

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

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CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 JANUARY 2022

Trustees	J C F Hitchins
	S E Gill
	D M Kemp-Gee
	N Colquhoun (resigned 11 June 2021)
	F H R McPhail
	J S Monk (resigned 2 September 2021)
	L Rutter (resigned 24 June 2022)
	D L White
	N A De Pulford
	K Gilbraith (appointed 21 January 2022)

Company registered number

01435068

Charity registered number

278173

Registered office

Hapstead Village
Buckfastleigh
TQ11 0JN

Company secretary

P L McDonald

Chief executive officer

S Whittingham

Independent auditors

Bishop Fleming LLP
Chartered Accountants
2nd Floor Stratus House
Emperor Way
Exeter Business Park
Exeter
EX1 3QS

Bankers

National Westminster Bank Plc
South Devon Business Centre
Riviera House, PO Box 69
Nicholson Road
Torquay
Devon
TQ2 7YL

Solicitors

WBW
Church House
Queen Street
Newton Abbot
Devon
TQ12 2QP

**CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 JANUARY 2022**

The Trustees present their annual report together with the audited financial statements of the company for the year 1 February 2021 to 31 January 2022. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the company qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. Policies and objectives

Charitable objects:

The Charity's core Objects, as set out in its Memorandum of Association, are the establishment of a Community for adults with learning disabilities with the benefits of a fulfilling life and providing occupation and skills such as in agricultural, horticultural and craft based activities. These Objects are in accordance with the principles of the late Dr Rudolf Steiner. The Board of Trustees adopted a revised Memorandum of Association in March 2007 and the Charity's Objects were broadened in agreement with the Charity Commission for all Camphill communities.

Aims:

Within these Objects, the Charity's aims are to provide an environment where every member of the Community is given the care and support to fulfil his or her potential, to encourage the values of being part of an intentional community while enabling each individual to develop their own social and occupational lifestyle. The Charity values and promotes social inclusion by assisting people to be fully engaged in the local community.

The objectives for the year were discussed by the Trustees and established as:

- Maintaining the quality of our care services in line and developing plans to introduce a transition offer between Registered Care and Supported Living.
- Maintaining the financial stability of the Charity in the light of increasing pressure on Local Authority funding, this includes completing the fee review programme
- Completing the repairs programme identified from last year's condition survey and implementing a revised water supply system
- Planning for a return to normal activity as the coronavirus crisis eases.

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Strategies for achieving objectives

The Charity continues to plan ahead to ensure that the changing needs of residents can be met in the future in terms of the accommodation and support provided, and the day service activities offered. Support Plans for each resident, prepared on a continuous basis and reviewed at least annually, provide effective monitoring of needs and the Charity continues to work with local authorities to ensure that fees are commensurate with individual needs and the physical environment continues to meet these needs.

Effective management of the budget and close monitoring by the Finance and Development Committee ensure that needs are being met within available funds.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022

c. Statement of public benefits

(based upon Principles 1 & 2 of the Charity Commission Guidance)

1. The aim of Camphill Devon Community (referred to as 'The Community') is to provide an environment where every member of the Community is given the care and support to fulfil his or her potential, to encourage the values of being part of a community while enabling each individual to develop their own social and occupational lifestyle whether they live within the residential homes or their own tenancies. The benefits deriving from the aim is to provide adults with learning disabilities with:
 - a safe and supportive environment in which to live and receive support according to need
 - opportunities to take part in activities which provide meaningful daily occupation, training and the acquisition of skills which lead to an increase in self esteem and independence
 - the support of a community ethos where people are valued as individuals
 - opportunities to take part in local activities such as education, leisure and work
2. In our view, there are no elements of the aims of Camphill Devon Community which might be responsible for detriment or harm to individuals or organisations either within or outside the Community. To the best of our knowledge, there are no views held by individuals or organisations outside the Community that the Community's aims could or do cause detriment or harm.
3. The aims of Camphill Devon Community are intended to benefit adults with learning disabilities who require care and support in a Registered Care Home or in Independent Living Accommodation, or who may wish to access Day Care Activities within the Community.
4. The restrictions as to who may have the opportunities to benefit from the aims of Camphill Devon Community are defined below;
5. There is no geographical area that defines which individuals or organisations can benefit from the aims of the Community.
6. The restriction of the aims of Camphill Devon Community based on charitable need limit the beneficiaries to adults with learning disabilities who have been assessed by their local authorities or by independent social workers as being in need of support and care provided by a Registered Residential Care Home or by Independent Supported Living or by a Day Care provider.
7. The physical environment at Hapstead can be modified to suit the needs of individuals, recognising that the site is steep and in a rural location.
8. There are no membership based restrictions to the Community. Membership of the Community is automatically conferred on all residents of the Community.
9. The Trustees do not operate any particular criteria to decide who can benefit from the aims of the organisation other than those articulated here.
10. The Community requires that all adults with learning disabilities who benefit from the aims of the Community should have adequate funding (either from their local authority or from other sources) to meet the fees for their Care and Support. The Community operates no financial restrictions on the beneficiaries of their aims, and works in partnership with local authorities in order to meet people's individual needs.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022

Achievements and performance

a. Review of activities

Covid-19 implications

The year in review has continued to be influenced by the challenges of Covid-19. As a registered provider of a residential care home and supported living services for people with learning disabilities we have experienced several occasions of having to apply 'Outbreak Restriction Measures'. In essence this requires adoption of a house by house 'lockdown', with such occurrences resulting in increased demands, relating both to staffing levels, and the well-being of people we support. The staff teams continue to manage such situations extremely well.

Positive cases increased throughout the year, following trends across the County. We experienced cases within the cohort of people we support, as well as the staff team. Thankfully, everyone affected made a full recovery. PPE and Covid test kits have continued to be readily available and at no cost to us, although the provision of free PPE is forecast to end in March 2023. Government funding for staff needing to self-isolate ceased some months ago, however, to minimise the potential risks of staff attending work when testing positive we have continued to provide sickness pay as opposed to the pay reduction had they only received SSP.

Fees

The fee review project continued throughout the year and required significant work. However, this has reaped substantial reward, securing a total of annual fee increases of over £550k, and more realistic funding for the large majority of the people we support. This year's accounts reflect some of this increase but the full effect will be seen in future years. Three placements remain where further negotiation is required. An admission earlier this year, and the fee agreed for an imminent admission have both been secured at the appropriate fee level.

Admissions / Leavers

We secured one admission in May 2022, with a further new resident scheduled for early September 2022. One resident left us in January 2022. One void remains, and although we have several referrals it is not possible to forecast if this final admission will be secured this year.

We have no plans to increase our residential provision, as our site, and model, do not lend themselves to increasing numbers within our residential care offer.

However, we are exploring the introduction of a transition service, creating opportunities for up to three additional people to develop their life skills over a 1-3-year period, getting them ready for a supported living model thereafter. Despite an initial delay due to Covid related complications, we hope to have this operational by the end of the year.

Recruitment

Despite the national staffing crisis across the social care sector our position has slightly improved. Unfortunately, there continues to be a greater turnover of employees, and recruitment of Managers presents a challenge, as movement within the sector appears more transient. Predictably the introduction of a further six Support Worker positions increased our recruitment task this year.

Employee Pay rates

Having carried out a benchmarking exercise, and with commitment to remain as competitive as possible within the social care employment market, we are applying a further increase to our hourly rates; this will be the third increase in the past 12 months.

We have also appointed a part-time (fixed-term) Recruitment Consultant whose focus is primarily to increase Volunteer numbers, but will extend their remit to employee recruitment in the coming months.

Volunteers

Volunteers continue to be an essential staffing resource at Camphill and provide an important element of our culture. We are dependent upon a full complement to deliver the richness of provision to the people we support. Numbers have dwindled significantly over the last 24 months, having seen occupancy reduce from our target of

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022

20 to just 4 currently. We continue to receive many applications, but the obstacle in securing them appears largely to be a block at the immigration stage. We are therefore beginning to explore ways of increasing staffing levels to reduce our dependency on Volunteers, while maintaining the important role they play in the culture at Camphill Devon. The increased fee income will support the funding of this.

Our recently appointed Recruitment Consultant has been allocated Volunteer 'recruitment' as the top priority.

Developments

Key Management roles – Our Operations and Development Manager left us at the beginning of the year, and we are pleased to have appointed to this position (revised title 'Registered Manager'). Kelly Westbury brings a wealth of experience to the role.

- Regulation – the Care Quality Commission (CQC) carried out an inspection in May 2022. Disappointingly, we were awarded a rating of 'Requires Improvement' as a result of this. Whilst we accept the Regulatory 'breaches' identified as part of this process, we are not entirely surprised that the challenges over the last two years have taken their toll on evidencing some of our activities. Staffing levels have been such that Manager staff have been required to provide 'hands-on' care and support, reducing their time available for some review and documentation activities. Notwithstanding the overall rating, the report contained many positives and rated us as Good for "caring" and "responsive".

The change in rating does not appear to have impacted upon our reputation, or the confidence of our stakeholders. As we step closer to 100% occupancy, and have received significant support from family members, we remain a strong and well-respected provider of specialist care and support.

We have submitted a detailed Action Plan to CQC illustrating the work that will be carried out to deliver to the areas of improvement required.

