	**(3,065)**
Reconciliation of funds:-	**E**					
Total funds brought forward		(970)		-	**(970)**	2,095
Total funds carried forward		**1,927**	**-**	**-**	**1,927**	**(970)**

The 'SORP Ref' indicated above is the classification of income set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the Balance Sheet.

All activities derive from continuing operations

the notes attached on pages 6- 8 form an integral part of these accounts

Croft - Balance Sheet as at 30 April 2025

	Notes	SORP Ref		2025 £		2024 £
Fixed assets		A				
Tangible assets		A2		616		822
Current assets		B				
Debtors		B2	-		-	
Cash at bank and in hand		B4	1,311		17	
Total current assets			1,311		17	
Creditors: amounts falling due within one year	2	C1	-		(1,809)	
Net current assets/(liabilities)				1,311		(1,792)
The total net assets of the charity/(liabilities of the charity)				1,927		(970)

The total net assets of the charity/(liabilities of the charity) are funded by the funds of the charity, as follows:-

Restricted funds					
Restricted Fixed Asset Funds	D2	-		-	
			-		-
Unrestricted Funds					
Unrestricted Revenue Funds	D3	1,927	-	(970)	
			1,927		(970)
Total charity funds			1,927		(970)

The 'SORP Ref' indicated above is the classification of Balance Sheet items as set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the SOFA.

The Trustees acknowledge their responsibilities for complying with the requirements of charity legislation with respect to accounting records and the preparation of accounts.

Ms J Eason
Chairman
Approved by the board of trustees on 18th February 2026

the notes attached on pages 6- 8 form an integral part of these accounts

Croft

Notes to the Accounts for the year ended 30 April 2025

1 Accounting policies

Policies relating to the production of the accounts.

Basis of preparation and accounting convention

The accounts have been prepared on the accruals basis, under the historical cost convention, and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016) and 'FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) published by the Charity Commission in England & Wales (CCEW) ,effective January 2016, (The SORP), and in accordance with all applicable law in the charity's jurisdiction of registration.

Going Concern
At the time of approving the accounts, the Trustees have reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Restricted and Unrestricted Funds
Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charities work or for specific artistic projects being undertaken by the charity.

Significant judgements, key assumptions and estimates
The preparation of the accounts in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the accounts and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from these estimates. The key estimates and assumptions used in these financial statements are set out in the accounting policies notes included the additional policy notes within these accounts such as for depreciation.

Policies relating income recognition.

Income recognition

Income, whether from exchange or non exchange transactions, is recognised in the statement of financial activities (SOFA) on a receivable basis, when a transaction or other event results in an increase in the charity's assets or a reduction in its liabilities and only when the charity has legal entitlement, the income is probable and can be measured reliably.

Income subject to terms and conditions which must be met before the charity is entitled to the resources is not recognised until the conditions have been met.

All income is accounted for gross, before deducting any related fees or costs.

Accounting for deferred income and income received in advance

Where terms and conditions relating to income have not been met or uncertainty exists as to whether the charity can meet any terms or conditions otherwise within its control, income is not recognised but is deferred as a liability until it is probable that the terms or conditions imposed can be met.

Any grant that is subject to performance-related conditions received in advance of delivering the goods and services required by that condition, or is subject to unmet conditions wholly outside the control of the recipient charity, is accounted for as a liability and shown on the balance sheet as deferred income. Deferred income is released to income in the reporting period in which the performance-related or other conditions that limit recognition are met.

When income from a grant or donation has not been recognised due to the conditions applying to the gift not being wholly within the control of the recipient charity, it is disclosed as a contingent asset if receipt of the grant or donation is probable once those conditions are met.

Where time related conditions are imposed or implied by a funder, then the income is apportioned to the time periods concerned, and, where applicable, is accounted for as a liability and shown on the balance sheet as deferred income. When grants are received in advance of the expenditure on the activity funded by them, but there are no specific time related conditions, then the income is not deferred.

Any condition that allows for the recovery by the donor of any unexpended part of a grant does not prevent recognition of the income concerned, but a liability to any repayment is recognised when repayment becomes probable.

Policies relating to expenditure on goods and services provided to the charity.

Recognition of liabilities and expenditure

A liability, and the related expenditure, is recognised when a legal or constructive obligation exists as a result of a past event, and when it is more likely than not that a transfer of economic benefits will be required in settlement, and when the amount of the obligation can be measured or reliably estimated.

Liabilities arising from future funding commitments and constructive obligations, including performance related grants, where the timing or the amount of the future expenditure required to settle the obligation are uncertain, give rise to a provision in the accounts, which is reviewed at the accounting year end. The provision is increased to reflect any increases in liabilities, and is decreased by the utilisation of any provision within the period, and reversed if any provision is no longer required. These movements are charged or credited to the respective funds and activities to which the provision relates.

Financial instruments including cash and bank balances

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' of FRS 102 to all financial instruments.

Financial instruments are recognised when the Charity becomes party to the contractual provisions of the instrument.

Financial assets are offset, with the net presented in the accounts when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs.

Impairment of financial assets
Financial assets, other than those held at fair value through income and expenditure, are assessed for the indicators of impairment at each reporting end date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in net income/(expenditure) for the year.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in net income/(expenditure) for the year.

2 **Creditors: amounts falling due within one year**	**2025**	**2024**
	£	**£**
Creditors	-	1,809
Accruals	-	-
PAYE, NIC VAT and other taxes	-	-
Other creditors	-	-
	-	**1,809**

3 **Income and Expenditure account summary**	**2025**	**2024**
	£	**£**
At 1 May 2024	(970)	2,095
Transfers in for the year	-	-
Surplus/(loss) after tax for the year	2,897	(3,065)
At 30 April 2025	**1,927**	**(970)**

Croft

England & Wales - Charity number 1178610

Accounts

CROFT

ANNUAL REPORT

2023-2024

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OBJECTIVES AND ACTIVITIES







The charity's main objectives are specifically restricted to the alleviation and relief of poverty, hardship and distress.

The charity supports people to improve wellbeing and quality of life through community and skills building, both for residents and visitors.
Emphasis is on growing and cooking food, managing a small holding and therapeutic support.

In achieving those objectives during the year, the charity continued to offer a safe and stable home environment in which residents worked together on our smallholding.

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In achieving those objectives during the year, the charity continued to offer a safe and stable home environment in which residents worked together on our smallholding.

REVIEW

Croft is a charity supporting people in recovery from trauma, couched within a therapeutic social system of shared farming & craftsmanship. We offer the most vulnerable in Norfolk a place to recover, rehabilitate, reclaim their independence & form positive community connections that extend beyond our farm walls. At Croft we are developing a programme of intensive, trauma-informed support for people who come & live with us, typically for a period of up to two years. We also offer shorter stays helping traumatised people gain the skills, confidence & networks needed to thrive independently in the community.

Our range of therapeutic activities, both current & planned, is based around our 5 pillars of wellbeing: food, nature, animal therapy, creative activities & talking therapies. Low income disproportionately correlates to poor nutritional choices, & community-based cooking has an evidenced positive impact on food choices, budgeting & acts as a Lifestyle Motivator. NIH therapeutic evidence shows community gardening improves & maintains the wellbeing of individuals with positive effects on self-esteem, socialisation, confidence & behaviour. Stroking animals is scientifically proven to reduce human blood pressure by 10%, reducing stress, preventing cardiovascular disease, strokes, aneurysms & anxiety. Creative community-led micro-enterprises are evidenced to empower communities to drive & invest in their own social care, increasing financial, marketing & sales skills alongside social cohesion & confidence.

We currently offer supported accommodation plus talking therapies with trauma informed therapists & phycologists & the use of horticultural therapy from the outset. We have trialled the use of domestic therapy animals (a therapy dog, two cats and several chickens are on site) and are looking to expand this further to include goats, sheep, donkeys etc. We are also looking to develop & introduce a series of 'crofting' micro enterprises with our residents & partner services to develop skills, confidence & community-led wellbeing.



THE TRUSTEES CARRIED OUT THE FOLLOWING CHANGES:

Following our 2022/23 official review we explored various models & completed a theory of change exercise to look at embedding trauma informed practice & the 5 pillars of wellbeing (food, nature, animal therapy, creative activities & talking therapies) into our provision. Since developing our Theory of Change & implementing our new model we have:

- Developed and implemented a 5 ways of wellbeing evaluation model with residents and users.
- Fully refurbished 3 rooms, the kitchen & a new washup equipment room to meet commercial food hygiene standards.
- Worked with Breckland Council to regain approval as a provider of services.
- Welcomed 1 new resident & undertaken several 'get to know us' taster days with another individual, with a view to becoming a resident in 2024/25.
- Begun establishing service provider partnerships.
- Tested social enterprise opportunities making salves, oils & soaps from flowers & herbs grown on site.

HIGHLIGHTS OF THE YEAR:

Over the 3 years prior to the closure of our residential units for refurbishment we remained at capacity (6 residents) & supported 14 residents to successfully move into permanent accommodation. In 2021/22 alone



we worked with 10 residents & enabled 6 successful transitions back into society, delivered a 12 step on-site Recovery Programme, woodworking workshops, smallholding animal workshops.

In 2023/24 we are proud that, as a community, we have created 50 accessible, raised vegetable beds, pressed 200+ litres of apple juice & produced 80 jars of jam & chutney. Since reopening in January 2024, we had 1 new resident join us, plus began a series of taster days with another potential resident. Both individuals have accessed weekly cooking and gardening classes, one-to-one therapeutic support, group sessions, weaving and embroidery workshops and support to access local activities including yoga, singing and crafting.



OUR THANKS AND ACKNOWLEDGEMENTS:

We would like to thank our board and volunteers (Mark, Dan, Clem) for their tireless work over the year. We would like to thank our residents for their feedback in helping us shape our residential service. We would like to thank Bridget for her continued support for our residents, bringing her trained therapy dog to our table, and for caring deeply that the Charity, and the people we support, thrive.

