

Charity registration number 283556

Company registration number 01589898 (England and Wales)

CAMPHILL MILTON KEYNES COMMUNITIES LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	J Cooper S Prosky G Lightfoot (Chair to December 2024) E Bradley R Malik J Mofffoot I Revell E Sheldon (Chair from January 2025) P Howard
Secretary	J Mofffoot
Charity number	283556
Company number	01589898
Principal address	Japonica Lane Willen Park South Milton Keynes Buckinghamshire MK15 9JY
Registered office	Japonica Lane Willen Park South Milton Keynes Buckinghamshire MK15 9JY
Auditor	Myers Clark Egale 1 80 St Albans Road Watford Hertfordshire WD17 1DL
Investment advisors	Rathbones Investment Management 1 Curzon Street London W1J 5FB

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

CONTENTS

	Page
Trustees' report	1 - 8
Statement of trustees' responsibilities	9
Independent auditor's report	10 - 12
Consolidated Statement of financial activities	13 - 14
Consolidated Summary income and expenditure account	15
Consolidated Balance Sheet	16
Company Balance Sheet	17
Consolidated Statement of cash flows	18
Notes to the financial statements	19 - 39

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 30 JUNE 2024

The trustees present their annual report and financial statements for the year ended 30 June 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's Memorandum and Articles of Association, the Companies Act 2006 and "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)" (as amended for accounting periods commencing from 1 January 2019)

Objectives and activities

CMKC's Memorandum of Association defines its main objects as follows:

"The Charity's objects are, for the public benefit, to relieve sickness, promote good health, provide care to and advance the education and training of: people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolf Steiner (as summarised in the Appendix to this Memorandum), particularly (without limitation) by the establishment and maintenance of communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort, in community with persons providing support."

The Appendix referred to above summarises the principles formulated by the Austrian philosopher, Dr Rudolf Steiner, about many aspects of daily life including social life, economic life, agriculture, horticulture, art, medicine, finance and religion. During the year there has been no change to policies adopted in furtherance of our objects. The charity operates as a Community, managing three main activities that can be summarised as:

1. Tenancy

Our accommodation consists of several houses where residents and support staff share their lives as a Community in addition to a number of houses comprising residents requiring only daily support visits. Each resident has an assured short hold tenancy agreement with CMKC which makes them eligible to apply for Housing Benefit from the Local Authority.

2. Supported Living

In addition to the provision of accommodation for each resident CMKC also provides residents with the necessary day-to-day support to live their lives as they choose within and beyond the Community. This comprises daily support to residents appropriate to their needs and lifestyle as assessed by the relevant Local Authority.

3. Day Workshops

The provision of work experience in a range of well-structured therapeutic workshops centred around working on the land, food processing, arts, crafts and music. Residents are supported within the workshops by a combination of volunteers and employees Monday to Friday. In addition, the workshops are available to adults with learning disabilities from the wider Milton Keynes community who are interested in attending.

Our activities operate from two main sites within Milton Keynes, Willen Park South and Pennyland.

The charity owns the freehold of a ten-acre site at Willen, as well as the workshops and four of the five houses. The fifth house was built by Aldwyck Housing Association (now Peabody) with Housing Corporation funds. Aldwyck Housing Association made this house available under a management agreement between Aldwyck and CMKC. This house is operated similarly to the other residential houses and is built on land leased by CMKC to Aldwyck on a long-term basis. CMKC also owns two separate houses within proximity of the Willen estate.

CMKC manages three additional houses that are rented from Milton Keynes Council at Pennyland, where it also owns the freehold of 1.75 acres of land which includes a workshop facility.

CMKC has taken on the management of a further house "Kirtlington" in Downhead Park, leased from a family member to support three additional residents.

CMKC is part of the wider Camphill Movement which has over one hundred centres worldwide, all caring for children or adults with learning disabilities or who are emotionally disturbed. CMKC is autonomous regarding day-to-day operations and in respect of all financial matters but benefits from the wealth of experience available within the Camphill Movement as a whole. Our CEO is chair of the England & Wales Neighbourhood and a member of the Association of Camphill Communities UK & Ireland coordinating group.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

Public Benefit

When setting objectives, Trustees acknowledge that the charity is a Public Benefit Entity & give consideration to the Charity Commission's published guidance on the Public Benefit requirement under the Charities Act 2011 guidance on public benefit.

The charity, in pursuit of its objects, continues to provide support of adults with learning disabilities by providing a community environment where they can be supported to live, socialise and gain work experience in a therapeutic workshop. This provision is provided to both existing Community residents and extended to local service users from the wider community.

In 2016, the charity became a member of Wolverton Community Energy (WCE), a registered society. CMKC lease roof space to WCE for the installation of solar panels, this agreement providing subsidised energy to the charity. WCE collaborate with individuals and businesses in Wolverton and the wider Milton Keynes area to help them become more energy efficient and to reduce the amount of carbon they use. Their long-term view and our aim are to take the WCE community off-grid, with zero carbon use. They have a strong track record and have already completed several successful projects. They are currently exploring a range of other ways to harness renewable energy sources - from solar PV installations to hydro, and from biomass to LED lighting retrofits. They aim to invest 50% of profits back into the local community, with a particular focus on relieving fuel poverty for the most vulnerable.

