

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 2025

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

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CAMPHILL DEVON COMMUNITY LIMITED
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REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31 JANUARY 2025

Trustees	J C F Hitchins (resigned 17 January 2025) S E Gill D M Kemp-Gee (resigned 28 June 2024) F H R McPhail D L White N A De Pulford K Gilbraith B E Smith (resigned 17 January 2025) G H Gracie (appointed 22 May 2024) C S Bailey (appointed 17 May 2024) J R Gardner (appointed 5 July 2024, resigned 28 January 2025)
Company registered number	01435068
Charity registered number	278173
Registered office	Hapstead Village Buckfastleigh TQ11 0JN
Company secretary	P L McDonald (resigned 18 January 2025) J A Thurley (appointed 18 March 2025)
Chief executive officer	S Whittingham
Independent auditors	Bishop Fleming LLP Chartered Accountants Brook House Winslade Park Manor Drive Clyst St Mary Exeter EX5 1GD
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 2025

Introduction

The Trustees present their annual report together with the audited financial statements of the charitable company for the year ended **31 January 2025**. This Annual Report fulfils the purposes of both a Trustees' Report and a Directors' Report as required under company law.

The Trustees confirm that the Annual Report and financial statements comply with the current statutory requirements, the governing document of the charitable company, and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with FRS 102 – The Financial Reporting Standard applicable in the UK and Republic of Ireland.

As the company qualifies as small under Section 382 of the Companies Act 2006, the Strategic Report normally required for 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 charitable objects, as stated in its Memorandum of Association, are:

"The establishment of a Community for adults with learning disabilities, providing a fulfilling life through meaningful occupation and skill-building in areas such as agriculture, horticulture, and craft-based activities."

These objects are underpinned by the values and principles of the late Dr Rudolf Steiner. In March 2007, the Board of Trustees adopted a revised Memorandum of Association. This revision, agreed in consultation with the Charity Commission, broadened the Charity's objects in alignment with those of all Camphill communities.

Aims

In line with its charitable objects, the Charity aims to:

- Provide an environment where each member of the Community is supported to reach their full potential.
- Foster a sense of belonging and shared purpose within an intentional community.
- Encourage the development of individual social and occupational lifestyles, tailored to each person's aspirations and abilities.
- Promote social inclusion by enabling people to be active and valued members of the wider local community.

Objectives for the Year

During the year under review, the Trustees identified and agreed the following key objectives:

- **Embedding service improvements** made in response to the Care Quality Commission (CQC) report of July 2022, ensuring that the progress achieved is consolidated and sustained.
- **Developing plans for a "transition" service** to bridge the gap between Registered Care and Supported Living, providing greater flexibility and choice for those we support.
- **Enhancing physical infrastructure**, continuing our investment in buildings and facilities to better serve the needs and aspirations of residents and day attendees.
- **Maintaining financial stability** of the Charity, with a strong focus on prudent financial management in light of ongoing inflationary and macroeconomic pressures.

In setting these objectives and planning our activities, the Trustees have paid due regard to the guidance issued by the Charity Commission, particularly 'Public benefit: running a charity (PB2)'.

Strategies for Achieving Objectives

The Charity continues to adopt a forward-looking approach to planning, ensuring that the evolving needs of the people we support are met through:

- Ongoing development of **accommodation, support, and day service activities**, with future needs assessed regularly.
- **Individual Support Plans**, which are updated continuously and formally reviewed at least annually, forming the foundation for personalised care and support.

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TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2025

- **Regular engagement with local authorities**, ensuring that the fees received are reflective of assessed needs and the physical environment is appropriate and fit for purpose.
- **Robust financial oversight**, including budget planning and review by the Finance and Development Committee, to ensure that operations remain within available resources while continuing to deliver quality outcomes.

Statement of Public Benefit

In accordance with Principles 1 and 2 of the Charity Commission's guidance on public benefit, the Trustees confirm the following:

1. Aims and Benefits

Camphill Devon Community ('the Community') aims to:

- Provide an environment where every individual is supported to achieve their potential.
- Encourage participation in a meaningful and inclusive community life, whether through residential living or supported tenancy arrangements.
- Promote social inclusion and personal development through care, occupation, and social engagement.

