

FERRIERS BARN LIMITED

Charity number 267117
Company registration number 01158197

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2024



FERRIERS BARN LIMITED

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FERRIERS BARN LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION FOR THE YEAR ENDED 31 DECEMBER 2024

Registered charity number 267117

Registered company number 1158197

Registered Address Ferriers Barn
Bures
Suffolk
CO8 5DL

Trustees D R Bridge (Chairman)
S J L Foster (Treasurer)
E H Flower
P McKenna
N J Moore
C Post
F C Crace

Company Secretary C A Cowlin

Bankers Barclays Bank Plc
9 High Street
Colchester
Essex
CO1 1DA

Independent Examiner Community360
Winsley's House
High Street
Colchester
Essex
CO1 1UG

FERRIERS BARN LIMITED

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees, who are also Directors of the Charity for the purposes of the Companies Act 2006, present their report with the financial statements of Ferriers Barn Limited (The Barn) for the year ended 31 December 2024. The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing the accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

A Summary of the Memorandum's Objectives for the Barn are:

'To provide relief for 'adults with disabilities', known as Members, by providing a building for use as a day centre with facilities for recreation and other activities.'

'To provide, endow, furnish and fit out with all necessary furniture and other equipment, and maintain and manage such buildings and other premises as may from time to time be required for the purposes of the Association .'

Public Benefit

The 2024 activities undertaken with public benefit were:

- Looking after Members from North Essex and South Suffolk by the provision of a day centre which is open for 42 weeks a year and where they may carry out arts, crafts and a range of other activities. Members are offered a two-course lunch each day. This has also included the provision of bus transport to collect Members on request.
- Provision of events where the local public may join in.
- Additionally, the facilities are made available for musicians to rehearse, for families to hold gatherings and for local people to make full use of our beautiful buildings and gardens.

The Trustees have always taken account of the Charity Commission's guidance on public benefit.

ACHIEVEMENTS AND PERFORMANCE

Summary of the Main Achievements.

2024 was another great year for Ferriers Barn. We had new Members and volunteers joining us, we were given some fantastic grants and we received plenty of exposure on our social media accounts.

Desmond Bridge retired as Chairman during the year but thankfully remained as a Trustee. We are immensely grateful to Desmond for his dedication and wise counsel for so many years. Stephen Foster, Treasurer for some years already, was appointed as Chairman at the AGM in November 2024 and Gary Perrens agreed to become Treasurer.

During the year we received grants from a number of generous donors to whom we are immensely grateful for their continued support. Examples include The Essex Community Foundation who donated in two separate tranches, one for exercise and sound bowl sessions and one to purchase a new kiln. The Screwfix foundation gave us a grant to revamp our pottery room. Bures Music festival provided a grant toward replacing our drains. The Garfield Weston Trust granted us £10k towards our running costs.

We had 3 new members join us in 2024, bringing our current number to 29.

We currently have 14 members of staff, including two cooks and two drivers, both of which are shared positions. Our carers and tutors all work on a part-time basis. We have 9 volunteers who generally come in on a set day each week.

FERRIERS BARN LIMITED

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Ferriers Barn is very fortunate to have considerable support from the local community and is in receipt of regular monthly and annual donations.

We hosted a Christmas Bazaar in 2024, which wasn't as busy as usual but still brought in a healthy amount. We also took the Members for their yearly visit to the Panto at The Mercury Theatre in Colchester, we visited the cinema, went bowling and also had visits from an Animal Zoo and some spectacular owls.

We held a fantastic Christmas party for all our Members, staff and volunteers, which was a disco, karaoke and buffet lunch. It was thoroughly enjoyed by all those in attendance. Blake Tree Care donated £100 to help fund this.

FINANCIAL REVIEW

Council of Management (CoM) and Executive Committee Activities in 2024

There were four full CoM meetings. At all CoM meetings Conflict of Interests, Safeguarding and Financial Risks were considered. In addition, the monthly Management accounts were prepared, together with updates regarding Bank and Reserve Holdings.

FINANCIAL REVIEW

The Financial Statements show a significant increase in Fixed Assets, representing the Freehold of the Barn building and land, which was very generously gifted as part of the Will of Christopher Robinson, the original founder of the Barn. The £472,278 is shown as a Fixed Asset in the Balance Sheet and as a "Gift in Kind" in the Income & Expenditure account, since it does not represent actual cash income.

At the 2024 Year End, after excluding the Gift in Kind, the operational loss was £76,309, with an overall Net Loss of £69,485 after the net gains on investments were applied. The Balance Sheet Total Funds at the year end stood at £759,021, reduced by the £76,309 operational loss but boosted by the £472,278 Freehold, resulting in a net increase of £395, 969.