Achievements and performance

CMKC currently maintains twelve residential houses in which around seventy residents live. It also operates several day workshops including the Camphill cafe, providing residents with the opportunity to connect naturally with the wider Milton Keynes community.

At the heart of our community are our residents and external service users who use our support and workshops and, as the beneficiaries of our charity, are the focus of our thinking. Their health and wellbeing are our business. We aim to do that well.

Trustees are committed to the continued successful future of the Community and assess performance against objects via several measures involving the Community and stakeholders. Internal benchmarks comprise but are not limited to financial budgets, HR & Training plans, H&S kpi's, support plans, risk assessments, commissioned professional advice and resident surveys. Stakeholder benchmarks comprise but are not limited to Local Authority inspections (Adult Social Care, Housing & Fire Brigade), resident annual reviews with social workers, CQC inspections, resident family support group meetings and surveys. In total the reported data provides Trustees with an overview of the Community's performance against its objects.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

Achievements and performance (continued)

A key indicator of year-on-year provision of quality support is the regular inspection of our services by the Care Quality Commission (CQC). They are the independent regulator of health and adult social care in England who ensure health and social care services provide people with safe, effective, compassionate, high-quality care and encourage care services to improve.

The charity was last formally inspected by the CQC in October 2018 and was rated as "Good" in all five "key lines of enquiry" being Safe, Effective, Caring, Responsive & Well Led, resulting in a positive report and overall score of "Good". The pandemic created a backlog for CQC and the inspection regime then changed focus to target high risk and failing settings, Camphill MK is unlikely to be formally re-inspected before 2025, although this is not impossible and can inspect without notice. In the interim we undertake internal audits to monitor our service provision in addition to local authority PAMMS inspection for which we are rated "excellent". Trustees recognise the commitment of the Community in achieving this rating and will continue to provide all necessary resources to maintain a high level of quality support.

As noted in previous years, the charity concluded plans to move to a fully employed support staffing model, the reduction in live in volunteers providing additional accommodation for new residents. This is a different approach to other Camphill settings in the UK however it supported our further growth and support for more beneficiaries (increased residents) we have now exceeded our target.

The charity's plan for growth has continued to progress and we will open our first new accommodation in 2025. Progress with additional buildings and housing will further depend on success raising funds; however, we are very pleased to anticipate new staff and residents commencing February / March 2025.

Plans for future periods

The strategic plan was initially commenced in 2016, and has been updated year on year to reflect progress and revision; an extract is presented below:

Our strategy identifies five key areas of development:

1. Ensure we have the right numbers and quality of staff in place to sustain good quality of care and management.
2. Revise organisational roles to ensure sustainability of operations and scalability
3. Ensure our buildings are well maintained and utilised and fit for purpose.
4. Ensure our services provided are relevant, financially sustainable and high quality
5. Extend our reach to beneficiaries by developing new services

Our current position regarding these objectives:

Objective 1 (Staffing)

Although initially on track, our work to increase staffing was escalated due to the sudden and unexpected national challenges to recruitment of Tier 5 Visa volunteers. We responded to this effectively and whilst this put us in an unplanned operational deficit for a period a positive outlook progressed well with staffing costs recovered through the recruitment of new residents.

2023 / 24 has seen us consolidate our staffing model, revising administrative and line management roles and balancing staff numbers to meet the commissioned hours of residents and workshop participants. The staffing model does not rely on volunteers which has proved to be a prudent decision. We are now in the process of redefining our local volunteer protocols and policies to encompass fundraising support, theatre activity and workshop / admin support.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) ***FOR THE YEAR ENDED 30 JUNE 2024***

Plans for future periods (continued)

Objective 2 (Roles and responsibilities)

We upskilled our staff as per our plans and recruited key managers who are well established in their roles in Facilities Management, Registered Manager and Service development / assessment Roles. House coordinators are well supported in developing first line management skills and we have been fortunate in recruiting and retaining competent and caring individuals across the organisation in both care and workshop teams.

We note that our recruitment activity is far more fluid than previously experienced as employed staff tend to be more mobile in the employment market and we are competing with retail, hospitality, and other sectors for our staff, however the annual recruitment and training of volunteers is significantly less impactful on the quality of our care and the pressure on our staff as might previously have been argued. We have strong retention levels including internal promotions: through in-house training we are pleased to have seen 23 staff members gain promotions in the past 5-years.

Objective 3 (Buildings well utilised, fit for purpose and sustainable)

This has progressed significantly due to the recruitment of a facilities manager and investment approval from trustees. Heating systems and other infrastructure such as monitoring of Health and Safety activity and preventative activity has become more systematised and effective. Monitoring and reporting of safety and welfare concerns remains reliable, and relationships with sub-contractors and consultants are more effectively monitored and maintained.