The benefits resulting from these aims include:

- A **safe, supportive, and nurturing environment** tailored to the needs of adults with learning disabilities.
- Access to **meaningful day-time activities**, training opportunities, and the development of practical and social skills, all contributing to improved self-esteem and greater independence.
- A **strong community ethos** that recognises each person as a valued individual.
- **Integration with local life**, enabling access to education, leisure, and work opportunities.

2. Absence of Harm or Detriment

The Trustees are not aware of any aspect of the Charity's aims or activities that could reasonably be seen to cause harm or detriment to individuals or organisations, either within or outside the Community. No concerns of this nature have been raised by stakeholders or external bodies.

3. Beneficiaries

The intended beneficiaries of the Charity's work are **adults with learning disabilities** who require care and support in a Registered Care Home or Supported Living environment, or who wish to participate in the Community's day services.

4. Access to Benefits

Access to the Charity's services is based on **individual need and suitability**. Admission is subject to assessment and availability, ensuring that those who can most benefit from the Community's approach are able to access appropriate support. The Charity works closely with families, local authorities, and other stakeholders to facilitate access and promote inclusive practice.

5. Geographical Reach

There is no defined geographical boundary restricting who may benefit from the Community's aims. Camphill Devon Community accepts referrals from across the UK.

6. Eligibility Based on Assessed Need

The Charity's support is restricted to adults with learning disabilities who have been assessed by local authorities or independent social workers as requiring services provided by a Registered Residential Care Home, Independent Supported Living, or Day Care provision.

7. Adaptability of Environment

The Hapstead site, while located on a steep and rural terrain, can be adapted to suit the needs of individuals. The Charity is committed to making reasonable modifications to support accessibility wherever feasible.

8. Community Membership

There are no formal or membership-based restrictions to access. All individuals residing within the Community are considered members by virtue of their participation.

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TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2025

9. Access Criteria

The Trustees do not apply any criteria beyond those set out above when determining eligibility for support.

10. Funding Requirements

All adults supported by the Community are required to have adequate funding in place—either via local authorities or other sources—to meet their care and support needs. The Charity does not impose financial barriers but works in partnership with funders to ensure support is appropriately resourced.

Achievements and Performance

a. Review of Activities

Voids and Admissions

- The number of individuals supported remained **stable** during the year.
- One individual transitioned to more specialist provision following a change in need.
- The Charity has increased capacity slightly and currently has **five potential voids** across three residential houses.
- Referrals—particularly from out-of-county authorities—continue to be received, often involving individuals with **more complex needs**, necessitating enhanced staffing and training.

Human Resources

Staffing

- **Recruitment and retention** challenges persist, particularly due to Camphill Devon's **rural location**, absence of public transport links, and the **generally low pay levels** associated with the social care sector.
- Staff turnover was higher than ideal, partly reflecting the difficulties some individuals new to the sector have experienced in adapting to the demands of care work.
- In response, pay rates were increased **above regional averages**, resulting in a modest improvement in application numbers.
- With a **decline in volunteer numbers**, there has been a **greater reliance on paid staff**, and overall staff numbers have increased.

Training and Support

- Trustees and senior managers recognise the need to support and retain staff by providing **ongoing training, personal development, and a positive working environment**.

Volunteers

- Volunteer recruitment has been **variable and unpredictable**, affected by changes to UK immigration policy.
- The introduction of the **Skilled Worker Visa (Tier 2)** and **Volunteer Visa (Tier 5)** has added complexity to recruitment, with **lengthy Home Office delays** impacting intake.
- These delays have placed additional pressure on staffing, particularly in maintaining levels of engagement and support for residents.
- **Volunteer Recruitment and Visa Challenges**
- The Community has experienced a **growing percentage of refused visa applications**, alongside an **increase in early placement breakdowns**—often due to a mismatch between volunteers' expectations and the reality of life and work in a rural care setting.
- These challenges **increase administrative workload** and affect placement success rates and volunteer retention.
- Nevertheless, volunteers remain an **important and valued part** of the culture at Camphill Devon, and the Trustees remain optimistic that the situation will stabilise over time.