- Supported Living – we have struggled for some time to deliver 100% of the contracted hours to individuals in their own homes. The staffing challenges over the past 12 months exaggerated this further, and prompted a formal review with the funding authority. As a result of this we took a decision to reduce our Supported Living offer to ensure full delivery of contracted hours, but to a lesser number of people. We therefore surrendered our contracts at Braemar and will concentrate on the Merryfield site in the short term. It is our intention that we will extend this service again when recruitment, and contractual opportunities present.
- Essential Services – Due to its rurality, Camphill Devon has neither mains water supply nor mains sewage systems on site. Maintenance and development of these resources was long overdue. We invested heavily in our reed-bed and pond filtration sewage management processes last year, and this is now fully functioning and provides a good quality system. Our domestic water supply is sourced from a local spring, which on occasion can be unreliable and insufficient. Being a domestic and registered residential setting, our next focus has been on securing a more sustainable supply. We decided the installation of a bore hole was the best solution to increase confidence and resource options. These works are almost complete.

Summary

Some re-investment is required after what has been unprecedented demands within the social care sector. Greater success with recruitment (both for employees and volunteers), promoting a more acceptable 'work-life balance' for the team after an extended period of increased demands; and embedding robust quality assurance and documentation are all key areas of focus for the coming year. All of which will aid our journey to re-establish a Good rating with CQC.

These continue to be exciting times for Camphill Devon, striking a balance between modernising our offer within the market and regulatory framework, and maintaining all that is special and unique about Camphill.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022

b. Performance

The results for the year show total incoming resources of £2,212,090 and this consists primarily of income from fees. The costs of running the Community amounted to £1,780,665. Overall, the net incoming resources for the year amounted to £431,425, primarily representing a modest operating surplus which will be re-invested in future developments. At 31 January 2022, the Charity had unrestricted, free reserves of £893,462.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The Trustees in particular considered the risks to the company from the current cost of living crisis. As described in the Review of activities the company has successfully increased its fee income and continues to have a strong financial position. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

b. Reserves policy

At the 31 January 2022 the Charity's unrestricted funds are primarily represented by its fixed assets being the premises, fixtures, fittings, equipment and motor vehicles which it requires in order to operate. It is therefore the Charity's aim to increase its free reserves. Included within designated reserves are £1,546,107 relating to the net book value of land and buildings and other fixed assets.

The unrestricted, free reserves of the Charity were £893,462. The Board of Trustees controls all expenses, and all surplus income each year will be held in a reserve fund which should also cater for any risks that are unforeseen. The Charity aims to hold free reserves of approximately three months of operating costs for unforeseen circumstances, which would be approximately £500,000. In light of the exceptional inflationary pressures in the economy at present the Trustees have concluded it would be prudent to retain the current level. Once inflationary pressures abate this will be reassessed.

Structure, governance and management

a. Constitution

The company was incorporated on 5 July 1979. The company is registered as limited by guarantee, having no share capital and eight members. In the event of the company being wound up the liability of each member is limited to £1.

The company is governed by its Memorandum and Articles of Association dated 5 July 1979, and amended 16 March 2007 and is a registered charity number 278173

The principal object of the company is to provide accommodation and support for people with learning disabilities in a community environment having regard to the principles of the late Dr Rudolf Steiner.

b. Methods of appointment or election of Trustees

Trustees are appointed by a vote of the Board, but their appointment must subsequently be ratified at the AGM. One third of the Board put themselves forward for re election at the AGM in rotation. All Trustees are members of the company, but membership of the company is open to anyone involved with the Community. The composition of the Board is kept under regular review.

During the year we welcomed one new Trustee, Kevin Gilbraith, and said goodbye to Neil Colquhoun and Steve Monk. Since the year end Lisa Rutter has also retired from the Board. The Trustees would like to thank all three for their contributions to Camphill Devon.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022**

c. Organisational structure and decision-making policies

The Trustees are legally responsible for the overall management and control of Camphill Devon Community. The Board of Trustees meets four times a year. The AGM is usually held in June but due to the coronavirus crisis was deferred to September and will take place in September again this year. A separate general meeting for the whole community takes place periodically. The work of scrutinising the finances of the Charity is delegated to the Finance Committee which meets around four times a year. The Committee is usually chaired by a Trustee, and at least one other member of the Committee is usually a Trustee. The Finance Committee is responsible for setting an annual budget, which it submits to the Board of Trustees for approval. It monitors income and expenditure and the balance sheet, as well as considering for approval unforeseen items of expenditure. The Committee also considers the progress of current development plans and other new opportunities.

The day to day running of the Community is delegated to a Chief Executive, supported by a Management Group who meet regularly.

An Estates Committee, chaired by a Trustee and comprising a majority of Trustees together with the Chief Executive and the Estates Manager, provides oversight over the planning and prioritisation of developments of our physical estate

d. Policies adopted for the induction and training of Trustees

There is a Camphill Devon Trustee induction pack, including a role description and a recruitment and induction timetable has been produced. General Trustee training is available from on line providers and can be supplemented by a Camphill Devon specific seminar, devised by the more experienced Trustees and senior officers.

e. Relationships with other charitable and non-charitable organisations

Camphill Devon Community works with other organisations in the pursuit of its charitable objectives including the Association of Camphill Communities, South Devon Rural Housing Association, ARC, Vocal and ACEVO. Camphill Devon Community also works with Devon County Council and other local authorities, who sponsor individual residents, the Department of Work and Pensions, the Care Quality Commission, the Charity Commission, Teignbridge District Council and South Hams District Council.

f. Risk Management

The Board of Trustees is responsible for the management of the risks faced by the Charity. Detailed management of risk is delegated to the Chief Executive, supported by a Management Group. A report is provided to the Trustees, and the Trustees consider the risks to the Charity covering Financial Risk, Decision Making, Health and Safety, Safeguarding Adults, Charitable Status, and other issues which could affect the well being of the Charity and its beneficiaries.

The key controls by the Charity include:

- formal agendas and minutes for all committee and Board activity
- detailed terms of reference for all committees and groups
- annual reviews and compilation of Support Plans for all people supported
- regular supervision of all employed and non employed staff
- quarterly strategic planning, budgeting and management accounting
- organisational structure and lines of reporting
- formal detailed policies and procedures
- clear structure of authorisation and job roles
- vetting procedures as required by law for the protection of vulnerable people

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022

- regular monitoring visits made by Trustees

Plans for future periods

The Charity has identified the following areas as the key aspects of future plans to be pursued during the next financial year:

- Responding to the Care Quality Commission report so that all areas requiring improvement are addressed
- Developing our plans for a "transition" service between Registered Care and Supported Living
- Continuing to progress the enhancement of our physical infrastructure for the benefit of those we support
- Maintaining the financial stability of the charity in the context of the current inflationary macroeconomic pressures
- Achieving improved recruitment of both staff and volunteers

Information on fundraising practices

Three years ago the charity conducted a fundraising campaign and raised over £200,000 for a disability access and dementia friendly extension to Merlin House. No such activity took place in this period. Our main fundraising events are fairs at Hapstead, and along with voluntary donations the money raised helps us to offer social, cultural and other support that is not paid for by Local Authority funding.

The charity is aware of the fundraising standards as published by the Fundraising Regulator and is committed to the highest standards of fundraising practice and to being transparent and accountable in our fundraising. There were no complaints received about this fundraising. As in previous years there was no direct mailing, street or other face to face contacts and so there were no concerns about important issues including protecting vulnerable people, unreasonable intrusion or persistence, or placing undue pressure on people, which are responsibilities that the charity takes seriously.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

Company law requires the Trustees to prepare financial statements for each financial. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**CAMPBILL DEVON COMMUNITY LIMITED
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**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022**

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Bishop Fleming LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees and signed on their behalf by:

.....
J C F Hitchins

Date:

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED

Opinion

have audited the financial statements of Camphill Devon Community Limited (the 'charitable company') for the year ended 31 January 2022 which comprise the Statement of Financial Activities (incorporating income and expenditure account), the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 January 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2006.

Basis for opinion

conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

have nothing to report in this regard.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED
(CONTINUED)

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' Report and from the requirement to prepare a Strategic Report.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED
(CONTINUED)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

In assessing the risk of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and the Charity's performance;
- results of our enquiries of management and the Trustees, about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the Charity's documentation of their policies and procedures relating to: identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance; detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. As a result of these procedures, we considered the opportunities and incentives that may exist within the Charity for fraud, which included incorrect recognition of income, management override of controls using manual journal entries, and identified the greatest potential for fraud as incorrect recognition of revenue and management override using manual journal entries;

We identified and obtained an understanding of the laws and regulations that are of significance to the Charity by discussions with Trustees and by updating our understanding of the sector in which the Charity operated in. Laws and regulations that are of direct significance to the Charity and of which non compliance could result in material misstatement are the Charities Act, Companies Act, Charities SORP, FRS 102, Charities legislation and UK tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the Charity's ability to operate or to avoid a material penalty. These include compliance with CQC, data protection regulations, occupational health and safety regulations, building legislation and employment legislation.