Incoming Resources

In 2024 Total Income (excluding the Gift in Kind) increased to £196,608 (2023: £168, 234). Donations at £57,288 (2023: £31,601) were higher than last year. Day Centre Fees at £98,763 (2023: £84,892) reflected the continued strong Member numbers and attendances. Income from Fundraising events continued to be strong. Investment Income fell slightly to £8,188 (2023: £8,874).

Resources Expended

The Total Resources Expended were £272,917 (2023: £200,412). Staff costs increased by just under 23%. Staff pay levels are kept in line with, but slightly above, those of the National Living Wage levels and are set by the Executive Committee before being agreed at Council of Management meetings. The cost of Catering and Household fell to £5,284 (2023: £10,169), as did Transport at £2,777 (2023: £5,662). £31,185 (2023: £12,022) was spent on repairs.

Net Resources Incoming/Expended - This resulted in a £76,309 net loss as against £32,178 net loss in 2024.

Reserves

The Year End value of the Reserves held in the CCLA portfolio was £251,673 (2023: £302,849). The policy continues to be to retain this Reserve as CCLA Investment Units as far as possible at a level which enables the Council of Management to make changes to the day to day operations at the Barn as considered necessary and to retain sufficient easily accessible reserves to allow the Barn to operate for up to 12 months in the event of an emergency.

FERRIERS BARN LIMITED

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Reserves have been funded by donations or bequests over the years and continue to be used to keep the Barn's bank balances positive and to support capital projects if necessary. The Barn continues to have no loan liabilities.

The Manager of the Barn continues to be responsible for all staff matters, including recruitment, work hours etc, and is the staff member responsible for all Petty Cash transactions.

PLANS FOR THE FUTURE

In the past few years the focus has been on the fabric of the Barn buildings in particular to ensure that the environment remains robust and sound for the Members (for example, the roof has been repaired). For the foreseeable future, the Committee of Management intends to consolidate on this position and focus on enhancing further the high quality of support and stimulation provided by the staff and volunteers. We are always actively looking for new members.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Ferriers Barn Limited is a charity controlled by its governing document, a Deed of Trust, and constitutes a limited company by guarantee as defined by the Companies Act 2006.


Recruitment and appointment of new trustees

The Council of Management (CoM), comprising the Trustees, appoints new Trustees as necessary and is responsible for their training.

All Trustees of the Barn are also its Directors. There are no other trustees, but Council meetings may be attended by the Manager, any newly appointed Trustee not yet declared to Companies House or any adviser.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the Board of Trustees on25 SEPTEMBER 2025..... and signed on its behalf by:



.....
Mr S J Foster - Chairman

FERRIERS BARN LIMITED

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

I report on the accounts of Ferriers Barn Limited for the year ended 31 December 2024 which are set out on pages 6 to 12.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts. The Charity's Trustees consider that an audit is not required for this year (under section 144 (2) of the Charities Act 2011 (The Act) but that an independent examination is needed. The charities gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of Association of Accounting Technicians.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Charities Act, and
- To state whether particular matters have come to my attention.

Basis of independent examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes considerations of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of the accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair' view which is not a matter considered as part of an independent examination.

I have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

David Courtier FMAAT AATQB for and on behalf of:
Community360



Winsley's House, High Street, Colchester, Essex

Date 25th September 2025

FERRIERS BARN LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Funds £	Restricted Funds £	2024 Total £	2023 Total £
Income and endowments from:					
Donations & Legacies	2				
Donations		529,566	-	529,566	31,601
Gifts in kind					
Charitable activities	5	110,786	13,882	124,668	120,693
Other trading activities	3	6,464	-	6,464	7,066
Investment income	4	8,188	-	8,188	8,874
Total incoming resources		655,004	13,882	668,886	168,234
Resources expended					
Charitable activities	8	243,202	27,593	270,795	200,323
Raising Funds		2,122	-	2,122	89
Total resources expended		245,324	27,593	272,917	200,412
Operating surplus		409,680	(13,711)	395,969	(32,178)
Net gains/(losses) on investments		6,824	-	6,824	25,488
Net movement in funds		416,505	(13,711)	402,794	(6,690)
Funds at 1 January 2024		329,176	27,051	356,227	362,917
Funds at 31 December 2024		745,681	13,340	759,021	356,227

Notes on pages 8-13 form part of these financial statements.