Fees and Contractual Funding

- The organisation has successfully **negotiated fee uplifts**, particularly for new admissions, often incorporating cost-of-living increases.
- Fee increases are partly driven by the need to **improve recruitment and retention** of paid staff in the absence of sufficient volunteer numbers.
- Camphill Devon's **broad and holistic offer** sometimes makes it difficult for commissioning councils to compare directly with other providers, leading to variable contract outcomes.
- **Harmonisation of fees** across placements will take time; Trustees are mindful not to jeopardise any existing placements by pursuing unsustainable fee uplifts.

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TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2025

Regulation and Inspection

- Despite considerable investment and sustained improvements, Camphill Devon continues to hold a **'Requires Improvement'** rating from the Care Quality Commission (CQC), originally issued in July 2022.
- The organisation has **not yet received a re-inspection**, although Provider Information Returns (PIRs) were submitted in both **May 2024 and April 2025**, detailing progress made against previous breaches and outlining significant service developments.

Safeguarding

- There were **no major safeguarding incidents** during the year.
- Minor issues were addressed internally or collaboratively with local safeguarding agencies. The Trustees remain vigilant in upholding safeguarding responsibilities.

Staff Engagement and Survey

- A **staff survey** was conducted again this year, with Trustees reviewing and sharing feedback themes.
- Although **response scores dipped slightly**, this is attributed largely to staff turnover and workload concerns.
- Positive feedback was also received, highlighting the **strong commitment and camaraderie** within the team and recognising Camphill Devon as a **unique and rewarding** place to work.

Key Developments

Essential Services:

- Investment was made to improve **water resilience**, including access upgrades and additional tank capacity.

Estates:

- Over **£405,000** was invested in property improvements, including:
- Refurbishment of kitchens across several houses
- Installation of a Garden Kitchen supporting 'fork-to-plate' activities
- Major accessibility upgrades to one residential property
- Additional **bathroom improvements** are planned for the coming year.

Transition Programme:

- A residential building was **vacated** to facilitate development of a **Transition Offer**.
- This new initiative will help individuals prepare for **greater independence** by building life skills ahead of supported living placements.

Merlin House Refurbishment:

- A major refurbishment project was completed, improving **kitchen, bathroom, living, and outdoor areas**, with a focus on **accessibility** for individuals with deteriorating mobility.

Digital Transformation:

- The **HIVE digital recording system** was implemented to:
- Improve **recording efficiency and accuracy**
- Enhance regulatory compliance
- Provide a more professional and trackable approach to documentation
- Significant investment in **staff training and IT infrastructure** was required, but the system is already **delivering measurable benefits**.

Summary

- The year has been marked by both challenges and achievements. Recruitment, retention, and visa-related hurdles have required sustained focus, but our team has shown resilience, professionalism, and compassion throughout. Despite pressures, the ethos and quality of care at Camphill Devon remain central.
- The Community continues to deliver its 2024–2027 Business Plan, with particular emphasis on:
- Workforce development
- Fee negotiation and financial stability
- Quality assurance and digital innovation
- Estate improvements and future-proofing service provision

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Financial Review

a. Performance Overview

- **Total income** for the year: **£3.2 million**, predominantly from fees.
- **Total expenditure: £2.8 million.**
- **Net incoming resources: £404,000**, representing a **modest operating surplus**.
- Surplus funds will be **reinvested** into future service development and infrastructure.
- As at **31 January 2025**, the Charity held **unrestricted free reserves of £1.46m**.

b. Going Concern

- The Trustees confirm they have a **reasonable expectation** that Camphill Devon will continue to operate for the foreseeable future.
- Despite wider economic pressures (e.g., the cost-of-living crisis), the organisation has demonstrated **strong financial resilience**, supported by improved fee income and prudent financial management.
- Accordingly, the **going concern basis** has been adopted in the preparation of these financial statements.