Our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- reviewing the financial statement disclosures and testing to supporting documentation to assess the recognition of revenue;
- enquiring of Trustees and management concerning actual and potential litigation and claims;
- performing procedures to confirm material compliance with the requirements of the above regulations;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing the charities compliance and correspondence with CQC;
- reading minutes of Trustee meetings; and

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED
(CONTINUED)

- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; and assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from an error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Bishop Fleming LLP
Chartered Accountants
Statutory Auditors
2nd Floor Stratus House
Emperor Way
Exeter Business Park
Exeter
EX1 3QS

Date:

Bishop Fleming LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 JANUARY 2022

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Donations and legacies	4	14,198	1,625	15,823	22,778
Charitable activities	5	2,064,932	-	2,064,932	1,748,586
Investments	6	16,086	-	16,086	7,809
Other income	7	18,154	97,095	115,249	123,223
Total income		2,113,370	98,720	2,212,090	1,902,396
Expenditure on:					
Raising funds		827	-	827	1,716
Charitable activities	8	1,654,009	125,829	1,779,838	1,750,373
Total expenditure		1,654,836	125,829	1,780,665	1,752,089
Net movement in funds		458,534	(27,109)	431,425	150,307
Reconciliation of funds:					
Total funds brought forward		2,742,607	67,615	2,810,222	2,659,915
Net movement in funds		458,534	(27,109)	431,425	150,307
Total funds carried forward		3,201,141	40,506	3,241,647	2,810,222

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 31 form part of these financial statements.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
REGISTERED NUMBER:01435068

BALANCE SHEET
AS AT 31 JANUARY 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	12	1,546,107	1,627,618
		<u>1,546,107</u>	<u>1,627,618</u>
Current assets			
Stocks	13	12,778	9,438
Debtors	14	78,564	69,962
Cash at bank and in hand		1,744,369	1,227,037
		<u>1,835,711</u>	<u>1,306,437</u>
Creditors: amounts falling due within one year	15	(140,171)	(109,939)
Net current assets		<u>1,695,540</u>	<u>1,196,498</u>
Total assets less current liabilities		<u>3,241,647</u>	<u>2,824,116</u>
Creditors: amounts falling due after more than one year	16	-	(13,894)
Total net assets		<u><u>3,241,647</u></u>	<u><u>2,810,222</u></u>
Charity funds			
Restricted funds	18	40,506	67,615
Unrestricted funds	18	3,201,141	2,742,607
Total funds		<u><u>3,241,647</u></u>	<u><u>2,810,222</u></u>

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements were approved and authorised for issue by the Trustees on _____ and signed on their behalf by:

J C F Hitchins

The notes on pages 17 to 31 form part of these financial statements.

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 JANUARY 2022

	2022 £	2021 £
Cash flows from operating activities		
Net cash provided by operating activities	552,283	311,785
Cash flows from investing activities		
Interest received	3,012	3,387
Proceeds from the sale of tangible fixed assets	-	1,800
Purchase of tangible fixed assets	(23,380)	(33,714)
Net cash used in investing activities	(20,368)	(28,527)
Cash flows from financing activities		
Repayments of borrowing	(14,583)	(14,714)
Net cash used in financing activities	(14,583)	(14,714)
Change in cash and cash equivalents in the year	517,332	268,544
Cash and cash equivalents at the beginning of the year	1,227,037	958,493
Cash and cash equivalents at the end of the year	1,744,369	1,227,037

The notes on pages 17 to 31 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

1. GENERAL INFORMATION

Camphill Devon Community is a company limited by guarantee and is constituted under a Memorandum of Association dated 5 July 1979. The company is also a registered charity. The principal office is Camphill Devon Community Limited, Hapstead Village, Buckfastleigh, TQ11 0JN.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Camphill Devon Community Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 INCOME

All income is recognised once the company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the company has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the company, can be reliably measured.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income, such as rental income, is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the company to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

2. ACCOUNTING POLICIES (continued)

2.3 EXPENDITURE (CONTINUED)

Expenditure on charitable activities is incurred on directly undertaking the activities which further the company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 GOVERNMENT GRANTS

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of Financial Activities as the related expenditure is incurred.

2.5 INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold Property	- 50 years
Freehold land	- Not depreciated
Motor vehicles	- 5 years
Fixtures and fittings	- 5 years
Solar panels	- 10 years

2.7 STOCKS AND WORK IN PROGRESS

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.8 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

2. ACCOUNTING POLICIES (continued)

2.10 LIABILITIES

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 FINANCIAL INSTRUMENTS

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 FINANCE LEASES AND HIRE PURCHASE

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors, net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of Financial Activities so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.13 PENSIONS

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

2.14 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the company and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

3. CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGMENT

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. There are no significant accounting estimates that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities for future years.

4. INCOME FROM DONATIONS AND LEGACIES

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Donations	14,029	1,625	15,654	15,947
Legacies	-	-	-	6,483
Other income	169	-	169	348
	14,198	1,625	15,823	22,778

5. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Fees received	2,060,509	2,060,509	1,740,846
Workshop sales	4,423	4,423	7,740
TOTAL 2022	2,064,932	2,064,932	1,748,586

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

6. INVESTMENT INCOME

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Farm rent	13,074	13,074	3,053
Bank interest	3,012	3,012	4,756
	<u>16,086</u>	<u>16,086</u>	<u>7,809</u>

7. OTHER INCOMING RESOURCES

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Profit on sale of fixed assets	3,500	-	3,500	1,800
Solar energy income	14,654	-	14,654	15,281
Covid-19 Grant Funding	-	97,095	97,095	106,142
	<u>18,154</u>	<u>97,095</u>	<u>115,249</u>	<u>123,223</u>

8. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2022 £	Total funds 2022 £	Total funds 2021 £
Charitable activities	<u>1,779,838</u>	<u>1,779,838</u>	<u>1,750,373</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

8. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)

ANALYSIS OF DIRECT COSTS

	Activities 2022 £	Total funds 2022 £	Total funds 2021 £
Staff costs	1,160,108	1,160,108	1,128,525
Depreciation	104,891	104,891	119,594
Support of residents	146,154	146,154	165,975
Medical expenses	696	696	1,068
Cost of farm and workshop activities	10,169	10,169	8,326
Staff training	3,344	3,344	2,804
Subscriptions	8,500	8,500	12,165
Premises	138,028	138,028	181,540
Motor and travel expenses	21,064	21,064	26,855
Sundry expenses	10,530	10,530	10,151
Printing, postage, telephone and office expenses	27,245	27,245	31,255
Accountancy	9,900	9,900	9,080
Professional fees	8,856	8,856	8,532
Bank charges	3,460	3,460	3,090
Additional COVID expenditure	125,356	125,356	38,996
Siemens lease interest	1,459	1,459	2,267
Governance costs	78	78	150
	1,779,838	1,779,838	1,750,373

9. AUDITORS' REMUNERATION

	2022 £	2021 £
Fees payable to the company's auditor for the audit of the company's annual accounts	6,650	5,500
Fees payable to the company's auditor in respect of: All non-audit services not included above	3,300	2,750

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

10. STAFF COSTS

	2022 £	2021 £
Wages and salaries	1,041,526	1,022,272
Social security costs	88,733	74,758
Contribution to defined contribution pension schemes	29,849	31,495
	1,160,108	1,128,525

The average number of persons employed by the company during the year was as follows:

	2022 No.	2021 No.
Care and support staff	30	34
Farm and maintenance staff	4	3
Administrative staff	8	7
	42	44

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2022 No.	2021 No.
In the band £70,001 - £80,000	1	-

11. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 31 January 2022, no Trustee expenses have been incurred (2021 - £NIL).

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

12. TANGIBLE FIXED ASSETS

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
COST OR VALUATION				
At 1 February 2021	2,477,694	134,324	836,298	3,448,316
Additions	-	-	23,380	23,380
At 31 January 2022	2,477,694	134,324	859,678	3,471,696
DEPRECIATION				
At 1 February 2021	988,139	99,366	733,193	1,820,698
Charge for the year	48,079	21,074	35,738	104,891
At 31 January 2022	1,036,218	120,440	768,931	1,925,589
NET BOOK VALUE				
At 31 January 2022	1,441,476	13,884	90,747	1,546,107
At 31 January 2021	1,489,555	34,958	103,105	1,627,618

13. STOCKS

	2022 £	2021 £
Farm	575	797
Workshop	3,750	2,915
Heating oil	8,453	5,726
	12,778	9,438

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

14. DEBTORS

	2022 £	2021 £
DUE WITHIN ONE YEAR		
Trade debtors	70,189	59,222
Other debtors	2,966	3,565
Prepayments and accrued income	5,409	7,175
	<u>78,564</u>	<u>69,962</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	50,318	36,520
Other taxation and social security	17,330	18,757
Obligations under finance lease and hire purchase contracts	14,896	15,585
Accruals and deferred income	57,627	39,077
	<u>140,171</u>	<u>109,939</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Net obligations under finance lease and hire purchase contracts	-	13,894
	<u>-</u>	<u>13,894</u>

Finance lease and hire purchase liabilities are secured against the assets to which they relate.

17. FINANCIAL INSTRUMENTS

	2022 £	2021 £
FINANCIAL ASSETS		
Financial assets measured at fair value through income and expenditure	<u>1,744,369</u>	<u>1,227,037</u>

Financial assets measured at fair value through income and expenditure comprise of cash and cash equivalents.

CAMP HILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

18. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 February 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2022 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Land and buildings	1,489,555	-	(48,079)	-	1,441,476
Maintenance programme	7,757	-	(7,676)	-	81
Vehicle fund	34,958	-	(21,074)	-	13,884
Hapstead development	738,420	-	(6,929)	-	731,491
Merryfield development	15,000	-	-	15,000	30,000
Furniture replacement	38,181	-	-	(38,181)	-
Fixture and fittings fund	-	-	-	90,747	90,747
	2,323,871	-	(83,758)	67,566	2,307,679
GENERAL FUNDS					
General funds	418,736	2,113,370	(1,571,078)	(67,566)	893,462
TOTAL UNRESTRICTED FUNDS	2,742,607	2,113,370	(1,654,836)	-	3,201,141
RESTRICTED FUNDS					
Ralph Brereton fund	921	-	-	-	921
Workshop	84	1,623	(473)	-	1,234
Resident social activities	213	-	-	-	213
Weavery	18	-	-	-	18
Covid support funding	66,379	97,097	(125,356)	-	38,120
	67,615	98,720	(125,829)	-	40,506
TOTAL OF FUNDS	2,810,222	2,212,090	(1,780,665)	-	3,241,647

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

18. STATEMENT OF FUNDS (CONTINUED)

The land and buildings fund represents the net book value of freehold land and buildings, which are not available for distribution by the Charity.