We would also like to thank Jane Peel for the excellent onsite horticultural sessions she has delivered with the residents and Annie Blunt for her continued interest in what we are doing and support to us in developing our therapeutic offer and trauma informed approach?
We would also like to thank our landlord for her continued support and generous financial investment in helping the charity achieve its aims with very limited funds and high level of repair needed to our site and the buildings within it.

We believe in ensuring those we serve are represented at every level of decision making & our female-led Board of 7 has lived experience (direct or via a family member) of mental health issues, drug & alcohol addiction, the criminal justice system, domestic violence, living in poverty, living with a long-term health condition, severe vision impairment, neurodivergence, LGBTQIA+ & coming from a working class background.

Julie Eason (Co-Chair): Julie founded The Fundraisers & co-founded The Arts Fundraisers, has previously worked as a Director of Fundraising for National Charities, in the UK Cabinet Office, DCLG, & as director of housing for the New South Wales Government. She has won a Charity Times Award & a Government Excellence in Delivery award for her work.

Georgie Finn (Co-Chair): Norfolk local & a visual artist, exhibiting as part of the East Anglian 4PRINTmakers, with a BA in Ceramics from Central St martins & MA in children's book illustration.

Mary Lawson (Vice Chair): a local retired school administrator.

Yvonne O'Connor (Treasurer): Managing Director of Framptons Accounting Services & qualified accountant.

Hannah Travers (Trustee Fundraising): former Director of Fundraising, & nominated Young Fundraiser of the Year, who set up her own consultancy & co-founded The Arts Fundraisers, with an 80%+ bid success rate for arts clients.

Pea Crabtree (Trustee Comms): Artist, Printmaker, Fundraiser and Graphic Designer with long term experience of working inside the VCS and in creative career and side hustle experiences throughout his working life.

Tim Mellows (Trustee): a volunteer at Croft for over 10 years & Deacon of Hope Church, Norfolk.



OUR FUTURE PLANS:

The board held our first strategy day to look at the challenges and opportunities for the charity in the year ahead.

Croft has reached a crucial tipping point and over the next 12 months we aim to:

BRIDGE THE GAP and, following a fallow year, unlock further funding for the next 2 years which will enable us to demonstrate the impact of our new model.

We realise that we can't rely on volunteers alone & therefore we aim to **GROW OUR TEAM** to pay for a part-time General Manager with a therapeutic background, a part-time Project Manager & Social Enterprise lead. We believe in sharing resources & that we are stronger together. To maximise our resources & reach we will also invest time in exploring partnerships to work with other local charities supporting vulnerable people & offer our site to their clients for therapeutic work.

EXPAND OUR OFFER AND UPGRADE OUR ACCOMMODATION TO PROVIDE CREATIVE AND THERAPEUTIC COURSES We wish to convert our barn into an arts and therapeutic center from which we can run classes, support groups and creative courses for our residents, and the wider community explicitly targeting people who are vulnerable or isolated and impacted by trauma.

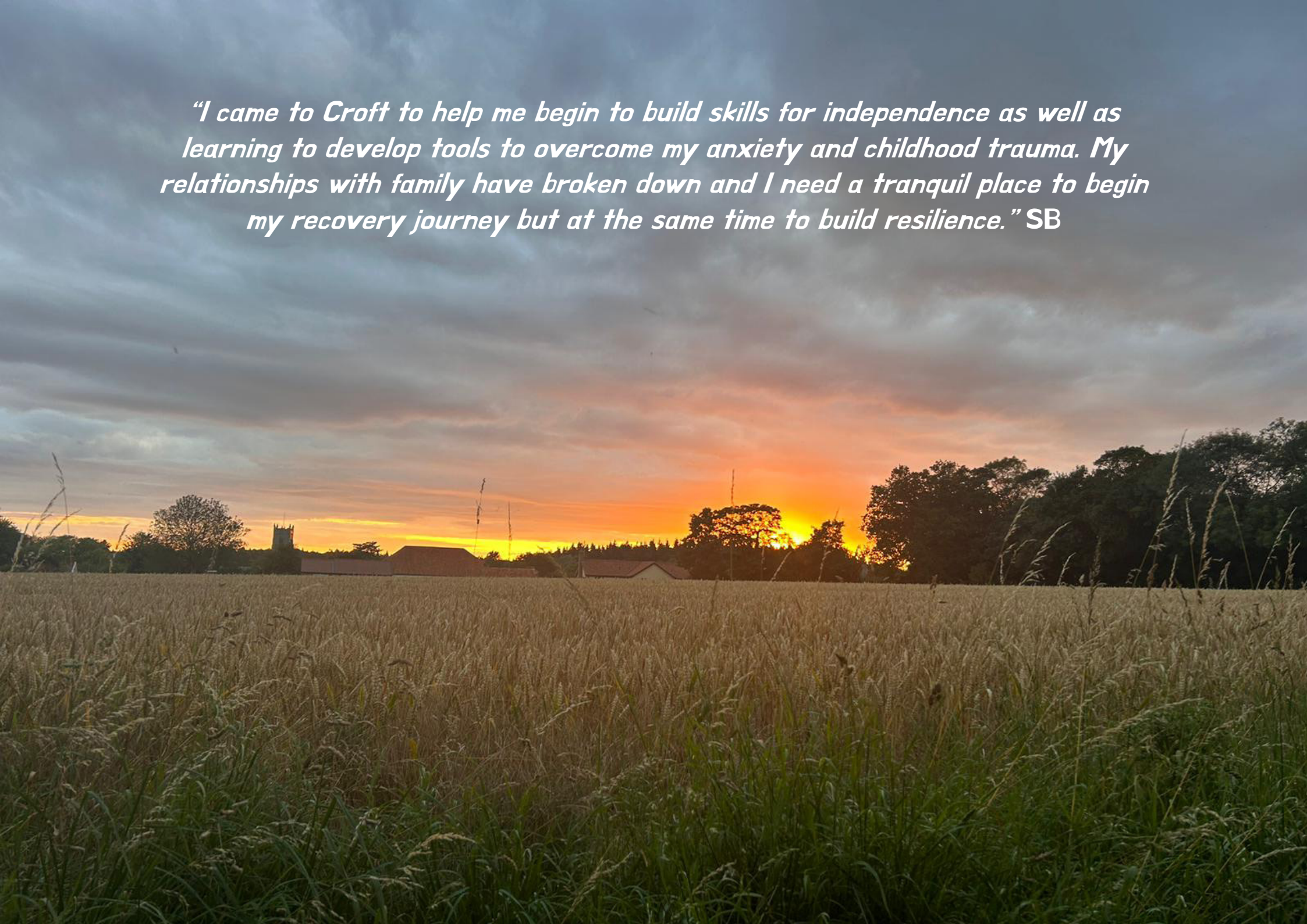
TRANSFORM OUR OFFER with: (i) access to exceptional, trauma informed psychologists & therapists, for individual & group sessions as needed, (ii) horticultural therapy





using our fabulous grounds, gardens & orchard to take that well-trodden (& dug) road to mental wellbeing, & (iii) animal therapy with a range of farm animals, exploring the therapeutic benefit of animals as well as using their eggs, wool & milk to help build micro enterprises.

BUILD SUSTAINABLE LIVES FOR ALL by investing in the tools & time to support our community to harvest & develop the fresh produce from our land, & animals, & use them & traditional crafts associated with crofts including weaving, dying fabric, cooking, baking, arts etc to create a range of micro enterprises including a micro farm shop & from the gate produce. These micro enterprises will give our residents skills for work, in establishing micro enterprises & independent living, & build self-esteem & entrepreneurial experience. This model will also create an income stream to reinvest in the growth of Croft & our offer, reducing our reliance on grants & donations



"I came to Croft to help me begin to build skills for independence as well as learning to develop tools to overcome my anxiety and childhood trauma. My relationships with family have broken down and I need a tranquil place to begin my recovery journey but at the same time to build resilience." SB

The Charity Registration Number is :- 1178610

Croft

Report and Accounts

30 April 2024

Croft - Statement of Financial Activities for the year ended 30 April 2024

Statement of Financial Activities for the year ended 30 April 2024

	SORP Ref	Current year Unrestricted Funds	Current year Restricted Funds	Current year Endowment Funds	Current year Total Funds	Prior Year Total Funds
		2024	2024	2024	2024	2023
		£	£	£	£	£
Income & Endowments from:						
Voluntary Income	A1		-	-	-	-
Charitable activities	A2	30,762		-	**30,762**	46,805
Invesment income	A4	-		-	-	-
Total income	**A**	**30,762**	**-**	**-**	**30,762**	**46,805**
Expenditure on:				-		
Charitable activities	B2	33,827		-	**33,827**	54,175
Governance costs	B2			-	-	-
Other costs		-				-
Total expenditure	**B**	**33,827**	**-**	**-**	**33,827**	**54,175**
Net expenditure for the year		**(3,065)**	**-**	**-**	**(3,065)**	**(7,370)**
Transfers between funds	**C**			-	-	-
Net income after transfers	**A-B-C**	**(3,065)**	**-**	**-**	**(3,065)**	**(7,370)**
Net movement in funds		**(3,065)**	**-**	**-**	**(3,065)**	**(7,370)**
Reconciliation of funds:-	**E**					
Total funds brought forward		2,095		-	**2,095**	9,465
Total funds carried forward		**(970)**	**-**	**-**	**(970)**	**2,095**

The 'SORP Ref' indicated above is the classification of income set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the Balance Sheet.

