

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 for 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).

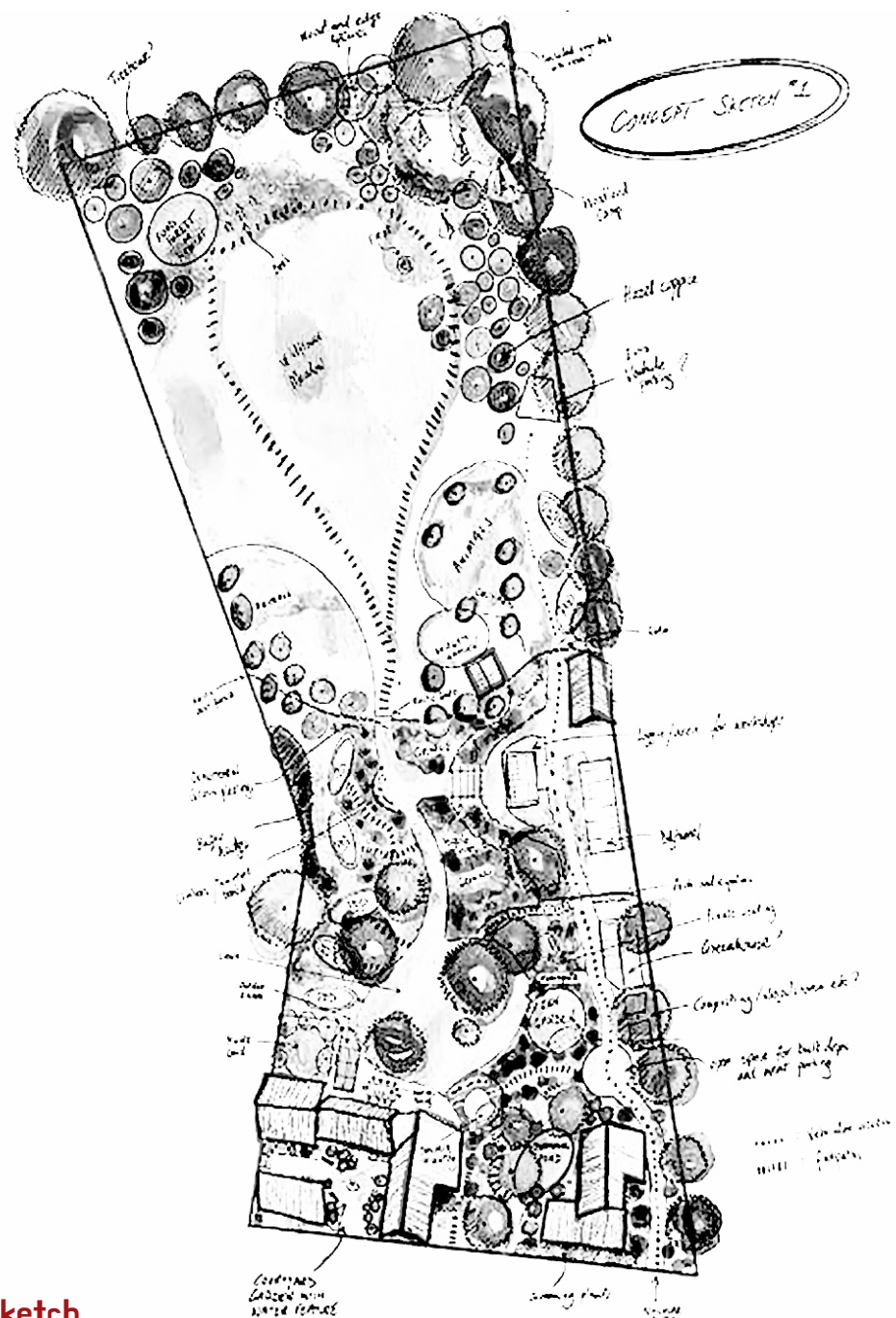
We have commissioned Sylvan Gardens to create a concept design for our site, incorporating gardens within gardens, sensory and therapeutic spaces, interposed with areas for the animals. This work has been done pro bono by Alexis Montaigne of Sylvan Gardens for which the charity is extremely grateful.

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
Investment 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:-						
Total funds brought forward	E	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			<u>999</u>	<u>8,003</u>
Creditors: amounts falling due within one year	2	C1	<u>-</u>	<u>-</u>
Net current assets			999	8,003
The total net assets of the charity			<u>2,095</u>	<u>9,465</u>

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

Restricted funds				
Restricted Fixed Asset Funds		D2	<u>-</u>	<u>-</u>
			-	-
Unrestricted Funds				
Unrestricted Revenue Funds		D3	<u>2,095</u>	<u>9,465</u>
			2,095	9,465
Total charity funds			<u>2,095</u>	<u>9,465</u>

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.

Finchams Farm Turn Around Stays

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.

Finchams Farm Turn Around Stays

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	-	-
	<u>-</u>	<u>-</u>

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	<u>2,095</u>	<u>9,465</u>