The maintenance programme fund is to support a programme of property maintenance at Hapstead.

The vehicle fund represents the net book value of motor vehicles, which are not available for distribution by the Charity.

The fixture and fittings fund represents the net book value of fixture and fittings, which are not available for distribution by the Charity.

The development of Hapstead site fund represents the development of Hapstead including meeting the changing needs of residents. Due to current labour and material shortages within the economy, we have not been able to make as much progress as we hoped with the programme of works.

The Merryfield development funds is to maintain Merryfield farm house.

The furniture replacement fund is to support a programme of furniture replacement at Hapstead.

The workshop equipment fund represents donations received towards the development of the workshop.

The Ralph Brereton fund represents a legacy received to be used for the benefit of residents.

The resident social activities fund represents income received towards specific expenditure on activities for the benefit of the residents.

The COVID support funding represents funds given to the Charity from the local authority to be used on supporting the home through the COVID pandemic.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

18. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

	Balance at 1 February 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2021 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Land and buildings	1,530,934	-	(48,013)	6,634	1,489,555
Maintenance programme	7,757	-	-	-	7,757
Vehicle fund	50,260	-	(23,302)	8,000	34,958
Hapstead development	514,337	-	-	224,083	738,420
Merryfield development	15,000	-	-	-	15,000
Furniture replacement	38,181	-	-	-	38,181
	<u>2,156,469</u>	<u>-</u>	<u>(71,315)</u>	<u>238,717</u>	<u>2,323,871</u>
GENERAL FUNDS					
General funds	<u>500,000</u>	<u>1,794,879</u>	<u>(1,637,426)</u>	<u>(238,717)</u>	<u>418,736</u>
TOTAL UNRESTRICTED FUNDS	<u>2,656,469</u>	<u>1,794,879</u>	<u>(1,708,741)</u>	<u>-</u>	<u>2,742,607</u>
RESTRICTED FUNDS					
Ralph Brereton fund	1,245	-	(324)	-	921
Workshop	1,881	-	(1,797)	-	84
Resident social activities	253	-	(40)	-	213
Weavery	67	-	(49)	-	18
Covid support funding	-	107,517	(41,138)	-	66,379
	<u>3,446</u>	<u>107,517</u>	<u>(43,348)</u>	<u>-</u>	<u>67,615</u>
TOTAL OF FUNDS	<u>2,659,915</u>	<u>1,902,396</u>	<u>(1,752,089)</u>	<u>-</u>	<u>2,810,222</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

19. SUMMARY OF FUNDS

SUMMARY OF FUNDS - CURRENT YEAR

	Balance at 1 February 2021 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2022 £
Designated funds	2,323,871	-	(83,758)	67,566	2,307,679
General funds	418,736	2,113,370	(1,571,078)	(67,566)	893,462
Restricted funds	67,615	98,720	(125,829)	-	40,506
	2,810,222	2,212,090	(1,780,665)	-	3,241,647

SUMMARY OF FUNDS - PRIOR YEAR

	Balance at 1 February 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2021 £
Designated funds	2,156,469	-	(71,315)	238,717	2,323,871
General funds	500,000	1,794,879	(1,637,426)	(238,717)	418,736
Restricted funds	3,446	107,517	(43,348)	-	67,615
	2,659,915	1,902,396	(1,752,089)	-	2,810,222

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS

ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT YEAR

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	1,546,107	-	1,546,107
Current assets	1,795,205	40,506	1,835,711
Creditors due within one year	(140,171)	-	(140,171)
TOTAL	3,201,141	40,506	3,241,647

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)

ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR YEAR

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,627,618	-	1,627,618
Current assets	1,238,822	67,615	1,306,437
Creditors due within one year	(109,939)	-	(109,939)
Creditors due in more than one year	(13,894)	-	(13,894)
TOTAL	2,742,607	67,615	2,810,222

21. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2022 £	2021 £
Net income for the year (as per Statement of Financial Activities)	431,425	150,307
ADJUSTMENTS FOR:		
Depreciation charges	104,891	123,886
Gains on investments	(3,012)	(3,387)
Loss/(profit) on the sale of fixed assets	-	(1,800)
(Increase)/decrease in stocks	(3,340)	885
(Increase)/decrease in debtors	(8,602)	26,322
Increase in creditors	30,920	15,572
NET CASH PROVIDED BY OPERATING ACTIVITIES	552,282	311,785

22. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2022 £	2021 £
Cash in hand	1,744,369	1,227,037
TOTAL CASH AND CASH EQUIVALENTS	1,744,369	1,227,037

CAMP HILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022

23. ANALYSIS OF CHANGES IN NET DEBT

	At 1 February 2021 £	Cash flows £	At 31 January 2022 £
Cash at bank and in hand	1,227,037	517,332	1,744,369
Finance leases	(29,479)	14,583	(14,896)
	<u>1,197,558</u>	<u>531,915</u>	<u>1,729,473</u>

24. PENSION COMMITMENTS

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £29,850 (2021: £31,495). Contributions totalling £2,769 (2021: £2,878) were payable to the fund at the balance sheet date and are included in creditors.

25. OPERATING LEASE COMMITMENTS

At 31 January 2022 the company had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2022 £	2021 £
Not later than 1 year	-	261

26. SHARE CAPITAL, MEMBERS' LIABILITY AND CONTROL

The company is limited by guarantee. It is under the control of its members, whose maximum liability in the event of the company being wound up is £1.

27. RELATED PARTY TRANSACTIONS

During the year, £215,000 was deposited with Aldermore Bank plc. A trustee is a director of the bank.

During the year, the key management personnel received a total remuneration of £106,500 (2021: £64,595).

Registered number: 01435068
Charity number: 278173

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

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CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 JANUARY 2021

Trustees	J C F Hitchins S E Gill (appointed 3 February 2020) D M Kemp-Gee N Colquhoun (appointed 3 February 2020, resigned 11 June 2021) F H R McPhail J S Monk L Rutter D L White N A De Pulford (appointed 25 January 2020)
Company registered number	01435068
Charity registered number	278173
Registered office	Hapstead Village Buckfastleigh TQ11 0JN
Company secretary	J Wallis-Eade
Chief executive officer	S Whittingham
Independent auditors	Bishop Fleming LLP Chartered Accountants 2nd Floor Stratus House Emperor Way Exeter Business Park Exeter EX1 3QS
Bankers	National Westminster Bank Plc South Devon Business Centre Riviera House, PO Box 69 Nicholson Road Torquay Devon TQ2 7YL
Solicitors	WBW Church House Queen Street Newton Abbot Devon TQ12 2QP

**CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT
FOR THE YEAR ENDED 31 JANUARY 2021**

The Trustees present their annual report together with the audited financial statements of the company for the 1 February 2020 to 31 January 2021. The Annual Report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual Report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the company qualifies as small under section 382 of the Companies Act 2006, the Strategic Report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

Objectives and activities

a. Policies and objectives

Charitable objects:

The Charity's core Objects, as set out in its Memorandum of Association, are the establishment of a Community for adults with learning disabilities with the benefits of a fulfilling life and providing occupation and skills such as in agricultural, horticultural and craft based activities. These Objects are in accordance with the principles of the late Dr Rudolf Steiner. The Board of Trustees adopted a revised Memorandum of Association in March 2007 and the Charity's Objects were broadened in agreement with the Charity Commission for all Camphill communities.

Aims:

Within these Objects, the Charity's aims are to provide an environment where every member of the Community is given the care and support to fulfil his or her potential, to encourage the values of being part of an intentional community while enabling each individual to develop their own social and occupational lifestyle. The Charity values and promotes social inclusion by assisting people to be fully engaged in the local community.

The objectives for the year were discussed by the Trustees and established as:

- to maintain the level of quality of care and support as measured by the Care Quality Commission, for both registered residential care and supported living
- to maintain the level of financial soundness under challenging conditions in the care sector nationally
- to continue to improve the registered care facilities at Hapstead in support of people's changing needs, using the charity's reserves as supplemented by the Mrs Lesley Milne legacy
- to develop the business case for further development at Merlin to ensure the whole building is best suited for older people and those with high support needs

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

b. Strategies for achieving objectives

The Charity continues to plan ahead to ensure that the changing needs of residents can be met in the future in terms of the accommodation and support provided, and the day service activities offered. Support Plans for each resident, prepared on a continuous basis and reviewed at least annually, provide effective monitoring of needs and the Charity continues to work with local authorities to ensure that fees are commensurate with individual needs and the physical environment continues to meet these needs.