All activities derive from continuing operations

the notes attached on pages 6- 8 form an integral part of these accounts

Croft - Balance Sheet as at 30 April 2024

	Notes	SORP Ref		2024 £		2023 £
Fixed assets		A				
Tangible assets		A2		822		1,096
Current assets		B				
Debtors		B2	-		-	
Cash at bank and in hand		B4	17		999	
Total current assets			17		999	
Creditors: amounts falling due within one year	2	C1	(1,809)		-	
Net current (liabilities)/assets				(1,792)		999
The total net (liabilities of the charity)/assets of the charity				(970)		2,095
The total net (liabilities of the charity)/assets of the charity are funded by the funds of the charity, as follows:-						
Restricted funds						
Restricted Fixed Asset Funds		D2	-		-	
				-		-
Unrestricted Funds						
Unrestricted Revenue Funds		D3	(970)	-	9,465	
				(970)		9,465
Total charity funds				(970)		9,465

The 'SORP Ref' indicated above is the classification of Balance Sheet items as set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the SOFA.

The Trustees acknowledge their responsibilities for complying with the requirements of charity legislation with respect to accounting records and the preparation of accounts.

Ms J Eason
Chair
Approved by the board of trustees on 11th February 2025

the notes attached on pages 6- 8 form an integral part of these accounts

Croft

Notes to the Accounts for the year ended 30 April 2024

1 Accounting policies

Policies relating to the production of the accounts.

Basis of preparation and accounting convention

The accounts have been prepared on the accruals basis, under the historical cost convention, and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016) and 'FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) published by the Charity Commission in England & Wales (CCEW) ,effective January 2016, (The SORP), and in accordance with all applicable law in the charity's jurisdiction of registration.

Going Concern

At the time of approving the accounts, the Trustees have reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Restricted and Unrestricted Funds

Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charities work or for specific artistic projects being undertaken by the charity.

Significant judgements, key assumptions and estimates

The preparation of the accounts in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the accounts and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from these estimates. The key estimates and assumptions used in these financial statements are set out in the accounting policies notes included the additional policy notes within these accounts such as for depreciation.

Policies relating income recognition.

Income recognition

Income, whether from exchange or non exchange transactions, is recognised in the statement of financial activities (SOFA) on a receivable basis, when a transaction or other event results in an increase in the charity's assets or a reduction in its liabilities and only when the charity has legal entitlement, the income is probable and can be measured reliably.

Income subject to terms and conditions which must be met before the charity is entitled to the resources is not recognised until the conditions have been met.

All income is accounted for gross, before deducting any related fees or costs.

Accounting for deferred income and income received in advance

Where terms and conditions relating to income have not been met or uncertainty exists as to whether the charity can meet any terms or conditions otherwise within its control, income is not recognised but is deferred as a liability until it is probable that the terms or conditions imposed can be met.

Any grant that is subject to performance-related conditions received in advance of delivering the goods and services required by that condition, or is subject to unmet conditions wholly outside the control of the recipient charity, is accounted for as a liability and shown on the balance sheet as deferred income. Deferred income is released to income in the reporting period in which the performance-related or other conditions that limit recognition are met.

When income from a grant or donation has not been recognised due to the conditions applying to the gift not being wholly within the control of the recipient charity, it is disclosed as a contingent asset if receipt of the grant or donation is probable once those conditions are met.

Where time related conditions are imposed or implied by a funder, then the income is apportioned to the time periods concerned, and, where applicable, is accounted for as a liability and shown on the balance sheet as deferred income. When grants are received in advance of the expenditure on the activity funded by them, but there are no specific time related conditions, then the income is not deferred.

Any condition that allows for the recovery by the donor of any unexpended part of a grant does not prevent recognition of the income concerned, but a liability to any repayment is recognised when repayment becomes probable.

Policies relating to expenditure on goods and services provided to the charity.

Recognition of liabilities and expenditure

A liability, and the related expenditure, is recognised when a legal or constructive obligation exists as a result of a past event, and when it is more likely than not that a transfer of economic benefits will be required in settlement, and when the amount of the obligation can be measured or reliably estimated.

Liabilities arising from future funding commitments and constructive obligations, including performance related grants, where the timing or the amount of the future expenditure required to settle the obligation are uncertain, give rise to a provision in the accounts, which is reviewed at the accounting year end. The provision is increased to reflect any increases in liabilities, and is decreased by the utilisation of any provision within the period, and reversed if any provision is no longer required. These movements are charged or credited to the respective funds and activities to which the provision relates.

Croft

Notes to the Accounts for the year ended 30 April 2024

Financial instruments including cash and bank balances

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' of FRS 102 to all financial instruments.

Financial instruments are recognised when the Charity becomes party to the contractual provisions of the instrument.

Financial assets are offset, with the net presented in the accounts when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs.

Impairment of financial assets
Financial assets, other than those held at fair value through income and expenditure, are assessed for the indicators of impairment at each reporting end date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in net income/(expenditure) for the year.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in net income/(expenditure) for the year.

2 **Creditors: amounts falling due within one year**	**2024**	**2023**
	£	**£**
Creditors	1,809	-
Accruals	-	-
PAYE, NIC VAT and other taxes	-	-
Other creditors	-	-
	1,809	**-**

3 **Income and Expenditure account summary**	**2024**	**2023**
	£	**£**
At 1 May 2023	2,095	9,465
Transfers in for the year	-	-
Loss after tax for the year	(3,065)	(7,370)
At 30 April 2024	**(970)**	**2,095**

Croft

England & Wales - Charity number 1178610

Accounts

FINCHAMS FARM TURN AROUND STAYS

2022-2023

ANNUAL REPORT

CROFT.ORG.UK



CHARITY NO. 1178610

OBJECTIVES AND ACTIVITIES

The charity's main objectives are specifically restricted to the alleviation and relief of poverty, hardship and distress.

The charity supports people to improve wellbeing and quality of life through community and skills building, both for residents and visitors.

Emphasis is on growing and cooking food, managing a small holding and therapeutic support.

In achieving those objectives during the year, the charity continued to offer a safe and stable home environment in which residents worked together on our smallholding.

REVIEW

The charity went into review on 17th December 2021. The purpose of the review was in order to refurbish the buildings and for trustees to review charitable operations and objectives. This coincided with a change of ownership of the property in 2022.

At this point 4 residents were moved on and 2 residents remained whilst their move on plans were implemented. We agreed that two elderly residents living in parts of the site that are not due for immediate renovation would remain on site, alongside out live in volunteer.

Within this financial year the last two remaining residents due to move were supported to move on into private accommodation which has proved very successful.

Once this was achieved the work began on the buildings and grounds in preparation for reopening.

Alongside this the trustees initiated a theory of change exercise with a view to reintroducing residents in early 2024 once the necessary changes had been agreed and implemented.

THE TRUSTEES CARRIED OUT THE FOLLOWING CHANGES:

Recruited two new board members taking the board to 7 members.

Reviewed the position of the charity as a faith based charity and decided to move away from this.

Met for a strategy day to consider what had been learnt during the review period and agreed that the following changes would be formally ratified at our next AGM.

1. To change the Charity Name from Fincham's Farm to Croft.

2. To change the focus of the charity from addiction and homelessness to supporting people to recover from trauma and combat isolation.

3. To apply for planning permission for a series of garden apartments to extend our accommodation and allow for reconfiguration of the smallholding's buildings.

4. To explore a model of mixed provision of long term and shorter-term stays, and day services, short term retreats and courses from the site, to test new ways of working with a range of vulnerable client groups and extend our reach and impact.

5. To accommodate both men and women (historically the charity typically focused on men).

HIGHLIGHTS OF THE YEAR

Refurbished 3 bedrooms now ready for residents.

Developed new accessible vegetable gardens with 50 raised beds.

Bumper harvest from the vegetable gardens and orchard.

Pressed over 200 litres of apple juice half of which was made into apple cider vinegar.

3 new residents have carried out overnight trials ready to join us in 2024

80 jars of jam and chutney produced.

Tested opportunities for a new social enterprise making salves, balms, oils and soaps from flowers and herbs grown on site and goats milk.

Fully refurbished the farmhouse kitchen ready for new residents.

Developed a new washup and equipment room meeting food hygiene standards for commercial use.

Developed a new tool shed ready for residents working in the gardens.

Refurbished the farmhouse lounge ready or residents.

Bought a new large chicken coop to keep the chickens safe at night.

Built a new website for Croft.

Strengthened the board.

Brought the board together for a successful strategy day.

CHAIR'S REPORT

This has been the year of great change, instigated by our decision to go into review at the end of 2021.

Whilst we only housed two elderly people who live on site (our now retired founder, and long-term elderly resident), we managed an exceptionally busy year, even without our usual number of residents.

We experienced turbulence within the board at the point of transition of ownership of the smallholding from our founder to the current landlord. A skills audit identified we were lacking some essential skills within the board and so we recruited some new trustees to support with finances, fundraising and to add local capacity.

The combination of new skills round the board table and the continuity provided by longer term trustees has worked well. As a result of the transition the board have had open conversations around our own values and collective ambitions for the charity and resolved and avoided potential conflicts effectively. We have come through the transition stronger and united, with a better understanding of each other, and a clear vision for the charity's future.

The property and grounds have seen vast changes thanks to the input of our new landlord. We now feel ready to open our doors again to three residents in 2024.

Breckland Council have approved us as a provider of services and agreed our rates for residents.

We also submitted planning permission for 6 garden apartments.

Working together with the trustees, we have reviewed our charitable objectives, learning from our operations since 2018. We have undergone a full governance review which has included the recruitment of new trustees and the implementation of very robust governance frameworks.

The board spent time within the year considering what our new name would be after we realised, we needed to change it to satisfy our neighbour, whose property is named on her deeds as Fincham's Farm. The name Croft has come from the fact that we are situated on the site of an old croft. We intend to explore this history and focus on exploring traditional crofting skills and crafts such as wool making and weaving.

We explored various models, completed a 'theory of change exercise to look at embedding trauma informed practice and the 5 pillars of wellbeing into our provision.

We concluded our therapeutic offer will revolve around working in nature, caring for animals, developing micro enterprises around arts and crafts, focusing on growing and cooking food that aids health and wellbeing and providing access to a range of talking therapies and mindfulness activities.



