

Registered number: 01435068  
Charity number: 278173

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

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**CAMP HILL 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 2024**

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<b>Trustees</b>	J C F Hitchins S E Gill D M Kemp-Gee (Resigned 28 June 2024) F H R McPhail D L White N A De Pulford K Gilbraith D W Morton (Resigned 30 November 2023) B E Smith (Appointed 6 October 2023) G H Gracie (Appointed 22 May 2024) C S Bailey (Appointed 17 May 2024)
<b>Company registered number</b>	01435068
<b>Charity registered number</b>	278173
<b>Registered office</b>	Hapstead Village Buckfastleigh TQ11 0JN
<b>Company secretary</b>	P L McDonald
<b>Chief executive officer</b>	S Whittingham
<b>Independent auditors</b>	Bishop Fleming LLP Chartered Accountants 2nd Floor Stratus House Emperor Way Exeter Business Park Exeter EX1 3QS
<b>Bankers</b>	National Westminster Bank Plc South Devon Business Centre Riviera House, PO Box 69 Nicholson Road Torquay Devon TQ2 7YL
<b>Solicitors</b>	WBW Church House Queen Street Newton Abbot Devon TQ12 2QP

**CAMPBILL DEVON COMMUNITY LIMITED  
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**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 JANUARY 2024**

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The Trustees present their annual report together with the audited financial statements of the company for the year 1 February 2023 to 31 January 2024. 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).

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:

- Embedding the changes made in response to the Care Quality Commission report so that our improvements are sustained
- 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

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.

**c. Statement of public benefits**

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

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**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 JANUARY 2024**

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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.

**Achievements and performance**

**a. Review of activities**

**Voids and Admissions**

Client numbers have remained stable over the past year. Sadly, one of the people we support passed away in August 2023 and another has recently left to more specialist provision due to a change of need. However, we secured two successful admissions in May and October 2023, and a further in January 2024.

We have been able to increase bed numbers slightly, and at present have potential of 4 voids across 3 houses. We continue to receive referrals, particularly from out of county, although these are increasingly for more

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**TRUSTEES' REPORT (CONTINUED)  
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complex individuals which would require additional recruitment activity should a placement offer be accepted.

**Human Resources**

Staffing

Recruitment and retention within social care continues to present challenges, and no more so than within rural Devon. We have seen greater turnover than would be ideal, partly due to long standing Management changes, as well perhaps as some newcomers to the sector that have struggled to adapt.

We have increased pay rates ahead of the regional average for the comparable sector, which has boosted applications a little, and have recently held our first Recruitment Open Day which will hopefully result in some new appointments.

We currently have two Manager vacancies across our Pendragon House and our Supported Living service.

Volunteers

Volunteer recruitment has also presented a 'spikey profile' and has been complicated by the introduction and attraction of the Skilled Worker Visa (Tier 2), as well as the Volunteer Visa (Tier 5). We are experiencing long delays with the Home Office processes, and a greater percentage of refused applications, as well as an increase in failed placements in cases where perhaps the aspirations of volunteers coming to the UK differ from our circumstances.

All aspects of the above increase workload; in terms of the weight of 'application to successful placement' statistics, and also affect retention rates. However, involving volunteers continues to be an important part of the fabric and culture of Camphill Devon, and we are optimistic that this will settle over time.

**Fees**

Following the first phase of uplifts we have continued to reap rewards when challenging fees, even if this is simply to maintain a cost-of-living increase. New admission fees have been increased, and we are seeing new contracts agreed at this level.

It will be some time before all fees are harmonised, as we are committed to maintaining current client placements and would not wish to risk a placement failure as a result of a requesting a high fee uplift.

**Regulation**

Frustratingly, as we approach the end of May 2024, we are still to have hosted a re-inspection and therefore our 'Requires Improvement' rating remains in place.

We have submitted CQC's Provider Information Return (PIR) when requested in May 2024, and have within that document outlined both the progress made against previously identified breaches, as well as other developments across our service.

**Safeguarding**

There have been no significant safeguarding concerns during the year. Incidents that occur are generally 'low level' and are dealt with internally, or with partnership working with local agencies.

**Staff Survey**

The staff survey has again been carried out this year and Trustees are in the process of collating feedback themes to be shared with the staff team.

The response rate and average response scores show a slight downturn on last year, but much of this relates to staffing levels and turnover, which we are working hard to address. There is a myriad of positive feedback, demonstrating the commitment of our team and the recognition of the special working environment that Camphill Devon provides.