Effective management of the budget and close monitoring by the Finance and Estates Committees ensure that needs are being met within available funds.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021

Objectives and activities (CONTINUED)

c. Statement of public benefits

(based upon Principles 1 & 2 of the Charity Commission Guidance)

1. The aim of Camphill Devon Community (referred to as 'The Community') is to provide an environment where every member of the Community is given the care and support to fulfil his or her potential, to encourage the values of being part of a community while enabling each individual to develop their own social and occupational lifestyle whether they live within the residential homes or their own tenancies. The benefits deriving from the aim is to provide adults with learning disabilities with:
 - a safe and supportive environment in which to live and receive support according to need
 - opportunities to take part in activities which provide meaningful daily occupation, training and the acquisition of skills which lead to an increase in self esteem and independence
 - the support of a community ethos where people are valued as individuals
 - opportunities to take part in local activities such as education, leisure and work
2. In our view, there are no elements of the aims of Camphill Devon Community which might be responsible for detriment or harm to individuals or organisations either within or outside the Community. To the best of our knowledge, there are no views held by individuals or organisations outside the Community that the Community's aims could or do cause detriment or harm.
3. The aims of Camphill Devon Community are intended to benefit adults with learning disabilities who require care and support in a Registered Care Home or in Independent Living Accommodation, or who may wish to access Day Care Activities within the Community.
4. The restrictions as to who may have the opportunities to benefit from the aims of Camphill Devon Community are defined below;
5. There is no geographical area that defines which individuals or organisations can benefit from the aims of the Community.
6. The restriction of the aims of Camphill Devon Community based on charitable need limit the beneficiaries to adults with learning disabilities who have been assessed by their local authorities or by independent social workers as being in need of support and care provided by a Registered Residential Care Home or by Independent Supported Living or by a Day Care provider.
7. The physical environment at Hapstead can be modified to suit the needs of individuals, recognising that the site is steep and in a rural location.
8. There are no membership based restrictions to the Community. Membership of the Community is automatically conferred on all residents of the Community.
9. The Trustees do not operate any particular criteria to decide who can benefit from the aims of the organisation other than those articulated here.
10. The Community requires that all adults with learning disabilities who benefit from the aims of the Community should have adequate funding (either from their local authority or from other sources) to meet the fees for their Care and Support. The Community operates no financial restrictions on the beneficiaries of their aims, and works in partnership with local authorities in order to meet people's individual needs.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021

Achievements and performance

a. Review of activities

Covid-19 implications

The year in review has been dominated by Covid-19, the impact of which has of course been significant on the operations of Camphill Devon. With national 'lock-down' commencing in March 2020, and the final lifting of general restrictions in July 2021, this prolonged and unprecedented period has presented challenges across the social care sector. As a registered provider of a residential care home and supported living services for people with learning disabilities we have experienced a raft of impacts, albeit not at an extreme level. Positive cases have been minimal and thankfully had little effect on day to day operations. All positive cases were among staff with none of our residents affected. All staff affected made a full recovery.

Whilst initially difficult, sourcing PPE was resolved, and generally at no net cost to the charity. Regular PCR testing for staff and the people we support required some logistical management, but now continues on a weekly and monthly basis respectively. This was soon followed by the introduction of twice weekly LFD testing required for our entire workforce. The administration of this has been significant, due not only to sourcing PPE and test kits, coordinating the testing process, but also the daily reporting and uploading of testing activity, along with completion of the NHS capacity tracker.

At its most demanding we employed a part time Covid Administrator, and have now secured a full-time permanent position to aid with this additional and on-going workload.

Thankfully the allocation of the Infection Control Fund Grant has assisted with additional costs incurred, including the purchase of temporary isolation accommodation for our residential volunteers. A large percentage of grant funds have been allocated with the exception of the first tranche of approx. £20k where we did not incur costs that met the precise criteria. These funds have not been re-claimed as yet, and therefore are still reflected within our accounts as a creditor.

Fees

A significant project is underway in an attempt to establish more appropriate fees for many of the people we support. We have reviewed our standard fee and it is evident that this has been too low for many years and not effectively met our operational costs. The large majority of funding agencies are therefore paying less than our true placement costs, resulting in a position that is no longer sustainable.

The project is in its early stages, although communication is now underway with numerous local authorities, although not necessarily being well received. However, two cases have been resolved, with both agreeing to our new standard fee.

The project presents some risks, insofar as funders may opt to review the placement, and potentially commission cheaper providers. We will not ask any resident to leave however. Each case is therefore being negotiated on a case by case basis, reflecting individualised strategies available to us.

Admissions / Leavers

We secured one admission in May 2021, and thankfully no leavers during the last financial year.

Several referrals are being considered currently, although the trend is for people with more challenging behaviours, many of which are not currently suitable for our provision. Whilst there is certain flexibility we are not yet fully resourced to accept more demanding placements, and the need for additional staffing will certainly present challenges.

Recruitment

This has become increasingly difficult in recent months, which seems to be the position across the sector. The period of 'lockdown'/restrictions is suggested to have fuelled the deficit of applicants due to changes in people's priorities, in addition to increased staffing demands.

Staff hourly rates

To support recruitment, and recognise the increased responsibility for Supported Living staff, we have increased the hourly rates. It is perhaps too early to know if this will have the desired impact on applications.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021

Achievements and performance (CONTINUED)

Volunteers

Volunteers (Co-Workers) continue to be an essential staffing resource at Camphill and an important element of our culture. We are dependent upon a full complement to deliver the richness of provision to the people we support.

During lockdown, numbers fluctuated greater than usual due to international mobility restrictions. We are therefore beginning to explore ways of increasing staffing levels to reduce our dependency on Volunteers, while maintaining the important role they play in the culture at Camphill Devon.

Developments

Having confirmed our business objectives for the next 3 years we are in the process of detailing our priorities, strategies and actions that will deliver to these.

Priorities

Our priorities are to ensure that:

1. We secure long term financial viability
2. There is a demand for what we offer
3. We meet commissioning agendas
4. We meet regulatory requirements
5. We are sustainable for the future

Values and Vision

A consultation exercise was completed at the beginning of the year (2021), and the following definition of our Vision, Values and Culture is confirmed:

CDC's Vision

"A world where everyone is valued and supported to live their life their way."

CDC's Values

- To promote a community ethos where everyone has a part to play, and has opportunities to make choices and take responsibility
- To involve people is at the heart of everything we do
- To understand, value and meet people's needs
- To treat people with kindness, compassion and dignity
- To promote, respect and celebrate people's diversity and individuality
- To learn from people, to help us all adapt and continually improve and grow

CDC's Culture

"An inclusive, supportive and rural environment where people have real freedom, are enabled to perform to the best of their strengths, and have the opportunities to learn and grow."

Camphill Devon has no aggressive plans to increase provision, as our site, and model, do not lend themselves to increasing numbers within our residential care offer. We have identified an opportunity to increase our available beds to 38 and have therefore increased our void number by 1, leaving 2 current voids. We are hoping to fill one void this calendar year, and another in 9-12 months.

In addition, having recently released some accommodation on site we are exploring the introduction of a Transition service, creating opportunities for up to 3 additional people to develop their life skills over a 1-3 year period. We intend to have this operational by the start of our next financial year (February 2022). This will build on the successful experience we had of individuals transferring from residential care to supported living when we opened our Supported Living service.

Our Supported Living service presents potential for growth by increasing commissioned 'hours', although, as we are not landlords with available property, opportunities are currently limited. We are however exploring how we can work with other agencies in this regard. Recruitment to the team is presently challenging, which will also have an impact on our ability to grow.

**CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021**

Achievements and performance (CONTINUED)

The change of CEO has provided an opportunity to review our model, our funding and our positioning within the social care market. This review has influenced our priorities and business strategies going forward.

To progress this, we are going through a period of change, which understandably having had some years of stability and familiarity, some of our team have found the new style and pace, and the process of 'change' difficult to accept. This, whilst under the grip of Covid-19 has of course presented some challenges. A consultation exercise with the Managers is now complete. Each 'House Manager' is now responsible for two services, reflected by a change of job title to 'Residential Services Manager'. The consultation resulted in one redundancy.

Having reaped the efficiencies, the second phase of this strategy was the introduction of a Senior Support Worker position within each of the six houses. This is a new structure and provides greater recruitment and retention opportunities.

We have exciting, but nevertheless demanding times ahead, and will continue to review our model and resources to respond to this. Camphill Devon continues to be a robust provider of care and support, supported by the necessary reserves, and potential increase in income to support our work.

b. Performance

The results for the year show total incoming resources of £1,902,396 and this consists primarily of income from fees. The costs of running the Community amounted to £1,752,089. Overall, the net incoming resources for the year amounted to £150,307 primarily representing donations and legacies received which will be used for future developments. At 31 January 2021, the Charity had unrestricted, free reserves of £418,736.

Financial review

a. Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The Trustees in particular considered the risks to the company from the current coronavirus crisis. As described in the Review of activities the company has successfully adapted to the restrictions imposed by the crisis and continues to have a strong financial position. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

b. Reserves policy

At the 31 January 2020 the Charity's unrestricted funds are almost entirely represented by its fixed assets being the premises, fixtures, fittings, equipment and motor vehicles which it requires in order to operate. It is therefore the Charity's aim to increase its free reserves. Included within designated reserves are £1,717,7904 relating to the net book value of land and buildings and other fixed assets.

Also included within designated reserves is a sum of £738,420 which has been set aside for the development of the Charity's site infrastructure. This includes an upgrade to our water system and a programme of other enhancements. During the year ended 31 January 2021 the planning of the programme was advanced but the onset of the COVID pandemic postponed the start of any works to the next financial year. The programme will take a number of years to complete.

The unrestricted, free reserves of the Charity were £418,736. The Board of Trustees controls all expenses, and all surplus income each year will be held in a reserve fund which should also cater for any risks that are unforeseen. The Charity aims to hold free reserves of approximately three months of operating costs for unforeseen circumstances, which would be approximately £420,000.

**CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021**

Structure, governance and management

a. Constitution

The company was incorporated on 5 July 1979. The company is registered as limited by guarantee, having no share capital and eight members. In the event of the company being wound up the liability of each member is limited to £1.