We are introducing additional animals in 2024, the board have agreed on sheep (including Pepin Merino for their wool), goats and miniature donkeys.



We will experiment with making balms, salves and oils to kick-start our micro enterprises.

We are pleased to be working with fantastic therapeutic practitioners who will offer great support to the residents who have experienced trauma and are rebuilding their lives.

We are also excited about working with wellbeing practitioners who will deliver yoga, meditation and therapeutic workshops to our residents and visitors and we have been researching and building relationships with appropriate practitioners over the last year.

We are exploring partnerships that allow other organisations supporting traumatised or isolated people to access our site, enabling more people to benefit from time in our stunning surroundings. (The smallholding is in an idyllic rural and exceptionally peaceful setting, which in itself, supports and promotes wellbeing).

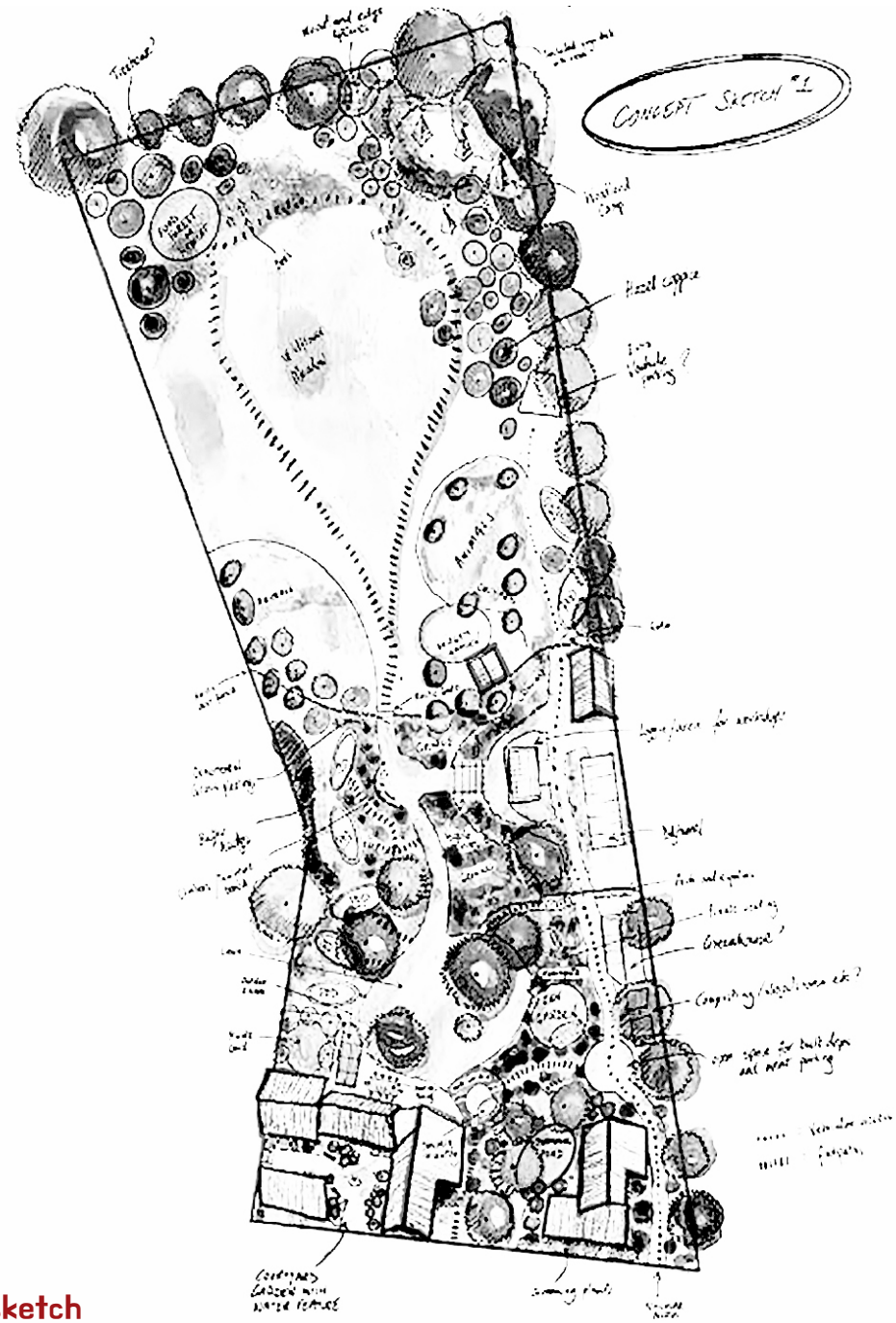
We have commissioned Sylvan Gardens to create a concept design for our site, incorporating gardens within gardens, sensory and therapeutic spaces, interposed with areas for the animals. This work has been done pro bono by Alexis Montaigu of Sylvan Gardens for which the charity is extremely grateful.

Alongside this we are, as a result of current cohort of elderly residents, exploring the provision of support for older people who are experiencing isolation and loneliness, especially common in rural areas. We also want to explore provision for those with Dementia and the sensory areas and opportunities for accessible gardening are a first step in this. We will facilitate opportunities for older people to have adventures and test the benefits of intergenerational provision.

I am immensely proud of all the trustees for their commitment and resilience during this period of change, and the way that we collectively navigated the period of transition.

We look forward to opening our doors to 6 residents who will have the amazing opportunity to join the smallholding household for up to 2 years. Our support in terms of the residential offer will include both men and women who may have suffered trauma or illness or are at risk of being homeless. This may include, mental health issues, fleeing domestic abuse, unable to maintain a tenancy or learning disabilities.

Our review is concluding and we are ready to resume operations and begin fundraising for the development of a number of these projects.



Concept site design sketch courtesy of Sylvan Gardens:

OUR THANKS AND ACKNOWLEDGEMENTS

Many thanks to our dedicated board of trustees, new and old, without who we would not be able to exist and operate.

We would also like to thanks to our landlord for her support in refurbishing the buildings and grounds ready for opening to new residents in 2024.

Many thanks to Mark, our live in volunteer who continues to carry out general maintenance of the houses and grounds.

Many thanks to Tim for volunteering in the grounds every Friday

Huge thanks to Tony for pruning our peach, apple, pear, plum and medlar trees.

Thank you to Farmer Richard for bringing manure every year.

Big thanks to our neighbours Paul and Linda for donating all their apples to us for juicing along with ours

An enormous thanks to our volunteer Dan who helps wherever needed most weekends

OUR FUTURE PLANS

The grounds and outbuildings:

We have drawn up plans for the redevelopment of the grounds and growing areas, having worked with a garden designer Alexis Montaigu from Sylvan Gardens.

Our plan is to build an outdoor kitchen and smokery and experiment with growing specific things really well and making small batches of beautifully crafted food items.

We plan to test out a micro enterprise making balms salves and oils made from organically grown herbs and flowers from the gardens.

We plan on developing a craft space and making our own wool, weaving and dying and testing out handmade items.

We plan on opening up our site to the wider community.

We also plan to open up our large farmhouse kitchen for cookery classes and community learning.

We aim to refurbish our main barn to create a beautiful workshop for a range of therapeutic activities for both the residents and the wider community. Whether this be yoga, craft, wellbeing workshops or keeping fit classes.

The Charity Registration Number is :- 1178610

Finchams Farm Turn Around Stays

Report and Accounts

30 April 2023

Finchams Farm Turn Around Stays

Report and accounts for the year ended 30 April 2023

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Finchams Farm Turn Around Stays - Statement of Financial Activities for the year ended 30 April 2023

Statement of Financial Activities for the year ended 30 April 2023

	SORP Ref	Current year Unrestricted Funds 2023 £	Current year Restricted Funds 2023 £	Current year Endowment Funds 2023 £	Current year Total Funds 2023 £	Prior Year Total Funds 2022 £
Income & Endowments from:						
Voluntary Income	A1		-	-	**-**	9,330
Charitable activities	A2	46,805		-	**46,805**	56,052
Invesment income	A4	-		-	**-**	-
Total income	**A**	**46,805**	**-**	**-**	**46,805**	**65,382**
Expenditure on:				**-**		
Charitable activities	B2	54,175		-	**54,175**	59,541
Governance costs	B2			-	**-**	367
Other costs		-				-
Total expenditure	**B**	**54,175**	**-**	**-**	**54,175**	**59,908**
Net (expenditure)/income for the year		**(7,370)**	**-**	**-**	**(7,370)**	**5,474**
Transfers between funds	**C**			-	**-**	-
Net income after transfers	**A-B-C**	**(7,370)**	**-**	**-**	**(7,370)**	**5,474**
Net movement in funds		**(7,370)**	**-**	**-**	**(7,370)**	**5,474**
Reconciliation of funds:-	**E**					
Total funds brought forward		2,095		-	**9,465**	3,991
Total funds carried forward		**(5,275)**	**-**	**-**	**2,095**	**9,465**

The 'SORP Ref' indicated above is the classification of income set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the Balance Sheet.

All activities derive from continuing operations

the notes attached on pages 6- 7 form an integral part of these accounts

Finchams Farm Turn Around Stays - Balance Sheet as at 30 April 2023

	Notes	SORP Ref		2023 £		2022 £
Fixed assets		A				
Tangible assets		A2		1,096		1,462
Current assets		B				
Debtors		B2	-		-	
Cash at bank and in hand		B4	999		8,003	
Total current assets			999		8,003	
Creditors: amounts falling due within one year	2	C1	-		-	
Net current assets				999		8,003
The total net assets of the charity				2,095		9,465
The total net assets of the charity are funded by the funds of the charity, as follows:-						
Restricted funds						
Restricted Fixed Asset Funds		D2	-		-	
				-		-
Unrestricted Funds						
Unrestricted Revenue Funds		D3	2,095	-	9,465	
				2,095		9,465
Total charity funds				2,095		9,465

The 'SORP Ref' indicated above is the classification of Balance Sheet items as set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the SOFA.