In summary, after making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Reserves Policy

At 31 January 2025, the Charity's unrestricted funds were primarily represented by its fixed assets – namely the premises, fixtures, fittings, and motor vehicles required for the operation of the organisation – alongside a designated development fund to support planned improvements to the Charity's infrastructure.

Included within designated reserves are £1.76m relating to the net book value of land and buildings and £1.07m representing the Hapstead development fund.

The unrestricted reserves of the Charity totalled £4.29m of which general funds (free undesignated reserves) comprised £1.46m. While economic inflationary pressures are beginning to ease, sufficient uncertainty remains for the Trustees to continue to apply a prudent reserves policy. Accordingly, they have maintained the policy of holding free reserves equivalent to approximately six months of operating costs. This provides a target level for free general reserves of £1.39m.

Structure, Governance and Management

a. Constitution

The company was incorporated on 5 July 1979 as a company limited by guarantee with no share capital. In the event of the company being wound up, each member's liability is limited to £1.

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

The principal object of the company is to provide accommodation and support for people with learning disabilities in a community setting, guided by the principles of Dr Rudolf Steiner.

b. Methods of Appointment or Election of Trustees

Trustees are appointed by a vote of the Board, with appointments ratified at the AGM. One third of the Board retire by rotation each year and may stand for re-election at the AGM. All Trustees are members of the company. Membership is open to individuals involved with the Community. The Board's composition is reviewed regularly to ensure an appropriate balance of skills and experience.

During the year, we welcomed three new Trustees: Chris Bailey, Jim Gardner, and Gavin Gracie. Sadly, we said goodbye to Brian Smith due to work commitments, and to David Morton and Jim Gardner. Additionally, our long-standing Chair, John Hitchins, retired from the Board in January 2025. John had served since March 1999 and brought invaluable financial insight and leadership to the Trust. His legacy includes a stronger staff team, significantly improved estate, and robust finances.

Gavin Gracie succeeded John Hitchins as Chair in early 2025.

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FOR THE YEAR ENDED 31 JANUARY 2025

c. Organisational Structure and Decision-Making

The Board of Trustees is legally responsible for the overall management and control of Camphill Devon Community. The Board meets four times per year, with the AGM held in September.

Financial oversight is delegated to the Finance Committee, chaired by a Trustee, and typically includes at least one other Trustee member. The Committee meets approximately four times annually and is responsible for setting the annual budget (subject to Board approval), monitoring financial performance, and reviewing proposed expenditure and development opportunities.

The Chief Executive manages the day-to-day operations of the Community, supported by a Management Group which meets regularly.

An Estates Committee, also chaired by a Trustee, provides oversight and guidance on estate planning and prioritisation of capital developments.

d. Trustee Induction and Training

New Trustees receive a tailored induction programme, including an introduction to the work of the Community, its governance structure, and strategic priorities. They are provided with copies of key governance documents, including the Memorandum and Articles of Association, recent minutes, and financial reports. Opportunities for external governance training and attendance at sector events are also encouraged to support ongoing development and effective contribution to Board work.

Camphill Devon Community provides a comprehensive Trustee induction pack, which includes a detailed role description and a recruitment and induction timetable. General Trustee training is available through a variety of online providers and can be supplemented by a Camphill Devon-specific seminar. This seminar is developed and delivered by experienced Trustees and senior officers to ensure new Trustees understand the specific context and operational priorities of the Charity.

e. Relationships with Other Charitable and Non-Charitable Organisations

Camphill Devon Community collaborates with a number of organisations in pursuit of its charitable objectives. These include the Association of Camphill Communities, Places for People, ARC, Vocal Advocacy, and ACEVO. The Charity also works closely with Devon County Council and other local authorities that sponsor individual residents, as well as with the Department of Work and Pensions, the Care Quality Commission, the Charity Commission, Teignbridge District Council, and South Hams District Council. These partnerships enhance service delivery and ensure compliance with regulatory requirements.

f. Risk Management

The Board of Trustees holds overall responsibility for managing the risks faced by the Charity. Operational management of risk is delegated to the Chief Executive and the Management Group. Risk reports are regularly provided to the Trustees, who review risks relating to Financial Management, Decision Making, Health and Safety, Safeguarding, Charitable Status, and other factors that could affect the Charity and its beneficiaries.