FERRIERS BARN LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2024

	Notes	2024 £	2024 £	2023 £	2023 £
Fixed Assets					
Tangible assets	11		491,639		22,434
Investment assets	12		251,673		302,849
			<u>743,312</u>		<u>325,283</u>
Current assets					
Debtors	9	5,076		5,511	
Cash at bank and in hand		16,080		29,223	
		<u>21,156</u>		<u>34,734</u>	
Creditors: amounts falling due within one year	10	<u>5,446</u>		<u>3,790</u>	
Net current assets/(liabilities)			15,709		30,944
Total assets less current liabilities			<u>759,021</u>		<u>356,227</u>
Creditors: amounts falling due after more than one year			-		-
Net Assets			<u><u>759,021</u></u>		<u><u>356,227</u></u>
Funds					
Unrestricted funds			745,681		329,177
Restricted funds			13,340		27,050
Total Funds			<u><u>759,021</u></u>		<u><u>356,227</u></u>

For the year ended 31 December 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director's acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The directors declare that they have approved the accounts above.

Signed on behalf of the trustees:



Date: 25 SEPTEMBER 2025

FERRIERS BARN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. Accounting Policies

Basis of accounting

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement on Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

(Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The charity constitutes a public benefit entity as defined by FRS 102.

Cash Flow

The financial statements do not include a cash flow statement because the charity, as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1 "Cash flow statements".

Restricted and designated funds

All receipts are unrestricted funds.

Incoming resources

All incoming resources are included in the statement of financial activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Expenditure is accounted for on an accruals basis and has been classified under headings particular headings they have been allocated to activities on a basis consistent with the use of resources.

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. Designated funds are funds set aside to meet future commitments and plans.

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.

FERRIERS BARN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. Accounting Policies (continued)

Depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	15% on reducing balance
Fixtures and fittings	15% on reducing balance
Motor vehicles	25% on reducing balance
Computer equipment	15% on reducing balance

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

2. Donations and legacies	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
	£	£	£	£
Donations				
Donations	34,288	-	34,288	24,101
Grants	23,000	-	23,000	7,500
Total donations	<u>57,288</u>	<u>-</u>	<u>57,288</u>	<u>31,601</u>
Other				
Gifts in kind	472,278	-	472,278	-
Total	<u>529,566</u>	<u>-</u>	<u>529,566</u>	<u>31,601</u>
Total 2023	<u>31,601</u>	<u>-</u>	<u>31,601</u>	

Grants received in notes 2 and 5 are:

	2024	2023
	£	£
Essex Community Foundation	3,382	4,890
Bures Music Festival Charitable Trust	-	1,500
Essex County Council	-	6,930
Perry Watlington	-	5,000
FSJ Trust	3,000	-
Garfield Weston	10,000	-
Girdles Trust	-	1,200
Harebell Trust	10,000	-
Ardongh Group	-	5,000
CH Foundation	-	1,000
Essex Community Fund	5,000	2,500
John Laing Fund	-	556
SFX Foundation	5,500	-
The Squirrel Fund	-	1,444
The Community Resilience Fund	-	2,500
	<u>36,882</u>	<u>32,520</u>

FERRIERS BARN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

3. Other Trading Activity	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
	£	£	£	£
Fundraising Events	6,464	-	6,464	7,066
Total	<u>6,464</u>	<u>-</u>	<u>6,464</u>	<u>7,066</u>
Total 2023	<u>7,066</u>	<u>-</u>	<u>7,066</u>	
4. Investment Income	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
	£	£	£	£
Dividends receivable	7,555	-	7,555	8,314
Interest income	633	-	633	560
Total	<u>8,188</u>	<u>-</u>	<u>8,188</u>	<u>8,874</u>
Total 2023	<u>8,874</u>	<u>-</u>	<u>8,874</u>	
5. Income from charitable activities	Unrestricted Funds	Restricted Funds	Total 2024	Total 2023
	£	£	£	£
Day care centre fees	98,763	-	98,763	84,892
Grants	-	13,882	13,882	25,020
Other fees	12,023	-	12,023	10,781
Total	<u>110,786</u>	<u>13,882</u>	<u>124,668</u>	<u>120,693</u>
Total 2023	<u>95,673</u>	<u>25,020</u>	<u>120,693</u>	

6. Trustees' Remuneration and Benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023. Trustees' expenses There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

7. Staff

	Total 2024	Total 2023
	£	£
Wages	176,490	146,215
Social security	2,951	275
Pension	1,294	669
Total	<u>180,735</u>	<u>147,159</u>
Average staff		<u>14</u>

No employees earned in excess of £60,000 (2023:Nil)

There were no remunerations paid to key management personnel during the year (2023:£Nil).