The Trustees acknowledge their responsibilities for complying with the requirements of charity legislation with respect to accounting records and the preparation of accounts.

Ms J Eason
Chairman
Approved by the board of trustees on 16th February 2024

the notes attached on pages 6- 7 form an integral part of these accounts

Finchams Farm Turn Around Stays

Notes to the Accounts for the year ended 30 April 2023

1 Accounting policies

Policies relating to the production of the accounts.

Basis of preparation and accounting convention

The accounts have been prepared on the accruals basis, under the historical cost convention, and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016) and 'FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) published by the Charity Commission in England & Wales (CCEW) ,effective January 2016, (The SORP), and in accordance with all applicable law in the charity's jurisdiction of registration.

Going Concern
At the time of approving the accounts, the Trustees have reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Restricted and Unrestricted Funds
Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charities work or for specific artistic projects being undertaken by the charity.

Significant judgements, key assumptions and estimates
The preparation of the accounts in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the accounts and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from these estimates. The key estimates and assumptions used in these financial statements are set out in the accounting policies notes included the additional policy notes within these accounts such as for depreciation.

Policies relating income recognition.

Income recognition

Income, whether from exchange or non exchange transactions, is recognised in the statement of financial activities (SOFA) on a receivable basis, when a transaction or other event results in an increase in the charity’s assets or a reduction in its liabilities and only when the charity has legal entitlement, the income is probable and can be measured reliably.

Income subject to terms and conditions which must be met before the charity is entitled to the resources is not recognised until the conditions have been met.

All income is accounted for gross, before deducting any related fees or costs.

Notes to the Accounts for the year ended 30 April 2023

Accounting for deferred income and income received in advance

Where terms and conditions relating to income have not been met or uncertainty exists as to whether the charity can meet any terms or conditions otherwise within its control, income is not recognised but is deferred as a liability until it is probable that the terms or conditions imposed can be met.

Any grant that is subject to performance-related conditions received in advance of delivering the goods and services required by that condition, or is subject to unmet conditions wholly outside the control of the recipient charity, is accounted for as a liability and shown on the balance sheet as deferred income. Deferred income is released to income in the reporting period in which the performance-related or other conditions that limit recognition are met.

When income from a grant or donation has not been recognised due to the conditions applying to the gift not being wholly within the control of the recipient charity, it is disclosed as a contingent asset if receipt of the grant or donation is probable once those conditions are met.

Where time related conditions are imposed or implied by a funder, then the income is apportioned to the time periods concerned, and, where applicable, is accounted for as a liability and shown on the balance sheet as deferred income. When grants are received in advance of the expenditure on the activity funded by them, but there are no specific time related conditions, then the income is not deferred.

Any condition that allows for the recovery by the donor of any unexpended part of a grant does not prevent recognition of the income concerned, but a liability to any repayment is recognised when repayment becomes probable.

Policies relating to expenditure on goods and services provided to the charity.

Recognition of liabilities and expenditure

A liability, and the related expenditure, is recognised when a legal or constructive obligation exists as a result of a past event, and when it is more likely than not that a transfer of economic benefits will be required in settlement, and when the amount of the obligation can be measured or reliably estimated.

Liabilities arising from future funding commitments and constructive obligations, including performance related grants, where the timing or the amount of the future expenditure required to settle the obligation are uncertain, give rise to a provision in the accounts, which is reviewed at the accounting year end. The provision is increased to reflect any increases in liabilities, and is decreased by the utilisation of any provision within the period, and reversed if any provision is no longer required. These movements are charged or credited to the respective funds and activities to which the provision relates.

Notes to the Accounts for the year ended 30 April 2023

Financial instruments including cash and bank balances

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' of FRS 102 to all financial instruments.

Financial instruments are recognised when the Charity becomes party to the contractual provisions of the instrument.

Financial assets are offset, with the net presented in the accounts when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs.

Impairment of financial assets
Financial assets, other than those held at fair value through income and expenditure, are assessed for the indicators of impairment at each reporting end date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in net income/(expenditure) for the year.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in net income/(expenditure) for the year.

2 **Creditors: amounts falling due within one year**	**2023**	**2022**
	£	**£**
Trade creditors	-	-
Accruals	-	-
PAYE, NIC VAT and other taxes	-	-
Other creditors	-	-
	-	-

3 **Income and Expenditure account summary**	**2023**	**2022**
	£	**£**
At 1 May 2022	9,465	3,991
Transfers in for the year	-	-
(Loss)/surplus after tax for the year	(7,370)	5,474
At 30 April 2023	**2,095**	**9,465**

Croft

England & Wales - Charity number 1178610

Accounts

The Charity Registration Number is :- 1178610

Finchams Farm Turn Around Stays

Report and Accounts

30 April 2022

Finchams Farm Turn Around Stays

Report and accounts for the year ended 30 April 2022

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Trustees Annual Report

Objectives and activities

The charity's main objectives are specifically restricted to the alleviation and relief of poverty, hardship and distress arising from the economic crisis, homelessness, trauma and mental health illness.

The charities objectives are specifically aimed at improving wellbeing and quality of life through community and skills building, both for those residing at the farm and those within the wider community.

Key emphasis is on growing and cooking food, managing a smallholding and therapeutic support.

In achieving those objectives during the year, the charity continued to offer a safe and stable home environment in which residents worked together within the context of a smallholding setting.

This continued from April 2021 – December 17th 2021, at which point the charity went into review. The purpose of the review was in order to refurbish the buildings and for trustees to review charitable operations and objectives.

Also at this time, founder and property owner Bridget Hickey Williams retired and sold the property to a new owner who continues to support the continuation and growth of the charity.

Highlights of the year

• Supported 10 residents over the last financial year

• Remained at capacity from April to December 2021

• 12 step recovery run weekly at the farm

• Bumper harvest from the vegetable patches and orchard

• IT skills training delivered

- 150 jars of jam and chutney produced.
- Replaced the old wood fired Rayburn with a beautiful electric Everhot which is much warmer and great to cook with.
- Began huge development of the grounds – in particular the woodland area.

• Refurbishment of the straw bale Eco House.

• Planted 3 new fruit trees in the orchard.

• Enabled 6 successful move ons for residents when the charity went into review.

Chairs report

This has been a year of great change, but I and the rest of the board members are feeling hugely positive about the direction of movement.

Bridget, the founder retired and sold the property and grounds to a new landlord. Our new landlord works in the voluntary sector and is hugely supportive of the continuation of our charity and its growth and development. We would like to thank Bridget for her years of dedicated service to supporting vulnerable people in Norfolk, and hope you will enjoy our tribute to her work and service, below.

Working together with the trustees, we have reviewed our charitable objectives, learning from our operations since 2018. We have undergone a full governance review which has included the recruitment of new trustees and the implementation of very robust governance frameworks. We have also embarked on a refurbishment of the accommodation and associated communal spaces in order to create an improved environment for those who visit or reside with us.

The gardens and grounds delivered a huge variety of crops which enabled residents to learn new cookery skills and eat a balanced and healthy diet.

Working in the grounds, tending to animals, gathering fresh eggs and beautiful organically grown produce, in itself goes a long way to allowing residents and visitors the opportunity to improve their wellbeing. As does cooking together and eating in a communal setting.

The smallholding grounds are in an idyllic rural and peaceful setting and for those in recovery from trauma this is particularly important.

The No Dig garden started at the end of the previous financial year, inspired by Charles Dowding, was an outstanding success and we were able to harvest vast quantities of vegetables and squash.

This financial year residents all got involved in building a cabin, using timber and straw bale – many skills were learnt in the process and the team building was fantastic.

We were able to continue to deliver therapeutic support, using local councillors and wellbeing practitioners. This included self esteem workshops, 1:1 sessions and art therapy.

The wood working workshop has also been a great success with many pieces of furniture and wooden items being made – thanks to our wonderful volunteer Mark.

In December 2021 the former Chair Andrea stepped down but remains on our board and I was elected new chair in January to guide the Board through the review and changes.

I am immensely proud of the trustees – new and old for their commitment and resilience during this period of change. We are completing a 'theory of change exercise supported by a wonderful charity consultant Sian and we are immensely excited about our evolution – in particular our focus to open up to the wider community and the emphasis on food and wellbeing.

We expect to carry out a number of health and wellbeing initiatives going forward with an emphasis on the wider community and opening our doors to those who may need support. Once our refurbishment has taken place we look forward to opening our doors to residents who will have the amazing opportunity to join the smallholding household for up to 2 years. Our support in terms of the residential offer will include both men and women who may have suffered trauma or illness or are at risk of being homeless. This may include, mental health issues, fleeing domestic abuse, unable to maintain a tenancy, mild learning disability- support to live independently, recovery from illness, at risk of being homeless, recovery from a range of traumas, including rape and abuse.

Farewell to Bridget

Bridget came to Finchams Farm in 1991, with her adopted children. She had previously been working for Frimhurst who had a residential home for vulnerable families who were at risk of being separated by children's services. Their model was one of shared living in a housing cooperative, keeping families together and supporting people to develop the skills and emotional resilience they needed to thrive independently. This model of a community of people, living together, and working together to solve their problems, and build resilience; of travelling alongside people, not 'doing to' or 'for', has been the ethos that has always underpinned the work at Fincham's Farm. Bridget met her future foster, then adopted children here having stepped in to offer a solution that allowed the family of 4 siblings to stay together rather than be sent to 3 different families. Five years later, she moved the children to Norfolk after noticing how much happier they were in the countryside.

In her first year in Norfolk, Bridget was asked to help a young man recovering from heroin and alcohol addiction by a local mental health nurse, and so Finchams Farms work in supporting people to turn their lives around started. Bridget trained with Keys Community Detox programme to deliver home detox; and has welcomed over 110 vulnerable people into her home since then.