The company is governed by its Memorandum and Articles of Association dated 5 July 1979, and amended 16 March 2007 and is a registered charity number 278173

The principal object of the company is to provide accommodation and support for people with learning disabilities in a community environment having regard to the principles of the late Dr Rudolf Steiner.

b. Methods of appointment or election of Trustees

Trustees are appointed by a vote of the Board, but their appointment must subsequently be ratified at the AGM. One third of the Board put themselves forward for re election at the AGM in rotation. All Trustees are members of the company, but membership of the company is open to anyone involved with the Community.

c. Organisational structure and decision-making policies

The Trustees are legally responsible for the overall management and control of Camphill Devon Community. The Board of Trustees meets four times a year. The AGM is usually held in June but due to the coronavirus crisis will be deferred to September this year. A separate general meeting for the whole community takes place periodically. The work of scrutinising the finances of the Charity is delegated to the Finance Committee which meets around six times a year. The Committee is usually chaired by a Trustee, and at least one other member of the Committee is usually a Trustee. The Finance Committee is responsible for setting an annual budget, which it submits to the Board of Trustees for approval. It monitors income and expenditure and the balance sheet, as well as considering for approval unforeseen items of expenditure. The Committee also considers the progress of current development plans and other new opportunities.

The day to day running of the Community is delegated to a Chief Executive, supported by a Management Group who meet regularly.

d. Policies adopted for the induction and training of Trustees

There is a Camphill Devon Trustee induction pack, including a role description and a recruitment and induction timetable has been produced. General Trustee training is from time to time sought through local training providers. In the previous year no local Trustee training was available and instead a successful seminar was devised by Trustees and senior officers and was successfully implemented. This can be made available in the future as necessary. Computer based training is also available.

e. Relationships with other charitable and non-charitable organisations

Camphill Devon Community works with other organisations in the pursuit of its charitable objectives including the Association of Camphill Communities, South Devon Rural Housing Association, ARC, Vocal, ACEVO and Sailability. Camphill Devon Community also works with Devon County Council and other local authorities, who sponsor individual residents, the Department of Work and Pensions, the Care Quality Commission, the Charity Commission, Teignbridge District Council and South Hams District Council.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021

Structure, governance and management (CONTINUED)

f. Risk Management

The Board of Trustees is responsible for the management of the risks faced by the Charity. Detailed management of risk is delegated to the Chief Executive, supported by a Management Group. A report is provided to the Trustees, and the Trustees consider the financial risks to the Charity covering Financial Risk, Decision Making, Health and Safety, Safeguarding Adults, Charitable Status, and other issues which could affect the well being of the Charity and its beneficiaries.

The key controls by the Charity include:

- formal agendas and minutes for all committee and Board activity
- detailed terms of reference for all committees and groups
- annual reviews and compilation of Support Plans for all people supported
- regular supervision of all employed and non employed staff
- quarterly strategic planning, budgeting and management accounting
- organisational structure and lines of reporting
- formal detailed policies and procedures
- clear structure of authorisation and job roles
- vetting procedures as required by law for the protection of vulnerable people
- regular monitoring visits made by Trustees

Plans for future periods

The Charity has identified the following areas as the key aspects of future plans to be pursued during the next financial year:

- Maintaining the financial stability of the Charity in the light of increasing pressure on Local Authority funding
- Maintaining and developing the Hapstead site to meet the continued and changing needs of residents: our first priority being a review of our water infrastructure and sewerage system at Hapstead. Other plans for the site will be adjusted accordingly, depending on spending required for water and sewerage. The legacy from the late Mrs Lesley Milne will be utilised to support the maintenance and development of the Hapstead site during the year.
- Planning for a return to normal activity as the coronavirus crisis eases.

Information on fundraising practices

Two years ago the charity conducted a fundraising campaign and raised over £200,000 for a disability access and dementia friendly extension to Merlin House. No such activity took place in this period. Our main fundraising events are fairs at Hapstead, and along with voluntary donations the money raised helps us to offer social, cultural and other support that is not paid for by Local Authority funding.

The charity is aware of the fundraising standards as published by the Fundraising Regulator and is committed to the highest standards of fundraising practice and to being transparent and accountable in our fundraising. There were no complaints received about this fundraising. As in previous years there was no direct mailing, street or other face to face contacts and so there were no concerns about important issues including protecting vulnerable people, unreasonable intrusion or persistence, or placing undue pressure on people, which are responsibilities that the charity takes seriously.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2021

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

Company law requires the Trustees to prepare financial statements for each financial . Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- so far as that Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- that Trustee has taken all the steps that ought to have been taken as a Trustee in order to be aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Auditors

The auditors, Bishop Fleming LLP, have indicated their willingness to continue in office. The designated Trustees will propose a motion reappointing the auditors at a meeting of the Trustees.

Approved by order of the members of the board of Trustees on
24 September 2021 and signed on their behalf by:


J C F Hitchens


J Wallis-Eade

**CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED

Opinion

We have audited the financial statements of Camphill Devon Community Limited (the 'charitable company') for the year ended 31 January 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 January 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED
(CONTINUED)**

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Trustees' Report and from the requirement to prepare a Strategic Report.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED
(CONTINUED)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

In assessing the risk of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and the Charity's performance;
- results of our enquiries of management and the Trustees, about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the Charity's documentation of their policies and procedures relating to: identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance; detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. As a result of these procedures, we considered the opportunities and incentives that may exist within the Charity for fraud, which included incorrect recognition of income, management override of controls using manual journal entries, and identified the greatest potential for fraud as incorrect recognition of revenue and management override using manual journal entries;

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We identified and obtained an understanding of the laws and regulations that are of significance to the Charity by discussions with Trustees and by updating our understanding of the sector in which the Charity operated in. Laws and regulations that are of direct significance to the Charity and of which non compliance could result in material misstatement are the Charities Act, Companies Act, Charities SORP, and tax legislation. In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the Charity's ability to operate or to avoid a material penalty. These include compliance with CQC, data protection regulations, occupational health and safety regulations, building legislation and employment legislation.

Our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- reviewing the financial statement disclosures and testing to supporting documentation to assess the recognition of revenue, in line with longer term contract accounting methodologies;
- enquiring of Trustees and management concerning actual and potential litigation and claims;
- performing procedures to confirm material compliance with the requirements of the above regulations;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing the charities compliance and correspondence with CQC;
- reading minutes of Trustee meetings; and

**CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CAMPBILL DEVON COMMUNITY LIMITED
(CONTINUED)**

- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; and assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from an error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Bishop Fleming LLP

Mark Munro FCA (Senior Statutory Auditor)

for and on behalf of

Bishop Fleming LLP

Chartered Accountants

Statutory Auditors

2nd Floor Stratus House

Emperor Way

Exeter Business Park

Exeter

EX1 3QS

Date: *6th October 2021*

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 JANUARY 2021

	Note	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Donations and legacies	3	21,403	1,375	22,778	37,430
Charitable activities	4	1,748,586	-	1,748,586	1,661,997
Investments	5	7,809	-	7,809	12,093
Other income	6	17,081	106,142	123,223	49,069
Total income		1,794,879	107,517	1,902,396	1,760,589
Expenditure on:					
Raising funds	7	1,716	-	1,716	1,175
Charitable activities	8	1,707,025	43,348	1,750,373	1,670,004
Total expenditure		1,708,741	43,348	1,752,089	1,671,179
Net movement in funds		86,138	64,169	150,307	89,410
Reconciliation of funds:					
Total funds brought forward		2,656,469	3,446	2,659,915	2,570,505
Net movement in funds		86,138	64,169	150,307	89,410
Total funds carried forward		2,742,607	67,615	2,810,222	2,659,915

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 17 to 31 form part of these financial statements.

CAMP HILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
REGISTERED NUMBER:01435068

BALANCE SHEET
AS AT 31 JANUARY 2021

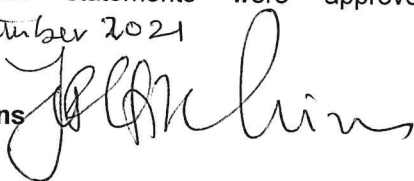
	Note	2021 £	2020 £
Fixed assets			
Tangible assets	12	1,627,618	1,717,790
		<u>1,627,618</u>	<u>1,717,790</u>
Current assets			
Stocks	13	9,438	10,323
Debtors	14	69,962	96,284
Cash at bank and in hand		1,227,037	958,493
		<u>1,306,437</u>	<u>1,065,100</u>
Creditors: amounts falling due within one year	15	(109,939)	(93,501)
Net current assets		<u>1,196,498</u>	<u>971,599</u>
Total assets less current liabilities		<u>2,824,116</u>	<u>2,689,389</u>
Creditors: amounts falling due after more than one year	16	(13,894)	(29,474)
Total net assets		<u>2,810,222</u>	<u>2,659,915</u>
Charity funds			
Restricted funds	18	67,615	3,446
Unrestricted funds	18	2,742,607	2,656,469
Total funds		<u>2,810,222</u>	<u>2,659,915</u>

The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on 24 September 2021 and signed on their behalf by:

J C F Hitchins



The notes on pages 17 to 31 form part of these financial statements.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 JANUARY 2021

	2021 £	2020 £
Cash flows from operating activities		
Net cash provided by operating activities	311,785	363,136
Cash flows from investing activities		
Interest received	3,387	6,772
Proceeds from the sale of tangible fixed assets	1,800	35,132
Purchase of tangible fixed assets	(33,714)	(76,092)
Net cash used in investing activities	(28,527)	(34,188)
Cash flows from financing activities		
Repayments of borrowing	(14,714)	(14,290)
Net cash used in financing activities	(14,714)	(14,290)
Change in cash and cash equivalents in the year	268,544	314,658
Cash and cash equivalents at the beginning of the year	958,493	643,835
Cash and cash equivalents at the end of the year	1,227,037	958,493