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**Developments**

Essential Services – We have a clear plan ahead to inform whether an additional natural water supply will be required, as well as the need to invest in suitable cover for the storage tanks to manage thermal gain. Our plans have provided sufficient satisfaction for our contractors to now progress with a written scheme and on-going monitoring of the water quality. So, whilst further investment is required, we are approaching a position of greater confidence and security.

Estates – We made much investment in our property last year, securing installations of several newly fitted kitchens, a Garden Kitchen to promote 'fork to plate' activities, and a refurbishment of one house to improve accessibility and living space. Further work is planned for the current year to improve bathroom facilities in several houses.

Transition – It remains our intention to develop a Transition offer on our main site and have now vacated a property to enable works to be progressed in preparation for this later in 2024. Our offer will support people who have potential of living within a 'supported living' as opposed to residential style of environment to develop life skills before taking that step of greater independence.

Merlin refurbishment – the development of Merlin house is now complete, improving living, bathroom, kitchen and outdoor social space for the people we support, and particularly accessibility for people with deteriorating mobility.

Digital Recording – we are currently investigating options for digital recording systems, with the objective of improving the quality and efficiency of our record keeping, as well as the ability to more effectively track, interrogate, and archive this information. This will require a significant investment; both human resources, training and financially, but it will reap rewards in terms of efficiency, managing record keeping more professionally, and demonstrating our currency with commissioners and regulators

**Summary**

The last year has presented its challenges, particularly in terms of team resources and dynamics. Staffing changes, the demands of recruitment and retention, including Home Office delays, present pressures to day to day operations and can be demotivating to the team. However, we have a team of staff who are robust and committed, and determined to deliver high quality care, and ensure that such pressures do not detract us from our core values and operations.

We are implementing our 2024 – 2027 Business Plan, which includes a particular focus on recruitment and retention, as well as other investments in workforce development, quality recording to deliver to regulatory requirements, and future-proofing our provision

**b. Performance**

The results for the year show total incoming resources of £2,907,849 and this consists primarily of income from fees. The costs of running the Community amounted to £2,535,876. Overall, the net incoming resources for the year amounted to £370,550, primarily representing a modest operating surplus which will be re-invested in future developments. At 31 January 2024, the Charity had unrestricted, free undesignated reserves of £1,253,516.

**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.

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**b. Reserves policy**

At 31 January 2024 the Charity's unrestricted funds are primarily represented by its fixed assets, being the premises, fixtures fittings and motor vehicles which it requires in order to operate, together with a development fund covering planned improvements to the Charity's infrastructure. Included within designated reserves are £1,583,585 relating to the net book value of land and buildings and other fixed assets and £1,039,000 representing the development fund.

The unrestricted reserves of the Charity were £3,892,145 of which general funds (free undesignated reserves) comprised £1,253,516. Although inflationary pressures in the economy are beginning to reduce, there remain sufficient uncertainties such that the Trustees have decided to retain the policy of holding free reserves for unforeseen circumstances at approximately six months of operating costs. This currently gives a target free general reserves level of £1,250,000

**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, Brian Smith and said goodbye to David Morton. Since the year end Chris Bailey has joined the Board. Our Chair, John Hitchins, has announced his intention to retire following his 70th birthday in February next year. Following an extensive search process we have now appointed Gavin Gracie to the Board as Chair designate.

**c. Organisational structure and decision-making policies**

The Trustees are legally responsible for the overall management and control of Campbill Devon Community. The Board of Trustees meets four times a year. The AGM will take place in June this year. 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.



**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 JANUARY 2024**

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**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 wellbeing 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:

- Implementing a digital recording tool to support our Care provision
- Improving our staff recruitment and retention
- Embedding our Workforce Development Plan to invest in a robust workforce and promote internal skills development
- Continuing to develop 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

**Information on fundraising practices**

Five 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

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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.

**Disclosure of information to auditors**

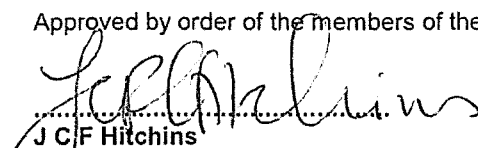
Each of the persons who are Trustees at the time when this Trustees' Report is approved has confirmed that:

- 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: 28 June 2024

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

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**Opinion**

We have audited the financial statements of Campbill Devon Community Limited (the 'charitable company') for the year ended 31 January 2024 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 2024 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 Trustees' Report and Financial Statements other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Trustees' Report and Financial Statements. 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.