Bridget started succession planning some years ago, and identified in the new landlord of the farm, someone who shared her values around empowering others and supporting people to build resilience and confidence. She has retired to a purpose build chalet in the gardens of Finchams Farm when she looks forward to seeing out her days and watching Finchams Farm reopen to continue its work alleviating poverty and supporting mental wellbeing, and recovery from trauma, for those that live here or visit.

When asked what advice she has for the team that are taking over from her, Bridget's advice was

‘listen, with your ears, and your eyes, and don’t forget that some of the best therapy, and most powerful moments of change happen outside of formal therapy, at a camp fire, kitchen table or sink.’

We would like to thank Bridget for 33 years of service to over 110 people at difficult times in their lives, for all the lives she has touched, improved and help rebuild, and for keeping going decades beyond when her peers retired. Bridget’s empowerment focused ethos, and belief that anyone can turn their life around, will persist at the charity despite her retirement.

Our Thanks and acknowledgement

Many thanks to our dedicated board of trustees, without who we would not be able to exist and operate.

A big thank you to Bridget, the founder of our charity who is now happily retired and enjoying a well-earned rest!

We would also like to thanks to our new landlord for her support of our endeavours and her support to make a step change.

Many thanks to Mark, our live in volunteer who has supported the upkeep of everything from grounds to property maintenance, to blocked drains!

Thank you as always to the Buckingham appeal for their Christmas donation

Our Future Plans

<u>The grounds and outbuildings</u>

We now have drawn up plans for the redevelopment of the grounds and growing areas, having worked with a Garden designer Alexis Montaigu from Sylvan gardens.

Here we plan to develop a range of new initiatives to further complement and build on what we

have achieved already.

We have plans to develop a full site design of gardens within gardens which will offer therapeutic spaces to residents.

Our focus will be on producing even more garden produce and opening up to the local community. We aim to look at the options of micro greens as a means to supporting food poverty as well as linking in with other local food initiatives.

Our plan is to build an outdoor kitchen and smokery and experiment with growing specific things really well and making small batches of beautifully crafted food items.

The goats and miniature donkeys will arrive in summer 2023.

<u>Building works</u>

We also plan to open our large farmhouse kitchen for cookery classes and community learning.

We aim to refurbish our main barn to create a beautiful workshop for a range of therapeutic activities for both the residents and the wider community. Whether this be yoga, craft, wellbeing workshops or keeping fit classes.

In terms of accommodation, we have put in a planning application for 6 luxury self-contained pods as we would like to give residents the best possible experience at the farm with plenty of space to recover and have independence.

Finchams Farm Turn Around Stays - Statement of Financial Activities for the year ended 30 April 2022

Statement of Financial Activities for the year ended 30 April 2022

	SORP Ref	Current year Unrestricted Funds	Current year Restricted Funds	Current year Endowment Funds	Current year Total Funds	Prior Year Total Funds
		2022	2022	2022	2022	2021
		£	£	£	£	£
Income & Endowments from:						
Voluntary Income	A1	9,330	-	-	**9,330**	10,681
Charitable activities	A2	56,052		-	**56,052**	41,391
Invesment income	A4	-		-	**-**	815
Total income	**A**	**65,382**	**-**	**-**	**65,382**	**52,887**
Expenditure on:						
Charitable activities	B2	59,541		-	**59,541**	47,529
Governance costs	B2	367		-	**367**	2,914
Other costs		-				3,135
Total expenditure	**B**	**59,908**	**-**	**-**	**59,908**	**53,578**
Net income/(expenditure) for the year		**5,474**	**-**	**-**	**5,474**	**(691)**
Transfers between funds	**C**			-	**-**	-
Net income after transfers	**A-B-C**	**5,474**	**-**	**-**	**5,474**	**(691)**
Net movement in funds		**5,474**	**-**	**-**	**5,474**	**(691)**
Reconciliation of funds:-	**E**					
Total funds brought forward		9,465		-	**3,991**	4,682
Total funds carried forward		**14,939**	**-**	**-**	**9,465**	**3,991**

The 'SORP Ref' indicated above is the classification of income set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the Balance Sheet.

All activities derive from continuing operations

the notes attached on pages 6 to 7 form an integral part of these accounts

Finchams Farm Turn Around Stays - Balance Sheet as at 30 April 2022

	Notes	SORP Ref		2022 £		2021 £
Fixed assets		A				
Tangible assets		A2		1,462		1,950
Current assets		B				
Debtors		B2	-		-	
Cash at bank and in hand		B4	8,003		2,666	
Total current assets			8,003		2,666	
Creditors: amounts falling due within one year	2	C1	-		(625)	
Net current assets				8,003		2,041
The total net assets of the charity				9,465		3,991
The total net assets of the charity are funded by the funds of the charity, as follows:-						
Restricted funds						
Restricted Fixed Asset Funds		D2	-		-	
				-		-
Unrestricted Funds						
Unrestricted Revenue Funds		D3	9,465	-		
				9,465		3,991
Total charity funds				9,465		3,991

The 'SORP Ref' indicated above is the classification of Balance Sheet items as set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the SOFA.

The Trustees acknowledge their responsibilities for complying with the requirements of charity legislation with respect to accounting records and the preparation of accounts.

Ms J Eason
Chairman
Approved by the board of trustees on 30th January 2023

The notes attached on pages 6 to 7 form an integral part of these accounts.

Finchams Farm Turn Around Stays

Notes to the Accounts for the year ended 30 April 2022

1 Accounting policies

Policies relating to the production of the accounts.

Basis of preparation and accounting convention

The accounts have been prepared on the accruals basis, under the historical cost convention, and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016) and 'FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015 (as amended by the Bulletin issued in February 2016) published by the Charity Commission in England & Wales (CCEW) ,effective January 2016, (The SORP), and in accordance with all applicable law in the charity's jurisdiction of registration.

Going Concern
At the time of approving the accounts, the Trustees have reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Restricted and Unrestricted Funds
Unrestricted funds are available to spend on activities that further any of the purposes of charity. Designated funds are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose. Restricted funds are donations which the donor has specified are to be solely used for particular areas of the charities work or for specific artistic projects being undertaken by the charity.

Significant judgements, key assumptions and estimates
The preparation of the accounts in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the accounts and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from these estimates. The key estimates and assumptions used in these financial statements are set out in the accounting policies notes included the additional policy notes within these accounts such as for depreciation.

Policies relating income recognition.

Income recognition

Income, whether from exchange or non exchange transactions, is recognised in the statement of financial activities (SOFA) on a receivable basis, when a transaction or other event results in an increase in the charity’s assets or a reduction in its liabilities and only when the charity has legal entitlement, the income is probable and can be measured reliably.

Income subject to terms and conditions which must be met before the charity is entitled to the resources is not recognised until the conditions have been met.

All income is accounted for gross, before deducting any related fees or costs.

Notes to the Accounts for the year ended 30 April 2022

Accounting for deferred income and income received in advance

Where terms and conditions relating to income have not been met or uncertainty exists as to whether the charity can meet any terms or conditions otherwise within its control, income is not recognised but is deferred as a liability until it is probable that the terms or conditions imposed can be met.

Any grant that is subject to performance-related conditions received in advance of delivering the goods and services required by that condition, or is subject to unmet conditions wholly outside the control of the recipient charity, is accounted for as a liability and shown on the balance sheet as deferred income. Deferred income is released to income in the reporting period in which the performance-related or other conditions that limit recognition are met.

When income from a grant or donation has not been recognised due to the conditions applying to the gift not being wholly within the control of the recipient charity, it is disclosed as a contingent asset if receipt of the grant or donation is probable once those conditions are met.

Where time related conditions are imposed or implied by a funder, then the income is apportioned to the time periods concerned, and, where applicable, is accounted for as a liability and shown on the balance sheet as deferred income. When grants are received in advance of the expenditure on the activity funded by them, but there are no specific time related conditions, then the income is not deferred.

Any condition that allows for the recovery by the donor of any unexpended part of a grant does not prevent recognition of the income concerned, but a liability to any repayment is recognised when repayment becomes probable.

Policies relating to expenditure on goods and services provided to the charity.

Recognition of liabilities and expenditure

A liability, and the related expenditure, is recognised when a legal or constructive obligation exists as a result of a past event, and when it is more likely than not that a transfer of economic benefits will be required in settlement, and when the amount of the obligation can be measured or reliably estimated.

Liabilities arising from future funding commitments and constructive obligations, including performance related grants, where the timing or the amount of the future expenditure required to settle the obligation are uncertain, give rise to a provision in the accounts, which is reviewed at the accounting year end. The provision is increased to reflect any increases in liabilities, and is decreased by the utilisation of any provision within the period, and reversed if any provision is no longer required. These movements are charged or credited to the respective funds and activities to which the provision relates.

Finchams Farm Turn Around Stays

Notes to the Accounts for the year ended 30 April 2022

Financial instruments including cash and bank balances

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' of FRS 102 to all financial instruments.

Financial instruments are recognised when the Charity becomes party to the contractual provisions of the instrument.

Financial assets are offset, with the net presented in the accounts when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs.

Impairment of financial assets
Financial assets, other than those held at fair value through income and expenditure, are assessed for the indicators of impairment at each reporting end date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in net income/(expenditure) for the year.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in net income/(expenditure) for the year.

2 **Creditors: amounts falling due within one year**	**2022**	**2021**
	£	**£**
Trade creditors	-	-
Accruals	-	625
PAYE, NIC VAT and other taxes	-	-
Other creditors	-	-
	-	**625**

3 **Income and Expenditure account summary**	**2022**	**2021**
	£	**£**
At 1 May 2021	3,991	4,682
Transfers in for the year	-	-
Surplus/(loss) after tax for the year	5,474	(691)
At 30 April 2022	**9,465**	**3,991**

Croft

England & Wales - Charity number 1178610

Accounts

Trustees Annual Report

Objectives and activities

The charity's main objectives are specifically restricted to the alleviation and relief of poverty, hardship and distress arising from homelessness, addictions, trauma and mental health illnesses.