The notes on pages 17 to 31 form part of these financial statements

**CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021**

1. GENERAL INFORMATION

Camphill Devon Community is a company limited by guarantee and is constituted under a Memorandum of Association dated 5 July 1979. The company is also a registered charity. The principal office is Camphill Devon Community Limited, Hapstead Village, Buckfastleigh, TQ11 0JN.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of 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), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Camphill Devon Community Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 INCOME

All income is recognised once the company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

The recognition of income from legacies is dependent on establishing entitlement, the probability of receipt and the ability to estimate with sufficient accuracy the amount receivable. Evidence of entitlement to a legacy exists when the company has sufficient evidence that a gift has been left to them (through knowledge of the existence of a valid will and the death of the benefactor) and the executor is satisfied that the property in question will not be required to satisfy claims in the estate. Receipt of a legacy must be recognised when it is probable that it will be received and the fair value of the amount receivable, which will generally be the expected cash amount to be distributed to the company, can be reliably measured.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income, such as rental income, is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.3 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the company to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

2. ACCOUNTING POLICIES (continued)

2.3 EXPENDITURE (CONTINUED)

Expenditure on charitable activities is incurred on directly undertaking the activities which further the company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.4 GOVERNMENT GRANTS

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of Financial Activities as the related expenditure is incurred.

2.5 INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	- 50 years
Motor vehicles	- 5 years
Fixtures and fittings	- 5 years
Solar panels	- 10 years

2.7 STOCKS AND WORK IN PROGRESS

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.8 DEBTORS

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2. ACCOUNTING POLICIES (continued)

2.10 LIABILITIES

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

2.11 FINANCIAL INSTRUMENTS

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 FINANCE LEASES AND HIRE PURCHASE

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors, net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of Financial Activities so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.13 PENSIONS

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

2.14 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the company and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

3. INCOME FROM DONATIONS AND LEGACIES

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Donations	14,572	1,375	15,947	14,563
Legacies	6,483	-	6,483	22,504
Other income	348	-	348	363
	<u>21,403</u>	<u>1,375</u>	<u>22,778</u>	<u>37,430</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Fees received	1,740,846	1,740,846	1,657,731
Workshop and farm sales	7,740	7,740	4,266
TOTAL 2021	<u>1,748,586</u>	<u>1,748,586</u>	<u>1,661,997</u>

5. INVESTMENT INCOME

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Farm rent	3,053	3,053	6,106
Bank interest	4,756	4,756	5,987
	<u>7,809</u>	<u>7,809</u>	<u>12,093</u>

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

6. OTHER INCOMING RESOURCES

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Profit on sale of fixed assets	1,800	-	1,800	34,628
Solar energy income	15,281	-	15,281	14,441
Coronavirus Job Retention Scheme grant income	-	106,142	106,142	-
	<u>17,081</u>	<u>106,142</u>	<u>123,223</u>	<u>49,069</u>

7. EXPENDITURE ON RAISING FUNDS

COSTS OF RAISING VOLUNTARY INCOME

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Fundraising expenditure	<u>198</u>	<u>198</u>	<u>734</u>

FUNDRAISING TRADING EXPENSES

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Fundraising expenses	<u>1,518</u>	<u>1,518</u>	<u>441</u>

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

8. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2021 £	Total funds 2021 £	Total funds 2020 £
Charitable activities	1,750,373	1,750,373	1,670,004

ANALYSIS OF DIRECT COSTS

	Activities 2021 £	Total funds 2021 £	Total funds 2020 £
Staff costs	1,128,525	1,128,525	1,033,620
Depreciation	119,594	119,594	114,767
Support of residents	165,975	165,975	180,992
Medical expenses	1,068	1,068	1,288
Cultural and educational activities	-	-	503
Cost of farm and workshop activities	8,326	8,326	11,438
Staff training	2,804	2,804	6,881
Subscriptions	12,165	12,165	10,898
Premises	181,540	181,540	197,866
Motor and travel expenses	26,855	26,855	34,560
Sundry expenses	10,151	10,151	10,991
Printing, postage, telephone and office expenses	31,255	31,255	28,527
Accountancy	9,080	9,080	5,239
Professional fees	8,532	8,532	12,694
Bank charges	3,090	3,090	2,758
Additional COVID expenditure	38,996	38,996	-
Siemens lease interest	2,267	2,267	3,172
Governance costs	150	150	13,810
	1,750,373	1,750,373	1,670,004

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

9. AUDITORS' REMUNERATION

	2021 £	2020 £
Fees payable to the company's auditor for the audit of the company's annual accounts	5,500	5,300
Fees payable to the company's auditor in respect of: All non-audit services not included above	2,750	2,050
	<u>8,250</u>	<u>7,350</u>

10. STAFF COSTS

	2021 £	2020 £
Wages and salaries	1,022,272	944,475
Social security costs	74,758	67,730
Contribution to defined contribution pension schemes	31,495	31,655
	<u>1,128,525</u>	<u>1,043,860</u>

The average number of persons employed by the company during the year was as follows:

	2021 No.	2020 No.
Care and support staff	34	35
Farm and maintenance staff	3	3
Administrative staff	7	6
	<u>44</u>	<u>44</u>

No employee received remuneration amounting to more than £60,000 in either year.

11. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 31 January 2021, no Trustee expenses have been incurred (2020 - £925).

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

12. TANGIBLE FIXED ASSETS

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
COST OR VALUATION				
At 1 February 2020	2,471,060	132,314	820,665	3,424,039
Additions	6,634	8,000	19,080	33,714
Disposals	-	(5,990)	(3,447)	(9,437)
At 31 January 2021	2,477,694	134,324	836,298	3,448,316
DEPRECIATION				
At 1 February 2020	940,126	82,054	684,069	1,706,249
Charge for the year	48,013	23,302	52,571	123,886
On disposals	-	(5,990)	(3,447)	(9,437)
At 31 January 2021	988,139	99,366	733,193	1,820,698
NET BOOK VALUE				
At 31 January 2021	1,489,555	34,958	103,105	1,627,618
At 31 January 2020	1,530,934	50,260	136,596	1,717,790

13. STOCKS

	2021 £	2020 £
Farm	797	1,266
Workshop	2,915	3,019
Heating oil	5,726	6,038
	9,438	10,323

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

14. DEBTORS

	2021 £	2020 £
DUE WITHIN ONE YEAR		
Trade debtors	59,222	68,071
Other debtors	3,565	21,903
Prepayments and accrued income	7,175	6,310
	<u>69,962</u>	<u>96,284</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	36,520	42,240
Other taxation and social security	18,757	18,039
Obligations under finance lease and hire purchase contracts	15,585	14,719
Accruals and deferred income	39,077	18,503
	<u>109,939</u>	<u>93,501</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021 £	2020 £
Net obligations under finance lease and hire purchase contracts	13,894	29,474

Finance lease and hire purchase liabilities are secured against the assets to which they relate.

17. FINANCIAL INSTRUMENTS

	2021 £	2020 £
FINANCIAL ASSETS		
Financial assets measured at fair value through income and expenditure	1,227,037	958,493

Financial assets measured at fair value through income and expenditure comprise of cash and cash equivalents.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

18. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 February 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2021 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Land and buildings	1,530,934	-	(48,013)	6,634	1,489,555
Maintenance programme	7,757	-	-	-	7,757
Vehicle fund	50,260	-	(23,302)	8,000	34,958
Hapstead development	514,337	-	-	224,083	738,420
Merryfield development	15,000	-	-	-	15,000
Furniture replacement	38,181	-	-	-	38,181
	<u>2,156,469</u>	<u>-</u>	<u>(71,315)</u>	<u>238,717</u>	<u>2,323,871</u>
GENERAL FUNDS					
General funds	<u>500,000</u>	<u>1,794,879</u>	<u>(1,637,426)</u>	<u>(238,717)</u>	<u>418,736</u>
TOTAL UNRESTRICTED FUNDS	<u>2,656,469</u>	<u>1,794,879</u>	<u>(1,708,741)</u>	<u>-</u>	<u>2,742,607</u>
RESTRICTED FUNDS					
Ralph Brereton fund	1,245	-	(324)	-	921
Workshop	1,881	-	(1,797)	-	84
Resident social activities	253	-	(40)	-	213
Weavery	67	-	(49)	-	18
Covid support funding	-	107,517	(41,138)	-	66,379
	<u>3,446</u>	<u>107,517</u>	<u>(43,348)</u>	<u>-</u>	<u>67,615</u>
TOTAL OF FUNDS	<u>2,659,915</u>	<u>1,902,396</u>	<u>(1,752,089)</u>	<u>-</u>	<u>2,810,222</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

18. STATEMENT OF FUNDS (CONTINUED)

The land and buildings fund represents the net book value of freehold land and buildings, which are not available for distribution by the Charity.

The maintenance programme fund is to support a programme of property maintenance at Hapstead.

The vehicle fund represents the net book value of motor vehicles, which are not available for distribution by the Charity.

The development of Hapstead site fund represents the development of Hapstead including meeting the changing needs of residents. The available surplus for the year has been transferred to this fund.

The Merryfield development fund is to maintain Merryfield farm house.

The furniture replacement fund is to support a programme of furniture replacement at Hapstead.

The workshop equipment fund represents donations received towards the development of the workshop.

The Ralph Brereton fund represents a legacy received to be used for the benefit of residents.

The resident social activities fund represents income received towards specific expenditure on activities for the benefit of the residents.