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

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**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 including the Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report and the Strategic Report have been prepared in accordance with applicable legal requirements.

**Opinion on other matters prescribed by the Companies Act 2006**

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.

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

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**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.

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, 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;

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- reading minutes of Trustee meetings; and
- 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](http://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: 4/7/2024

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

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

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income from:</b>					
Donations and legacies	4	24,030	1,500	25,530	20,508
Charitable activities	5	2,811,897	-	2,811,897	2,549,780
Investments	6	49,067	-	49,067	3,672
Other income	7	21,355	-	21,355	85,521
<b>Total income</b>		<b>2,906,349</b>	<b>1,500</b>	<b>2,907,849</b>	<b>2,659,481</b>
<b>Expenditure on:</b>					
Raising funds		1,423	-	1,423	1,415
Charitable activities		2,501,416	34,460	2,535,876	2,348,379
<b>Total expenditure</b>		<b>2,502,839</b>	<b>34,460</b>	<b>2,537,299</b>	<b>2,349,794</b>
<b>Net movement in funds</b>		<b>403,510</b>	<b>(32,960)</b>	<b>370,550</b>	<b>309,687</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		3,488,635	62,699	3,551,334	3,241,647
Net movement in funds		403,510	(32,960)	370,550	309,687
<b>Total funds carried forward</b>		<b>3,892,145</b>	<b>29,739</b>	<b>3,921,884</b>	<b>3,551,334</b>

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

The notes on pages 16 to 30 form part of these financial statements.

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

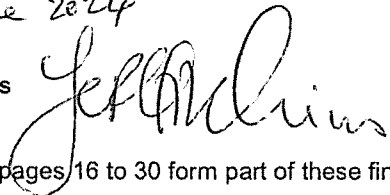
**BALANCE SHEET**  
**AS AT 31 JANUARY 2024**

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	12	1,869,299	1,508,345
		<u>1,869,299</u>	<u>1,508,345</u>
<b>Current assets</b>			
Stocks	13	13,859	16,480
Debtors	14	142,119	122,960
Cash at bank and in hand		2,196,076	2,041,865
		<u>2,352,054</u>	<u>2,181,305</u>
Creditors: amounts falling due within one year	15	(299,469)	(138,316)
<b>Net current assets</b>		<u>2,052,585</u>	<u>2,042,989</u>
<b>Total assets less current liabilities</b>		<u>3,921,884</u>	<u>3,551,334</u>
<b>Total net assets</b>		<u><u>3,921,884</u></u>	<u><u>3,551,334</u></u>
<b>Charity funds</b>			
Restricted funds	16	29,739	62,699
Unrestricted funds	16	3,892,145	3,488,635
<b>Total funds</b>		<u><u>3,921,884</u></u>	<u><u>3,551,334</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 28 June 2024 and signed on their behalf by:

J C F Hitchins



The notes on pages 16 to 30 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 2024**

	2024 £	2023 £
<b>Cash flows from operating activities</b>		
Net cash provided by operating activities	615,875	356,663
<b>Cash flows from investing activities</b>		
Interest received	44,447	3,672
Proceeds from the sale of tangible fixed assets	4,016	-
Purchase of tangible fixed assets	(510,027)	(62,839)
<b>Net cash used in investing activities</b>	(461,564)	(59,167)
<b>Cash flows from financing activities</b>		
<b>Net cash provided by financing activities</b>	-	-
<b>Change in cash and cash equivalents in the year</b>	154,311	297,496
Cash and cash equivalents at the beginning of the year	2,041,865	1,744,369
<b>Cash and cash equivalents at the end of the year</b>	2,196,176	2,041,865

The notes on pages 16 to 30 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 2024**

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**1. GENERAL INFORMATION**

Camphill Devon Community is a company limited by guarantee and is constituted under a Memorandum of Association dated 5 July 1979. It is registered in England and Wales, and the company's registered number is 01435068. The company is also a registered charity, and its registered charity number is 278173. The company's registered office address and principal place of business is Camphill Devon Community Limited, Hapstead Village, Buckfastleigh, TQ11 0JN.

The principal activity of Camphill Devon Community is to provide residential care activities for individuals with learning difficulties, mental health challenges, or substance abuse.

**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.

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.