Key risk management controls in place include:

- Formal agendas and minutes for all committee and Board meetings
- Annual reviews and development of Support Plans for all individuals supported
- Regular supervision for all employed and non-employed staff
- Quarterly strategic planning, budgeting, and management accounting
- Clear organisational structure and reporting lines
- Comprehensive and detailed policies and procedures
- Defined authorisation frameworks and clear job roles
- Vetting procedures compliant with legal requirements for protecting vulnerable people
- Regular monitoring visits conducted by Trustees

In summary, the Trustees have assessed the major risks to which the Charity is exposed, and are satisfied that systems and procedures are in place to mitigate exposure to the major risks.

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**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2025**

Plans for Future Periods

The Charity has identified the following key priorities for the next financial year:

- Enhancing staff recruitment and retention
- Embedding the Workforce Development Plan to build a robust workforce and foster internal skills development
- Developing plans for a "transition" service bridging Registered Care and Supported Living
- Continuing to enhance the physical infrastructure to benefit those we support
- Maintaining the financial stability of the Charity amid ongoing inflationary and macroeconomic pressures

Information on Fundraising Practices

Six years ago, the Charity successfully conducted a fundraising campaign that raised over £200,000 for a disability access and dementia-friendly extension to Merlin House. No significant fundraising activities took place during the current reporting period. The Charity's main ongoing fundraising events are fairs held at Hapstead. Along with voluntary donations, funds raised support social, cultural, and other activities not covered by Local Authority funding.

The Charity is committed to adhering to the highest standards of fundraising practice as set out by the Fundraising Regulator, including transparency and accountability. There were no complaints received regarding fundraising activities during the period. In line with previous years, the Charity did not undertake direct mailing, street fundraising, or other face-to-face fundraising activities, thus avoiding concerns related to intrusion, persistence, or undue pressure. The Charity takes seriously its responsibility to protect vulnerable individuals and uphold ethical fundraising standards.

Disclosure of Information to Auditors

Each Trustee who held office at the date of approval of this Trustees' Report confirms 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 to make themselves 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. A motion for their reappointment will be proposed at a meeting of the Trustees.

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



Gavin Gracie

G H Gracie
Trustee

Date: 04 August 2025

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 JANUARY 2025

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 year. 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.

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


Gavin Gracie

G H Gracie
Trustee

Date: 04 August 2025

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

OPINION

We have audited the financial statements of Camphill Devon Community Limited (the 'charitable company') for the year ended 31 January 2025 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 2025 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 2011.

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.

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

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 CAMPHILL DEVON COMMUNITY LIMITED
(CONTINUED)**

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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;

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

- 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
- 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 Part 4 of the Charities (Accounts and Reports) Regulations 2008. 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

Bishop Fleming LLP
Chartered Accountants
Statutory Auditors
Brook House
Winslade Park
Manor Drive
Clyst St Mary
Exeter
EX5 1GD

Date: 18 August 2025

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 2025

	Note	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:					
Donations and legacies	4	31,500	19,504	51,004	25,530
Charitable activities	5	-	3,027,892	3,027,892	2,811,897
Investments	6	-	87,772	87,772	49,067
Other income	7	-	25,376	25,376	21,355
Total income		31,500	3,160,544	3,192,044	2,907,849
Expenditure on:					
Raising funds	8	-	1,787	1,787	1,423
Charitable activities	9	1,672	2,784,935	2,786,607	2,535,876
Total expenditure		1,672	2,786,722	2,788,394	2,537,299
Net income		29,828	373,822	403,650	370,550
Transfers between funds	18	(28,685)	28,685	-	-
Net movement in funds		1,143	402,507	403,650	370,550
Reconciliation of funds:					
Total funds brought forward		29,739	3,892,145	3,921,884	3,551,334
Net movement in funds		1,143	402,507	403,650	370,550
Total funds carried forward		30,882	4,294,652	4,325,534	3,921,884

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.