In achieving those objectives during the year, the charity has continued to offer a safe and stable home environment in which residents work together within the context of a smallholding setting.

This enables residents to take responsibility for themselves and others whilst learning new skills and benefiting from working outside.

Review of the year

Highlights of the year

- Supported 12 residents over the last financial year
- Remained at capacity for the majority of the year
- Provided 2 detox beds in conjunction with Keys Detox
- 12 step recovery run weekly at the farm once the Lockdown lifted
- The Lockdown prompted the best ever engagement in creative outdoor activity
- IT skills training delivered
- 100 Chili plants propagated and successfully grown and processed
- The introduction of daytime social outings with trustees and residents- the coast, Ely Cathedral and Thorpe Wood Adventure
- Record quantities of fruit and vegetables grown
- Completion of the bathroom extension
- Refurbishment of the front barn into an office
- Very successful placement of 2 residents leaving prison
- Extension of our pantry by converting the old brick bathroom in preparation for our bumperharvest
- We became the Lord Mayor of Thetfords charity of the year and hosted the mayor and his wife for tea
- We got chickens and ducks - in particular Wilbur who has become a therapy duck
- We have fostered 3 rabbits who are really useful therapeutic support and totally spoilt by the community
- Introduced 2 beehives
- Interviewed by BBC Radio Norfolk
- Planted 6 trees on Earth day
- Enabled 3 successful move on pathways

Chairs report

Without doubt the thing we will remember about this year is Covid 19 and the lockdown.

During the spring of 2020 we turned this crisis into a positive and the residents demonstrated a willingness to work in the gardens in a way we hadn't seen before.

There was much sharing of skills and learning from each other resulting in some very creative projects. Bird tables, benches and furniture renovation are some examples as well as bread and pizza making and development of various areas of the garden.

The most productive activity was the garden and not only the usual vegetables in the poly-tunnel and garden. Resident SG created many more growing areas and germinated and planted up well over 100 chilli and pepper plants, so many that he renovated the old greenhouse and created a Chilli house! We were able to make a little farm gate sales area which really motivated the residents. There were so many chillies that there was an endless production of chilli jam, chilli oil and marinated chillies.

The No Dig garden started at the end of the previous financial year, inspired by Charles Dowding, was an outstanding success and we were able to harvest vast quantities of vegetables and squash.

This abundance of produce was consumed by the residents ensuring that they were eating a diet that would assist in their physical recovery as well as introducing them to healthier life choices.

Trustees revamped the residents' Forum renaming it ‘Chit Chat and Treats’ which better enabled group chats and beneficiary consultation. Out of this has emerged the ‘day outings’ between Trustees and residents, the first being a visit to Ely and more recently one to Thorpe Wood Adventure which trustee Tim organised, definitely the most popular activity which included canoeing.

We were able to deliver much enhanced therapeutic support this year by working with Sam Nash, a psychotherapist who delivered ‘Understanding addiction workshops’ and weekly Group therapy sessions, both offerings were attended by all residents.

Nigel Worth, who is Keys Detox local representative, returned to support us after lockdown to run the 12 Steps program. He also came regularly to mentor a resident who was detoxing.

Now that the Covid vaccinations have been rolled out the ‘Friends of Finchams Farm’ have resumed their monthly breakfast/volunteering visits. It was lovely to see some of them back and they were given a great welcome by residents who knew them from the past.

Challenges

The end of 2020 with the return of another lockdown proved more challenging than the first one, due mainly to the weather which lacked the sunny days which made the first one so much more pleasant and productive; this was a period of more relapses than usual.

We took in two men coming out of prison, one of whom was returning to us. He arrived with a serious infection on his long-time leg ulcer. We have supported his twice weekly treatment provided by our local Surgery and are pleased to say that the progress will avoid an amputation which was feared. He still has a long way to go before having a graft but is now able to walk unaided and contribute to activity on the farm.

We are pleased to note that neither of the men have relapsed and both are reducing their Methadone.

The other difficult event during that period was the previous Chairman's illness which resulted in his retirement.

Our Thanks and acknowledgement

There is a long list of thanks: first and foremost to volunteer Kris who did 2 days gardening during Lockdown Kris did all our shopping, collection of daily pick-up from the chemist, and all the running around which kept the community safe and Covid free.

Trustee Tim has been a steadfast volunteer coming each week to do a host of repairs and build the new bathroom, organising extra help including his lovely wife Carol and introducing us to another Tim, the manager of the woodland adventure, who generously gave us the day for free;

Many thanks to Nigel who has run the Recovery for yet another year.

Thanks also to Glenda who has run 'lie-busters' for a number of the residents.

Many thanks to Ian and Paula who between them have managed the administration and finances for the charity.

A big thank you to Luke for many things including the website, late night debates and daily support over the year.

There's a host of people and organisations who support us with generous gifts and time:

- Diane from the Salvation Army;
- Ali from Food bank
- Jane from the Food bank in Attleborough
- Stella who gives up her time so generously to help us out
- Emmaus Norfolk and Waveney who come laden with goodies on a regular basis
- The Buckenham Food Appeal who provide food for Christmas and beyond
- Wayne who responded so quickly to our advert about our need of a plasterer, and refused payment
- The church of the Nazareen who so generously sent us a ping pong table .
- Thanks in a special way to Warren and Andy who organised the Narcotics Anonymous NAevenings that the residents always appreciated.
- Jake for delivering the Art Therapy sessions for the residents

Our Future Plans

The grounds and outbuildings

Here we plan to develop a range of new initiatives to further complement and build on what we have achieved already. We have plans to develop a full site design of gardens within gardens which will offer therapeutic spaces to residents. At the same time offering residents the opportunity to gain skills in path building, planting, water gardens and simple landscape architecture. We will increase our range of animals to include goats, pigs and sheep, depending on whether we can rent the land next door will determine whether we get a small Jersey cow for milk/butter and cream as well as cheesemaking.

We have plans for building an outdoor kitchen and smokery as well as refurbishing and developing the old outbuildings and barns to introduce a range of crafts over the next 5 years, such as blacksmithing/metal work, jam chutney and preserving, improve the woodworking and create an art studio.

Alongside this we want to install a geodesic yoga dome, wood fired sauna and wood fired hot tubs as part of our recovery offer.

We also want to transform our large existing pond into a natural swimming pond with help from local specialists in Bressingham. This will not only compliment the above ideas but also allow wildlife to flourish as well as providing an exciting project for the residents.

The Accommodation

We need to address the heating in the farmhouse and replace the old Rayburn as well as address a number of general maintenance issues across the site.

We are about to embark on the refurbishment of the front barn into 3 self-contained rooms and would like to build three luxury self-contained pods as further accommodation in order to improve the resident package and support recovery and move on to independent living.

The Therapeutic offer

Our plan is to build on the relationships we have formed with a range of practitioners in order to further develop support avenues for residents. This will include art therapy, meditation and mindfulness, trauma therapy and engagement with a range of crafts onsite such as woodworking and metal work.

We intend to develop the spaces and buildings as outlined above in order to form partnerships with talented artists and practitioners who will deliver a full calendar of therapies, training and holistic services across the week.

Photos of life at Finchams

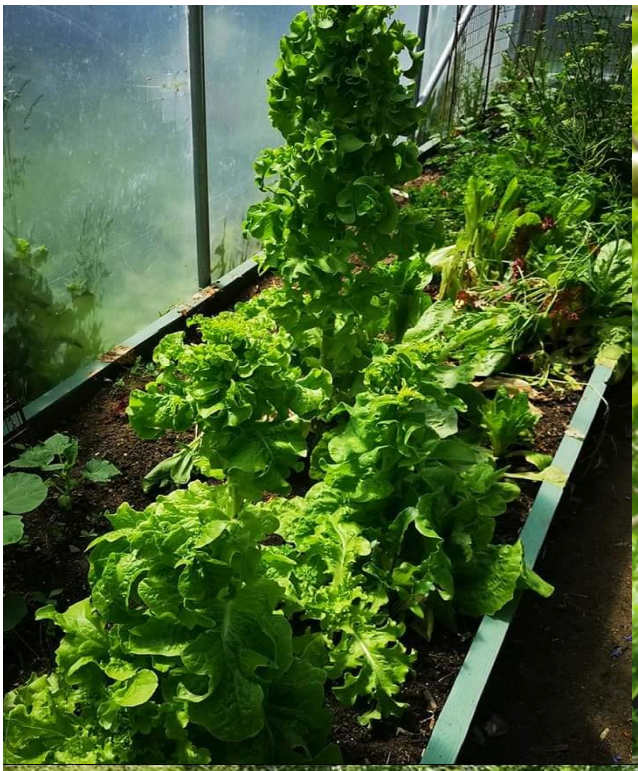















A lovely day with the
Mayor & Mayoress



Tourist
Information
Centre






Financial Review

Overall, the charity performed well in the financial year, returning an Unrestricted Funds surplus of £3,991 despite lock down but reflecting resident occupation.

Income

Charitable income has remained steady when benchmarked against the 2019 - 2020 financial year. For the first half of the financial year residency was relatively low due to the conditions around COVID but this increased in the third quarter and income from the additional residents allowed the reserves to be maintained

Expenditure

We managed to return a surplus during the year despite our extension to activities and investments in our buildings.

Reserves Policy

The Board has agreed that the minimum level of reserves that must be maintained is the equivalent of three month's operating expenditure. In addition, the Board may designate funds where there is a particular risk or cost. This is reviewed annually to ensure it remains appropriate.

Donations and grants for specific items, expenses or activities are treated as restricted funds and used only for the specific purposes for which they were received.

The charity's overall reserves position looks ok. Generally the key expenditure is circa. £1,500 per month for utilities and bills and the charity is holding a surplus of £3,991 against this. Due to the current high level of residency at the close of the financial year there are no issues identified here.