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. ACCOUNTING POLICIES (continued)**

**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.

**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.

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

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2024**

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**2. ACCOUNTING POLICIES (continued)**

**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 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.

**2.13 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.

**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.

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**4. INCOME FROM DONATIONS AND LEGACIES**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Donations	23,270	1,500	24,770	20,419
Other income	760	-	760	89
	<u>24,030</u>	<u>1,500</u>	<u>25,530</u>	<u>20,508</u>

**5. INCOME FROM CHARITABLE ACTIVITIES**

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Fees received	2,799,880	2,799,880	2,537,536
Workshop sales	12,017	12,017	12,244
<b>TOTAL 2024</b>	<u>2,811,897</u>	<u>2,811,897</u>	<u>2,549,780</u>

**6. INVESTMENT INCOME**

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Farm rent	4,620	4,620	-
Bank interest	44,447	44,447	3,672
<b>TOTAL 2024</b>	<u>49,067</u>	<u>49,067</u>	<u>3,672</u>

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

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2024**

**7. OTHER INCOMING RESOURCES**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
(Loss)/Profit on sale of fixed assets	4,013	-	4,013	(98)
Solar energy income	17,342	-	17,342	16,045
Covid-19 Grant Funding	-	-	-	69,574
<b>TOTAL 2024</b>	<b>21,355</b>	<b>-</b>	<b>21,355</b>	<b>85,521</b>

**8. ANALYSIS OF EXPENDITURE BY ACTIVITIES**

	Activities undertaken directly 2024 £	Total funds 2024 £	Total funds 2023 £
Charitable activities	2,535,876	2,535,876	2,348,379

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**8. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)**

**ANALYSIS OF DIRECT COSTS**

	<b>Activities 2024 £</b>	<b>Total funds 2024 £</b>	<b>Total funds 2023 £</b>
Staff costs	1,792,645	1,792,645	1,721,362
Depreciation	148,086	148,086	100,699
Support of residents	161,465	161,465	109,016
Medical expenses	274	274	374
Cultural and educational activities	294	294	150
Cost of farm and workshop activities	6,575	6,575	14,652
Staff training	10,665	10,665	7,770
Subscriptions	12,753	12,753	16,238
Premises	262,339	262,339	217,950
Motor and travel expenses	34,111	34,111	28,683
Sundry expenses	13,806	13,806	16,721
Printing, postage, telephone and office expenses	46,696	46,696	33,470
Accountancy and audit	14,330	14,330	10,740
Professional fees	19,491	19,491	16,105
Bank charges	5,875	5,875	5,222
Additional COVID expenditure	-	-	47,829
Siemens lease interest	-	-	788
Governance costs	6,471	6,471	610
	<u>2,535,876</u>	<u>2,535,876</u>	<u>2,348,379</u>

**9. AUDITORS' REMUNERATION**

	<b>2024 £</b>	<b>2023 £</b>
Fees payable to the company's auditor for the audit of the company's annual accounts	<u>11,900</u>	<u>11,450</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**10. STAFF COSTS**

	2024 £	2023 £
Wages and salaries	1,613,203	1,560,174
Social security costs	133,913	125,434
Contribution to defined contribution pension schemes	45,529	35,754
	<u>1,792,645</u>	<u>1,721,362</u>

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

	2024 No.	2023 No.
Care and support, farm and maintenance and administrative staff	<u>65</u>	<u>63</u>

The average number of persons employed by the company during the year by category, expressed as full time equivalents was as follows:

	2024 No.	2023 No.
Care and support staff	42	36
Maintenance staff	4	5
Administrative staff	6	6
Farm staff	1	1
	<u>53</u>	<u>48</u>

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

	2024 No.	2023 No.
In the band £70,001 - £80,000	1	1

**11. TRUSTEES' REMUNERATION AND EXPENSES**

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 January 2024, expenses totalling £NIL were reimbursed or paid directly to Trustee (2023 - £386).



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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**12. TANGIBLE FIXED ASSETS**

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
<b>COST OR VALUATION</b>				
At 1 February 2023	2,482,748	134,324	861,247	3,478,319
Additions	238,037	40,094	231,896	510,027
Disposals	-	(9,500)	(58,326)	(67,826)
At 31 January 2024	2,720,785	164,918	1,034,817	3,920,520
<b>DEPRECIATION</b>				
At 1 February 2023	1,084,298	130,900	754,776	1,969,974
Charge for the year	52,902	11,807	83,377	148,086
On disposals	-	(8,867)	(57,972)	(66,839)
At 31 January 2024	1,137,200	133,840	780,181	2,051,221
<b>NET BOOK VALUE</b>				
At 31 January 2024	1,583,585	31,078	254,636	1,869,299
At 31 January 2023	1,398,450	3,424	106,471	1,508,345