FERRIERS BARN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

8. Charitable Activities	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Wages	177,623	3,112	180,735	147,159
Catering & household	5,284	-	5,284	10,169
Transport	2,777	-	2,777	5,662
Building maintenance	26,185	5,000	31,185	12,022
Utilities	4,538	-	4,538	3,894
Project costs	1,300	17,107	18,407	1,222
Gifts	2,018	-	2,018	
Support costs	23,477	2,374	25,851	20,195
Total	243,202	27,593	270,795	200,323

Total 2023	182,489	17,834	200,323	
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Analysis of support costs	Unrestricted Funds £	Restricted Funds £	Total 2024 £	Total 2023 £
Insurance	1,851	-	1,851	1,780
Telephone postage & stationary	707	-	707	647
Computer costs	411	-	411	288
General administrative	1,666	-	1,666	5,661
Depreciation	1,389	2,374	3,763	4,485
Training	210	-	210	-
Cleaning	2,969	-	2,969	-
Professional fees	14,274	-	14,274	7,334
	23,477	2,374	25,851	20,195

9. Debtors: falling due within a year	2024 £	2023 £
Trade debtors	5,076	5,270
Other debtors	-	241
	5,076	5,511

10. Creditors: falling due within a year	2024 £	2023 £
Accruals	3,420	2,941
Other creditors	-	9
Tax and social security	2,026	840
	5,446	3,790

FERRIERS BARN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

11. Tangible fixed assets

	Freehold property	Improvements to property	Plant and Machinery	Fixtures and fittings
	£	£	£	£
Cost				
As at 1 January 2024	-	15,187	3,219	54,402
Additions	472,278	-	464	-
As at 31 December 2024	472,278	15,187	3,683	54,402
Depreciation				
As at 1 January 2024	-	7,259	1,381	45,705
Charge for the year	-	1,189	299	1,305
As at 31 December 2024	-	8,448	1,680	47,010
Net Book Value				
As at 31 December 2024	472,278	6,739	2,003	7,392
As at 31 December 2023	-	7,928	1,838	8,697

	Motor Vehicles	Computer Equipment	Total
	£	£	£
Cost			
As at 1 January 2024	34,275	4,282	111,365
Additions	-	226	472,968
As at 31 December 2024	34,275	4,508	584,333
Depreciation			
As at 1 January 2024	30,844	3,742	88,931
Charge for the year	858	112	3,763
As at 31 December 2024	31,702	3,854	92,694
Net Book Value			
As at 31 December 2024	2,573	654	491,639
As at 31 December 2023	3,431	540	22,434

FERRIERS BARN LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

12. Investment assets

	Listed Investment £
Market Value	
At 1 January 2024	302,849
Additions	-
Deductions	(58,000)
Revaluations	6,824
At 31 December 2024	251,673

13. Summary of Funds

	Brought Forward £	Incoming resources £	Outgoing resources £	Transfers £	Carried Forward £
Unrestricted funds					
General funds	22,049	189,550	(245,324)	-	(33,725)
Legacies funds	172,128	-	-	-	172,128
Property fund	-	472,278	-	-	472,278
Designated funds	135,000	-	-	-	135,000
	<u>329,176</u>	<u>661,829</u>	<u>(245,324)</u>	<u>-</u>	<u>745,681</u>
Restricted funds					
Minibus fund	4,631	-	(1,821)	-	2,811
Other restricted funds	19,307	13,882	(22,660)	-	10,529
Wages funds	3,112	-	(3,112)	-	-
	<u>27,051</u>	<u>13,882</u>	<u>(27,593)</u>	<u>-</u>	<u>13,340</u>
Total funds	<u>356,227</u>	<u>675,711</u>	<u>(272,917)</u>	<u>-</u>	<u>759,021</u>

Summary of Funds 2023

	Brought Forward £	Incoming resources £	Outgoing resources £	Transfers £	Carried Forward £
Unrestricted funds					
General funds	79,549	145,428	(182,577)	(20,351)	22,049
Legacies funds	158,503	13,625	-	-	172,128
Designated funds	105,000	9,649	-	20,351	135,000
	<u>343,052</u>	<u>168,702</u>	<u>(182,577)</u>	<u>-</u>	<u>329,176</u>
Restricted funds					
Minibus fund	4,575	1200	(1,144)	-	4,631
Other restricted funds	12,894	16821	(10,408)	-	19,307
Wages funds	2,396	6999	(6,283)	-	3,112
	<u>19,866</u>	<u>25,020</u>	<u>(17,835)</u>	<u>-</u>	<u>27,051</u>
Total funds	<u>362,918</u>	<u>193,722</u>	<u>(200,412)</u>	<u>-</u>	<u>356,227</u>