Structure, Governance and Management

The organisation is a charitable incorporated organisation, incorporated and registered as a charity on 01.06.2018. Prior to this it was operating a charitable company limited by guarantee.

The charity is directed by the Board of Trustees and governed by its Memorandum and Articles of Association. The trustees are directors for the purposes of company law and serve terms of three years, after which they may offer themselves for re-election, subject to approval at the charity's annual general meeting.

Trustees are appointed from the membership of the charity which, in accordance with the Articles of Association, is open to any individual who is interested in furthering the charity's work. The Trustees at the date of approval of the accounts are listed on page one

Risk Management

The charity acknowledges the Charity Commission's recommendation for them to undertake a review of the major risks to which the charity is exposed. The Trustees recognise their duty and the risks faced by the charity are reviewed on an ongoing basis and they will continue to do so in the future.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Signed on behalf of the Trustees

Chair

A. Jarrold

Date

08.01.22

Independent examiners report

REGISTERED COMPANY NUMBER: CE014275 (England and Wales)
REGISTERED CHARITY NUMBER: 1178610

Report of the Trustees and Unaudited Financial Statements for the Year Ended 30th April 2021for Fincham Farm Turn Around Stays

TWR Accountants
The Old Registrars
57a High Street
Brandon
Suffolk
IP27 0AU

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Statement of Financial Activities	4
Balance Sheet	5 to 6
Notes to the Financial Statements	7 to 10
Detailed Statement of Financial Activities	11 to 12

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their reportwith the financial statements of the charity for the year ended 30th April 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
CE014275 (England and Wales)

Registered Charity number
1178610

Registered office
All Saints Barn,
Fincham Farm
Garboldisham Ling
Diss Norfolk IP22 2NJ

Trustees

Ms A Jarrold (Chair)
Mr T Mellows
Ms G Finn

Independent examiner
TWR Accountants
The Old Registrars
57a High Street
Brandon
Suffolk
IP27 0AU

COMMENCEMENT OF ACTIVITIES

Activities commenced on 1 June 2018.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document
The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Risk management
The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

OBJECTIVES AND ACTIVITIES

Objectives and aims
To supply supported living accommodation designed to develop a strong recovery community in which people can and will recover from issues with addiction, offending, homelessness and mental health. To offer programs of therapeutic recovery support as well as practical help and advice which aid individuals

in achieving and maintainingabstinence and reduce the likelihood of relapse.

Approved by order of the board of trustees on 08.01.2022 and signed on its behalf by:

Mr T Mellows - Trustee

Fincham Farm Turn Around Stays

I report on the accounts of the company for the year ended 30th April 2021, which are set out on pages four to ten.

Responsibilities and basis of report

As the charity's trustees (and also the directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, I have examined your charity's accounts as required under section 145 of the Charities Act 2011 ('theAct'). In carrying out my examination I have followed the Directions given by the Charity Commission under section145(5)(b) of the 2011 Act.

My role is to state whether any material matters have come to my attention giving me cause to believe:

- that accounting records were not kept as required by section 386 of the Companies Act 2006; or
- that the accounts do not accord with those records; or
- that the accounts do not comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UKand Republic of Ireland; or
- that there is further information needed for a proper understanding of the accounts.

Independent examiner's statement

I have completed my examination and have no concerns in respect of the matters (1) to (4) listed above and, in connection with following the Directions of the Charity Commission I have found no matters that require drawing toyour attention.

TWR Accountants
The Old Registrars
57a High Street
Brandon
Suffolk IP27 0AU

Date: 01.12.2021.

Patrick Smith

Statement of Financial Activities
for the year ended 30th April 2021

	Notes	2021 Unrestricted fund £	Total funds £
INCOMING RESOURCES			
Incoming resources from generated funds			
Voluntary income		**10,681**	3,730
Investment income	2	**815**	389
Incoming resources from charitable activities		**41,391**	
Council relief income			60,571
Total incoming resources		**52,887**	64,690
RESOURCES EXPENDED			
Charitable activities			
Spending on charitable activities		**47,529**	60,919
Governance costs		**2,914**	1,092
Other resources expended		**3,135**	
			1,652
Total resources expended		**53,578**	63,663
NET INCOMING/(OUTGOING) RESOURCES		**(691)**	1,027
RECONCILIATION OF FUNDS			
Total funds brought forward		**4,682**	3,655
TOTAL FUNDS CARRIED FORWARD		**3,991**	4,682

Balance Sheet at 30th April 2021

	Notes	2021 Unrestricted fund £	Total funds £
FIXED ASSETS			
Tangible assets	6	**1,950**	1,969

CURRENT ASSETS			
Cash at bank and in hand		**2,666**	3,926
CREDITORS			
Amounts falling due within one year	7	**(625)**	(1,213)
NET CURRENT ASSETS		**2,041**	2,713
TOTAL ASSETS LESS CURRENT LIABILITIES		**3,991**	4,682
NET ASSETS		**3,991**	4,682
FUNDS	8		
Unrestricted funds		**3,991**	4,682
TOTAL FUNDS		**3,991**	4,682

Balance Sheet at 30th April 2021

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th April 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended30th April 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of theCompanies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable companyas at the end of each financial year and of its surplus or deficit for each financial year in accordance with therequirements of Sections 394 and 395 and which otherwise comply with the requirements of the CompaniesAct 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to charitable small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).The financial statements were approved by the Board of Trustees on 08.1.2022 and were signed on
ts behalf by:
Mr T Mellows -Trustee
Ms A Jarrold -Trustee

Notes to the Financial Statements for the year ended 30th April 2021

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources
All incoming resources are included on the Statement of Financial Activities when the charity is legally entitledto the income and the amount can be quantified with reasonable accuracy.

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

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated usefullife.

Motor vehicles	- 25% on reducing balance

Taxation
The charity is exempt from corporation tax on its charitable activities.

Fund accounting
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2021	2020
	£	£
Solar income	**815**	389

3. NET INCOMING/(OUTGOING) RESOURCES

Net resources are stated after charging/(crediting):

	2021	2020
	£	£
Depreciation - owned assets	650	656
Deficit on disposal of fixed asset	1,969	-

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30th April 2021 nor for the yearended 30th April 2020.

Trustees' expenses
There were no trustees' expenses paid for the year

5. STAFF COSTS (freelance)

2021	2020
£	£
8,303	7,542

The average monthly number of employees during the year was as follows:

2021	2020
0	1

No employees received emoluments in excess of £60,000.

6. TANGIBLE FIXED ASSETS

	Motor vehicles
	£
COST	
At 1st May 2020	3,500

Additions	**2,600**
Disposals	**(3,500)**
At 30th April 2021	**2,600**
DEPRECIATION	
At 1st May 2020	**1,531**
Charge for year	**650**
Eliminated on disposal	**(1,531)**
At 30th April 2021	**650**
NET BOOK VALUE	
At 30th April 2021	**1,950**
At 30th April 2020	1,969

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Accrued expenses	**625**	1,213

8. MOVEMENT IN FUNDS

	At 1.5.20	**Net movement in funds**	**At 30.4.21**
	£	**£**	**£**
Unrestricted funds			
General fund	**4,682**	**(691)**	**3,991**
TOTAL FUNDS	**4,682**	**(691)**	**3,991**

Net movement in funds, included in the above are as follows:

	Incoming resources	**Resources expended**	**Movement in funds**
	£	**£**	**£**
Unrestricted funds			

General fund	**52,887**	**(53,578)**	**(691)**
TOTAL FUNDS	**52,887**	**(53,578)**	**(691)**

Comparatives for movement in funds

	At 1.5.19 £	Net movement in funds £	At 30.4.20 £
Unrestricted Funds			
General fund	**3,655**	**1,027**	**4,682**
TOTAL FUNDS	**3,655**	**1,027**	**4,682**

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	**64,690**	**(63,663)**	**1,027**
TOTAL FUNDS	**64,690**	**(63,663)**	**1,027**

8. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

Net movement in funds	**At 1.5.19**	**At 30.4.21.**
	£	**£** **£**
Unrestricted funds		
General fund	**3,655** **3,991**	**336**
TOTAL FUNDS	**3,655** **3,991**	**336**

A current year 12 months and prior year 12 months combined net movement in funds, included in

the aboveare as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	117,577	(117,241)	336
TOTAL FUNDS	117,577	(117,241)	336

	2021 £	2020 £
INCOMING RESOURCES		
Voluntary income		
Gifts	**516**	-
Tenant living expense income	**10,165**	3,730
	10,681	3,730
Investment income		
Solar income	**815**	389
Incoming resources from charitable activities		
Council relief income	**41,391**	60,571
Total incoming resources	**52,887**	64,690
RESOURCES EXPENDED		
Charitable activities		
Wages	**8,303**	7,542
Household supplies	**2,939**	2,515
Food	**6,047**	8,794
Solidarity	**1,120**	1,013
Rent	**10,369**	17,060
Rates and water	**1,124**	1,673
Light and heat	**5,391**	3,307
Gardening	**1,416**	670
Repairs and maintenance	**358**	7,623
Motor expenses	**3,636**	4,708
Travel and subsistence	**488**	418
Postage, print and stationery	**289**	303
Sundries	**786**	468
Computer expenses	**554**	60
Training	**85**	113
Insurance	**3,429**	3,265
Phone	**1,195**	1,387

	47,529	60,919
Governance costs		
Accountancy	**936**	612
Book-keeping fees	**1,943**	-
Legal and professional fees	**35**	480
	2,914	1,092

	2021	2020
	£	£
Support costs		
Finance		
Bank charges	**-**	11
Other		
Solidarity Gifts	**516**	985
Motor vehicle depreciation	**650**	656
Loss on sale of tangible fixed assets	**1,969**	-
	3,135	1,641
Total resources expended	**53,578**	63,663
Net (expenditure)/income	**(691)**	1,027