**13. STOCKS**

	2024 £	2023 £
Farm	532	493
Workshop	4,880	3,863
Heating oil	8,447	12,124
	13,859	16,480

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**14. DEBTORS**

	2024 £	2023 £
<b>DUE WITHIN ONE YEAR</b>		
Trade debtors	126,948	113,729
Other debtors	2,262	3,822
Prepayments and accrued income	12,909	5,409
	<u>142,119</u>	<u>122,960</u>

**15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	2023 £
Trade creditors	238,350	85,080
Other taxation and social security	31,710	30,777
Obligations under finance lease and hire purchase contracts	-	212
Accruals and deferred income	29,409	22,247
	<u>299,469</u>	<u>138,316</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**16. STATEMENT OF FUNDS**

**STATEMENT OF FUNDS - CURRENT YEAR**

	Balance at 1 February 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2024 £
<b>UNRESTRICTED FUNDS</b>					
<b>DESIGNATED FUNDS</b>					
Land and buildings	1,398,450	-	(52,902)	238,037	1,583,585
Maintenance programme	81	-	(81)	-	-
Vehicle fund	3,424	-	(3,424)	-	-
Hapstead development	973,985	-	-	65,015	1,039,000
Merryfield development	40,000	-	-	(23,956)	16,044
Fixtures & fittings	48,588	-	(48,588)	-	-
Legionella prevention	30,000	-	(30,000)	-	-
Periodic electrical testing	5,000	-	(5,000)	-	-
	<u>2,499,528</u>	<u>-</u>	<u>(139,995)</u>	<u>279,096</u>	<u>2,638,629</u>
<b>GENERAL FUNDS</b>					
General funds	<u>989,107</u>	<u>2,906,349</u>	<u>(2,362,844)</u>	<u>(279,096)</u>	<u>1,253,516</u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<u>3,488,635</u>	<u>2,906,349</u>	<u>(2,502,839)</u>	<u>-</u>	<u>3,892,145</u>
<b>RESTRICTED FUNDS</b>					
Ralph Brereton fund	921	-	-	-	921
Workshop	1,682	1,500	(1,474)	-	1,708
Resident social activities	213	-	-	-	213
Weavery	18	-	(18)	-	-
Covid support funding	59,865	-	(32,968)	-	26,897
	<u>62,699</u>	<u>1,500</u>	<u>(34,460)</u>	<u>-</u>	<u>29,739</u>
<b>TOTAL OF FUNDS</b>	<u>3,551,334</u>	<u>2,907,849</u>	<u>(2,537,299)</u>	<u>-</u>	<u>3,921,884</u>

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

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2024**

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**16. 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 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. During the year we spent £324,323 on capital works associated with the development programme. Given the value of remaining works to be done the Trustees decided to increase the reserve to £1,039,000.

The Merryfield development funds is to maintain Merryfield farm house.

The fixtures & fittings fund is to support an upgrade of internal fittings across the site.

The legionella prevention fund is to complete an upgrade of our legionella prevention programme.

The periodic electrical testing fund builds up funds over time to cover the testing of our electrical systems as and when this is required.

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 represented funds given to the Charity from the local authority to be used on supporting the home through the COVID pandemic. The remaining balance is to be used for the completion of additional accommodation for isolation/visitor use.

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**16. STATEMENT OF FUNDS (CONTINUED)**