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

BALANCE SHEET
AS AT 31 JANUARY 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	14	2,289,227	1,869,299
		2,289,227	1,869,299
Current assets			
Stocks	15	14,230	13,859
Debtors	16	119,435	142,119
Cash at bank and in hand		2,109,999	2,196,076
		2,243,664	2,352,054
Creditors: amounts falling due within one year	17	(207,357)	(299,469)
Net current assets		2,036,307	2,052,585
Total net assets		4,325,534	3,921,884
Charity funds			
Restricted funds	18	30,882	29,739
Unrestricted funds	18	4,294,652	3,892,145
Total funds		4,325,534	3,921,884

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 and signed on their behalf by:



Gavin Gracie

G H Gracie
Trustee

Date: 04 August 2025

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 2025

	2025	2024
	£	£
Cash flows from operating activities		
Net cash used in operating activities	475,730	615,875
Cash flows from investing activities		
Interest received	83,152	44,447
Proceeds from the sale of tangible fixed assets	18,747	4,016
Purchase of tangible fixed assets	(663,806)	(510,027)
Net cash used in investing activities	(561,907)	(461,564)
Change in cash and cash equivalents in the year	(86,177)	154,311
Cash and cash equivalents at the beginning of the year	2,196,176	2,041,865
Cash and cash equivalents at the end of the year	2,109,999	2,196,176

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

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

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 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.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

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	- 5 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.

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025**

2. ACCOUNTING POLICIES (continued)

2.10 LIABILITIES AND PROVISIONS

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.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

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.

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

4. INCOME FROM DONATIONS AND LEGACIES

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Donations	31,500	18,844	50,344	24,770
Other income	-	660	660	760
	<u>31,500</u>	<u>19,504</u>	<u>51,004</u>	<u>25,530</u>

5. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Fees received	3,017,391	3,017,391	2,799,880
Workshop sales	10,501	10,501	12,017
	<u>3,027,892</u>	<u>3,027,892</u>	<u>2,811,897</u>

6. INVESTMENT INCOME

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Farm rent	4,620	4,620	4,620
Bank interest	83,152	83,152	44,447
	<u>87,772</u>	<u>87,772</u>	<u>49,067</u>

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

7. OTHER INCOMING RESOURCES

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
(Loss)/Profit on sale of fixed assets	8,133	8,133	4,013
Solar energy income	17,243	17,243	17,342
	<u>25,376</u>	<u>25,376</u>	<u>21,355</u>

8. EXPENDITURE ON RAISING FUNDS

COSTS OF RAISING VOLUNTARY INCOME

	Unrestricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Raising funds	<u>1,787</u>	<u>1,787</u>	<u>1,423</u>

9. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

Summary by fund type

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total 2025 £	Total 2024 £
Charitable activities	<u>1,672</u>	<u>2,784,935</u>	<u>2,786,607</u>	<u>2,535,876</u>

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

10. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2025 £	Total funds 2025 £	Total funds 2024 £
Charitable activities	2,786,607	2,786,607	2,535,876

ANALYSIS OF DIRECT COSTS

	Activities 2025 £	Total funds 2025 £	Total funds 2024 £
Staff costs	1,913,018	1,913,018	1,792,645
Depreciation	233,264	233,264	148,086
Support of residents	148,975	148,975	161,465
Medical expenses	277	277	274
Cultural and educational activities	564	564	294
Cost of farm and workshop activities	9,655	9,655	6,575
Staff training	17,188	17,188	10,665
Subscriptions	12,137	12,137	12,753
Premises	293,675	293,675	262,339
Motor and travel expenses	34,348	34,348	34,111
Sundry expenses	20,556	20,556	13,806
Printing, postage, telephone and office expenses	55,641	55,641	46,696
Accountancy and audit	14,280	14,280	14,330
Professional fees	18,988	18,988	19,491
Bank charges	4,224	4,224	5,875
Marketing	446	446	-
Governance costs	9,371	9,371	6,471
	2,786,607	2,786,607	2,535,876