The COVID support funding represents funds given to the Charity from the local authority to be used on supporting the home through the COVID pandemic.

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

18. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

	Balance at 1 February 2019 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2020 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Land and buildings	1,569,906	-	(38,972)	-	1,530,934
Maintenance programme	7,757	-	-	-	7,757
Vehicle fund	86,624	-	(36,364)	-	50,260
Hapstead development	320,152	-	-	194,185	514,337
Merryfield development	15,000	-	-	-	15,000
Furniture replacement	38,181	-	-	-	38,181
	<u>2,037,620</u>	<u>-</u>	<u>(75,336)</u>	<u>194,185</u>	<u>2,156,469</u>
GENERAL FUNDS					
General funds	<u>530,789</u>	<u>1,759,239</u>	<u>(1,595,843)</u>	<u>(194,185)</u>	<u>500,000</u>
TOTAL UNRESTRICTED FUNDS	<u>2,568,409</u>	<u>-</u>	<u>(1,671,179)</u>	<u>-</u>	<u>2,656,469</u>
RESTRICTED FUNDS					
Ralph Brereton fund	1,245	-	-	-	1,245
Workshop	531	1,350	-	-	1,881
Resident social activities	253	-	-	-	253
Weavery	67	-	-	-	67
	<u>2,096</u>	<u>1,350</u>	<u>-</u>	<u>-</u>	<u>3,446</u>
TOTAL OF FUNDS	<u><u>2,570,505</u></u>	<u><u>1,350</u></u>	<u><u>(1,671,179)</u></u>	<u><u>-</u></u>	<u><u>2,659,915</u></u>

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

19. SUMMARY OF FUNDS

SUMMARY OF FUNDS - CURRENT YEAR

	Balance at 1 February 2020 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2021 £
Designated funds	2,156,469	-	(71,315)	238,717	2,323,871
General funds	500,000	1,794,879	(1,637,426)	(238,717)	418,736
Restricted funds	3,446	107,517	(43,348)	-	67,615
	<u>2,659,915</u>	<u>1,902,396</u>	<u>(1,752,089)</u>	<u>-</u>	<u>2,810,222</u>

SUMMARY OF FUNDS - PRIOR YEAR

	Balance at 1 February 2019 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2020 £
Designated funds	2,037,620	-	(75,336)	194,185	2,156,469
General funds	530,789	1,759,239	(1,595,843)	(194,185)	500,000
Restricted funds	2,096	1,350	-	-	3,446
	<u>2,570,505</u>	<u>1,760,589</u>	<u>(1,671,179)</u>	<u>-</u>	<u>2,659,915</u>

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS

ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT PERIOD

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	1,627,618	-	1,627,618
Current assets	1,238,822	67,615	1,306,437
Creditors due within one year	(109,939)	-	(109,939)
Creditors due in more than one year	(13,894)	-	(13,894)
TOTAL	<u>2,742,607</u>	<u>67,615</u>	<u>2,810,222</u>

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)

ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR PERIOD

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total funds 2020 £
Tangible fixed assets	1,717,790	-	1,717,790
Current assets	1,061,654	3,446	1,065,100
Creditors due within one year	(93,501)	-	(93,501)
Creditors due in more than one year	(29,474)	-	(29,474)
TOTAL	2,656,469	3,446	2,659,915

21. RECONCILIATION OF NET MOVEMENT IN FUNDS TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the period (as per Statement of Financial Activities)	150,307	89,410
ADJUSTMENTS FOR:		
Depreciation charges	123,886	114,709
Losses on investments	(3,387)	(6,772)
Profit on the sale of fixed assets	(1,800)	(18,300)
Decrease in stocks	885	5,431
Decrease in debtors	26,322	177,883
Increase in creditors	15,572	774
NET CASH PROVIDED BY OPERATING ACTIVITIES	311,785	363,135

22. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2021 £	2020 £
Cash in hand	1,227,037	958,493
TOTAL CASH AND CASH EQUIVALENTS	1,227,037	958,493

**CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2021**

23. ANALYSIS OF CHANGES IN NET DEBT

	At 1 February 2020	Cash flows	At 31 January 2021
	£	£	£
Cash at bank and in hand	958,493	268,544	1,227,037
Finance leases	(44,193)	14,714	(29,479)
	<u>914,300</u>	<u>283,258</u>	<u>1,197,558</u>

24. PENSION COMMITMENTS

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £31,495 (2020: £31,655). Contributions totalling £2,878 (2020: £4,222) were payable to the fund at the balance sheet date and are included in creditors.

25. OPERATING LEASE COMMITMENTS

At 31 January 2021 the company had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2021 £	2020 £
Not later than 1 year	261	1,045
Later than 1 year and not later than 5 years	-	261
	<u>261</u>	<u>1,306</u>

26. SHARE CAPITAL, MEMBERS' LIABILITY AND CONTROL

The company is limited by guarantee. It is under the control of its members, whose maximum liability in the event of the company being wound up is £1.

27. RELATED PARTY TRANSACTIONS

The company has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the company at 31 January 2021.

During the year key management personnel received remuneration of sixty four thousand five hundred and ninety five pounds (2019: fifty eight thousand one hundred and twenty five pounds).

CAMPHILL DEVON COMMUNITY LIMITED GOING CONCERN ASSESSMENT

The Trustees report that forms part of our Annual Report and Accounts contains the following statement.

After making appropriate enquiries, the Trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The Trustees in particular considered the risks to the company from the current inflationary environment. As described in the Review of activities, the company continues to have a strong financial position, underpinned by a successful re-negotiation of the majority of its fees. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

The relevant standards define the period that has to be considered for the foreseeable future as twelve months from the date of approval of the accounts. This paper considers the period up to the end of the next financial year (31 January 2023).

Financial Performance

The Company's accounts show that we have operated at a surplus in recent years. Our current year's approved budget shows an operating surplus of £17,667. A revised projection for the current year indicates a substantial surplus is likely to be achieved, currently estimated to be £314,000, driven by the success of our programme to re-negotiate our fees.

In the current climate budgeting for 2023/24 is particularly difficult. A first draft budget to be tabled at the September finance meeting shows a deficit of £57k. The following assumptions are built into this:

Fees - a further inflation increase of 3%. With headline inflation currently in double figures this is considered a conservative assumption.

Payroll - a pay increase of 5% already approved is included but no allowance has been made for a further increase in 2023. Our cumulative pay increase since autumn 2021 are well ahead of inflation and have kept us competitive. It remains to see where the market goes next year

Costs; Inflation assumptions of 50% for heating, 20% for fuel, 20% for food and 5% for general expenses.

We intend to revisit all assumptions at the end of the year. While the scale of the currently projected deficit represents a fraction of our reserves and is comfortably covered by the surplus now forecast to be generated in the current year, we would expect to apply cost constraints to bring us back to a breakeven.

Capital & Maintenance Programme

These budgets do not include the maintenance catch up programme and infrastructure programme which currently stands as follows:

Total estimated cost at 1 Feb 22	£280,953
Estimated spend in 2022/3	£100,000
Net	£ 180,953

Funded by:

2023/24 operating budget	£50,000
Merryfield long term development fund	£25,000
Designated reserves	£105,558

The portion funded by reserves fully covered by existing cash holdings in the balance sheet.

The programme is behind schedule due to staff and contractor constraints and so some of the expenditure may now occur in beyond 23/24. Given it is matched by cash reserves the delay has no consequence for our going concern period

The increase in the total compared to the prior year estimates has principally been the addition of water infrastructure which as not costed this time lasted year. This is now well progressed and will be complete within the current financial year.

Cash generation

The statutory accounts show a strong accumulation of cash in the past three years. Our operating budgets largely match cash generation (there are relatively few non-cash items in them). We are thus self-supporting in cash terms before the maintenance catch up programme where we have sufficient cash reserves cover and control over the timing of initiating the expenditure.

Balance sheet

As at 31 January 2022 we had net assets of £3.2m of which cash represented £1.7m. Creditors were only £0.1m.

At 31 July cash balances were £1.9m.

This demonstrates we have a strong and resilient balance sheet.

Risks

There are three principal risks that could have a significant impact on our finances over the going concern assessment period:

- (a) An increase in voids would immediately impact our operating result as our model means we can't adjust our cost base immediately. The budget assumes 1 void throughout the year. No other voids are currently expected.
- (b) Macro economics - we could see our costs rise by more than we have currently budgeted. This is a sector wide issue and in this event, we would expect to be able to achieve higher inflationary adjustment to our fees, given the relatively modest increase in the budget. We have assumed no direct government support.
- (c) A loss of our operating certificates. We have been recently inspected by CQC and downgraded to Requires Improvement. We have assessed needed improvements as relatively easy to achieve and have an action plan to address them. We maintain close contact with commissioning agencies and have a full set of health & safety, safeguarding and other quality policies and procedures in place Our principal commissioner, Devon, has indicated they are not concerned with the CQC findings. We have also had a number of supportive messages from families of those we support.
- (d) Staffing: there is a national shortage of care staff and we are ourselves currently short albeit the position has improved slightly. This could drive salaries in the sector higher than the 5% increase we have just awarded (keeping out total increases over last year above the current headline inflation rate). If we need to increase salary levels further this could increase the currently projected deficit. Staff costs have also been impacted by the shortage of volunteers as a result of difficulties obtaining visas, this element is already built into the budget. Our strong reserves provide us with the ability to absorb further staff costs increases over the course of the next two years, giving us time to adapt.

Conclusion

The trustees believe, on the basis of the above analysis, that the company remains a going concern for the period up to 31 January 2024.