**STATEMENT OF FUNDS - PRIOR YEAR**

	Balance at 1 February 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2023 £
<b>UNRESTRICTED FUNDS</b>					
<b>DESIGNATED FUNDS</b>					
Land and buildings	1,441,476	-	(48,080)	5,054	1,398,450
Maintenance programme	81	-	-	-	81
Vehicle fund	13,884	-	(10,460)	-	3,424
Hapstead development	731,491	-	-	242,494	973,985
Merryfield development	30,000	-	-	10,000	40,000
Fixtures & fittings	90,747	-	(42,159)	-	48,588
Legionella prevention	-	-	-	30,000	30,000
Periodic electrical testing	-	-	-	5,000	5,000
	<u>2,307,679</u>	<u>-</u>	<u>(100,699)</u>	<u>292,548</u>	<u>2,499,528</u>
<b>GENERAL FUNDS</b>					
General funds	<u>893,462</u>	<u>2,588,407</u>	<u>(2,200,214)</u>	<u>(292,548)</u>	<u>989,107</u>
<b>TOTAL UNRESTRICTED FUNDS</b>	<u>3,201,141</u>	<u>2,588,407</u>	<u>(2,300,913)</u>	<u>-</u>	<u>3,488,635</u>
<b>RESTRICTED FUNDS</b>					
Ralph Brereton fund	921	-	-	-	921
Workshop	1,234	1,500	(1,052)	-	1,682
Resident social activities	213	-	-	-	213
Weavery	18	-	-	-	18
Covid support funding	38,120	69,574	(47,829)	-	59,865
	<u>40,506</u>	<u>71,074</u>	<u>(48,881)</u>	<u>-</u>	<u>62,699</u>
<b>TOTAL OF FUNDS</b>	<u>3,241,647</u>	<u>2,659,481</u>	<u>(2,349,794)</u>	<u>-</u>	<u>3,551,334</u>

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

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**17. SUMMARY OF FUNDS**

**SUMMARY OF FUNDS - CURRENT YEAR**

	Balance at 1 February 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2024 £
Designated funds	2,499,528	-	(139,995)	279,096	2,638,629
General funds	989,107	2,906,349	(2,362,844)	(279,096)	1,253,516
Restricted funds	62,699	1,500	(34,460)	-	29,739
	<u>3,551,334</u>	<u>2,907,849</u>	<u>(2,537,299)</u>	<u>-</u>	<u>3,921,884</u>

**SUMMARY OF FUNDS - PRIOR YEAR**

	Balance at 1 February 2022 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2023 £
Designated funds	2,307,679	-	(100,699)	292,548	2,499,528
General funds	893,462	2,588,407	(2,200,214)	(292,548)	989,107
Restricted funds	40,506	71,074	(48,881)	-	62,699
	<u>3,241,647</u>	<u>2,659,481</u>	<u>(2,349,794)</u>	<u>-</u>	<u>3,551,334</u>

**18. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

**ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT YEAR**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	1,869,299	-	1,869,299
Current assets	2,322,315	29,739	2,352,054
Creditors due within one year	(299,469)	-	(299,469)
<b>TOTAL</b>	<u>3,892,145</u>	<u>29,739</u>	<u>3,921,884</u>

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**18. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)**

**ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR YEAR**

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	1,508,345	-	1,508,345
Current assets	2,118,606	62,699	2,181,305
Creditors due within one year	(138,316)	-	(138,316)
<b>TOTAL</b>	<b>3,488,635</b>	<b>62,699</b>	<b>3,551,334</b>

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

	2024 £	2023 £
Net income for the year (as per Statement of Financial Activities)	<b>370,550</b>	309,687
<b>ADJUSTMENTS FOR:</b>		
Depreciation charges	148,086	100,699
Dividends, interests and rents from investments	(44,447)	(3,672)
Profit on the sale of fixed assets	(4,016)	(98)
Decrease/(increase) in stocks	2,621	(3,702)
Decrease/(increase) in debtors	20,144	(44,396)
Increase/(decrease) in creditors	122,937	(1,855)
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b>615,875</b>	<b>356,663</b>

**20. ANALYSIS OF CASH AND CASH EQUIVALENTS**

	2024 £	2023 £
Cash in hand	2,196,176	2,041,865
<b>TOTAL CASH AND CASH EQUIVALENTS</b>	<b>2,196,176</b>	<b>2,041,865</b>

**CAMPBILL DEVON COMMUNITY LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

**21. ANALYSIS OF CHANGES IN NET DEBT**

	At 1 February 2023 £	Cash flows £	At 31 January 2024 £
Cash at bank and in hand	2,041,865	154,211	2,196,076
Finance leases	(212)	212	-
	<u>2,041,653</u>	<u>154,423</u>	<u>2,196,076</u>

**22. CAPITAL COMMITMENTS**

	2024 £	2023 £
<b>CONTRACTED FOR BUT NOT PROVIDED IN THESE FINANCIAL STATEMENTS</b>		
Acquisition of tangible fixed assets	<u>124,135</u>	<u>-</u>

**23. 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 £Nil (2023: £Nil). Contributions totalling £4,085 (2023: £2,769) were payable to the fund at the balance sheet date and are included in creditors.

**24. 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.

**25. RELATED PARTY TRANSACTIONS**

During the year, £Nil (2023: £202,205) 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 £132,998 (2023: £133,405).