11. AUDITORS' REMUNERATION

	2025 £	2024 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	12,500	11,900

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

12. STAFF COSTS

	2025 £	2024 £
Wages and salaries	1,708,440	1,613,203
Social security costs	153,493	133,913
Contribution to defined contribution pension schemes	51,085	45,529
	<u>1,913,018</u>	<u>1,792,645</u>

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

	2025 No.	2024 No.
Care and support, farm and maintenance and administrative staff	74	65

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

	2025 No.	2024 No.
Care and support staff	50	42
Maintenance staff	4	4
Administrative staff	7	6
Farm staff	1	1
	<u>62</u>	<u>53</u>

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

	2025 No.	2024 No.
In the band £60,001 - £70,000	1	-
In the band £70,001 - £80,000	-	1
In the band £80,001 - £90,000	1	-

13. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 31 January 2025, expenses totalling £151 were reimbursed or paid directly to 1 Trustee (2024 - £NIL) for mileage expenses.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

14. TANGIBLE FIXED ASSETS

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
COST OR VALUATION				
At 1 February 2024	2,720,785	164,918	1,034,817	3,920,520
Additions	254,928	81,100	327,778	663,806
Disposals	-	(50,796)	(34,076)	(84,872)
At 31 January 2025	2,975,713	195,222	1,328,519	4,499,454
DEPRECIATION				
At 1 February 2024	1,137,200	133,840	780,181	2,051,221
Charge for the year	71,480	23,242	138,542	233,264
On disposals	-	(50,796)	(23,462)	(74,258)
At 31 January 2025	1,208,680	106,286	895,261	2,210,227
NET BOOK VALUE				
At 31 January 2025	1,767,033	88,936	433,258	2,289,227
At 31 January 2024	1,583,585	31,078	254,636	1,869,299

15. STOCKS

	2025 £	2024 £
Farm	558	532
Workshop	5,965	4,880
Heating oil	7,707	8,447
	14,230	13,859

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

16. DEBTORS

	2025 £	2024 £
DUE WITHIN ONE YEAR		
Trade debtors	106,293	126,948
Other debtors	2,955	2,262
Prepayments and accrued income	10,187	12,909
	<u>119,435</u>	<u>142,119</u>

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	143,624	238,350
Other taxation and social security	34,324	31,710
Accruals and deferred income	29,409	29,409
	<u>207,357</u>	<u>299,469</u>

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

18. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 February 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2025 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Land and buildings	1,583,585	-	(71,480)	254,928	1,767,033
Hapstead development fund	1,039,000	-	-	26,973	1,065,973
Merryfield development	16,044	-	-	(16,044)	-
	<u>2,638,629</u>	<u>-</u>	<u>(71,480)</u>	<u>265,857</u>	<u>2,833,006</u>
GENERAL FUNDS					
General Funds	<u>1,253,516</u>	<u>3,160,544</u>	<u>(2,715,242)</u>	<u>(237,172)</u>	<u>1,461,646</u>
TOTAL UNRESTRICTED FUNDS	<u>3,892,145</u>	<u>3,160,544</u>	<u>(2,786,722)</u>	<u>28,685</u>	<u>4,294,652</u>
RESTRICTED FUNDS					
Ralph Brereton fund	921	-	-	-	921
Workshop	1,708	1,500	(1,459)	-	1,749
Resident social activities	213	-	(213)	-	-
Covid support funding	26,897	-	-	-	26,897
Wetroom refurbishment	-	10,000	-	(10,000)	-
Vehicle purchase	-	20,000	-	(18,685)	1,315
	<u>29,739</u>	<u>31,500</u>	<u>(1,672)</u>	<u>(28,685)</u>	<u>30,882</u>
TOTAL OF FUNDS	<u>3,921,884</u>	<u>3,192,044</u>	<u>(2,788,394)</u>	<u>-</u>	<u>4,325,534</u>

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025**

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 Hapstead development fund represents the development of Hapstead including meeting the changing needs of residents. During the year we spent £473,027 on capital works associated with the development programme and this money was released from the fund. A further £500,000 was transferred to the fund during the year. It will cover Hapstead Estates, Building developments, Supported Living, maintenance, property upgrades, and any possible property purchases to support business activities.

The Merryfield development funds is to maintain Merryfield farm house. During the year we spent £16,044 on capital works associated with the development programme.

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

The fixture and fittings fund represented the net book value of fixture and fittings, which are not available for distribution by the Charity. This fund was to support an upgrade of internal fittings across the site.

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 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.

The wetroom refurbishment fund represents income received to be used on the refurbishment of a specific shower room.

The vehicle purchase fund represents a grant received towards the purchase of a vehicle.

As noted above £500,000 was newly designated during the year. Apart from this, all transfers out of restricted and designated funds relate to expenditure out of those funds on tangible fixed assets.

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

18. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

	Balance at 1 February 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2024 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
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 fund	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>
GENERAL FUNDS					
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>
TOTAL UNRESTRICTED FUNDS	<u>3,488,635</u>	<u>2,906,349</u>	<u>(2,502,839)</u>	<u>-</u>	<u>3,892,145</u>
RESTRICTED FUNDS					
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>
TOTAL OF FUNDS	<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 2025

19. SUMMARY OF FUNDS

SUMMARY OF FUNDS - CURRENT YEAR

	Balance at 1 February 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2025 £
Designated funds	2,638,629	-	(71,480)	265,857	2,833,006
General funds	1,253,516	3,160,544	(2,715,242)	(237,172)	1,461,646
Restricted funds	29,739	31,500	(1,672)	(28,685)	30,882
	<u>3,921,884</u>	<u>3,192,044</u>	<u>(2,788,394)</u>	<u>-</u>	<u>4,325,534</u>

SUMMARY OF FUNDS - PRIOR 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>

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS

ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT PERIOD

	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	-	2,289,227	2,289,227
Current assets	30,882	2,212,782	2,243,664
Creditors due within one year	-	(207,357)	(207,357)
TOTAL	<u>30,882</u>	<u>4,294,652</u>	<u>4,325,534</u>

CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)

ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR PERIOD

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

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

	2025 £	2024 £
Net income for the period (as per Statement of Financial Activities)	403,650	370,550
ADJUSTMENTS FOR:		
Depreciation charges	233,264	148,086
Dividends, interests and rents from investments	(83,152)	(44,447)
Profit on the sale of fixed assets	(8,133)	(4,016)
Decrease/(increase) in stocks	(371)	2,621
Decrease in debtors	22,684	20,144
Increase/(decrease) in creditors	(92,212)	122,937
NET CASH PROVIDED BY OPERATING ACTIVITIES	475,730	615,875

22. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2025 £	2024 £
Cash in hand	2,109,999	2,196,176
TOTAL CASH AND CASH EQUIVALENTS	2,109,999	2,196,176

CAMPBILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2025

23. ANALYSIS OF CHANGES IN NET DEBT

	At 1 February 2024 £	Cash flows £	At 31 January 2025 £
Cash at bank and in hand	2,196,076	(86,077)	2,109,999
	<u>2,196,076</u>	<u>(86,077)</u>	<u>2,109,999</u>

24. CAPITAL COMMITMENTS

	2025 £	2024 £
CONTRACTED FOR BUT NOT PROVIDED IN THESE FINANCIAL STATEMENTS		
Acquisition of tangible fixed assets	<u>78,950</u>	<u>124,135</u>

25. 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 £51,085 (2024: £45,529). Contributions totalling £9,047 (2024: £4,085) were payable to the fund at the balance sheet date and are included in creditors.

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, £85,000 (2024: £Nil) was deposited with Aldermore Bank plc. A trustee was a director of the bank.

During the year, the key management personnel received a total remuneration of £148,629 (2024: £132,998).