Objective 4 (Ensure services are relevant, financially sustainable and of high quality)

This continues to progress on an individual level however this has been a significant focus of our registered manager's attention during the year. We have seen a consistency of funding for residents assessed by the local authority teams and have challenged (generally but not universally successfully) where reductions have been proposed, often seeing successful increases in funding where appropriate.

We have additionally focussed on introducing new systems to administer and monitor our HR functions across the organisation, commissioning new cloud-based software systems to manage staff and volunteers. Previous work to embed E MAR (Medication management) and E Care systems now being well established.

Objective 5 (Extend our reach by developing new services)

Trustees approved our ambitions growth plans in an overarching plan that will see us double our capacity in stages (dependant on fundraising success), predominantly to meet the ongoing age-related needs of our beneficiaries. Recognising that people with learning disabilities live longer lives due to improvements in healthcare and reasonable adjustments – but also now experience age related mobility and other issues.

The overall accessible build was additionally broken down into achievable funding and build phases to sensibly manage the project and to manage the build whilst allowing our core business to continue.

Significantly, our first house was commenced in 2024 with a 2025 completion date.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

Planned activity for the coming year:

Although we have made good progress in each of our five objectives we consider them to remain entirely relevant to our onward success and sustainability.

Along with necessary improvements to infrastructure such as wayfinding, parking, and access to our land we aim to further develop our environment and resources to meet incoming and existing resident accommodation and day opportunity need and to utilise our resources to best practical and financial effect.

An overarching driver for this is to achieve and maintain sustainable balanced budget as we recognise that without this our activity will be challenging.

We aim to extend our reach to meet the needs of our local and national referrals of individuals seeking community living resources and meaningful activity whilst maintaining a high quality of care and physical resources that are well suited to the needs of those we support.

We also aim to maintain and develop our community influence, engaging positively with the general public and with the disability and related sectors to promote "Camphill Values Today". In practical terms the recognition of people as human individuals first with a place in society that is productive, respected, valued, and live with dignity (rather than the medical model of focus on needs and diagnosis).

Trustees are confident that the charity can continue to meet its liabilities as they fall due for the foreseeable future and that the accounts should be prepared on the going concern basis.

CMKC made charitable donations of £nil (2023: £nil) during the year.

Reserves

During the year the Board has considered the level, in line with the Charity Commission Guidelines, it should retain in its reserves. Its current policy reflects the need to maintain current operations while providing for future commitments. The Board reviews its reserves policy annually in line with recommended practice. During the year of report, Trustees re-assessed its designated funds, re-allocating to reflect known requirements. Note 21/22 sets out an analysis of the assets attributable to the various funds. These assets are sufficient to meet CMKC's obligations on a fund-by-fund basis.

The Board has considered the requirement for free reserves, being those unrestricted funds not invested in tangible fixed assets, designated for specific purposes or otherwise committed. The Board believes that this should represent three months of expenditure. At this level the Board believes it can continue the activities of CMKC in the event of a significant drop in funding until alternative sources can be identified.

As detailed in the next paragraph, Free Reserves currently represent 6.6 months expenditure and the Board aims to maintain, at least, to the target level of the Free Reserves.

As at 30 June 2024, the company's total reserves of £6,329,976 can be analysed as follows:

	£
Tied up in intangible fixed assets	nil
Tied up in buildings and other tangible assets	3,572,566
Allocated to Restricted & Designated Reserves	1,527,179
The balance being Free Reserves	1,230,231

Investments

In 2014, the charity invested £500,000 with an objective of long-term capital growth. These funds are managed by Rathbones Investment Management, Trustees authorising the funds be invested using the Church of England ethical model as a basis.

Global events have impacted markets over the years, but Trustees are satisfied with Rathbone's managed investment performance.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) **FOR THE YEAR ENDED 30 JUNE 2024**

Structure, governance and management

Structure

CMKC is a private company limited by guarantee and has no share capital. Membership comprises current and former Trustees, the extent of their liability as members of the company on a winding up limited to a maximum of £1 each. The company retains a wholly owned subsidiary, Camphill Contracts (Milton Keynes) Limited, the company currently dormant having ceased trading June 2008. CMKC is also registered as a charity with the Charities Commission.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

J Cooper
S Prosky
G Lightfoot (Chair to December 2024)
E Bradley
R Malik
J Moffoot
I Revell
E Sheldon (Chair from January 2025)
P Howard

None of the trustees has any beneficial interest in the company.

Governance

CMKC is governed by its Memorandum and Articles of Association, the current document being adopted by members at the Annual General Meeting on 23 April 2007. Control is exercised by the Board of Trustees consisting of individuals who have an interest in the charity's objectives be it as a resident family member and/ or the charity ethos. In addition, consideration is given to the skills and experience each Trustee can bring to the Board, the most recent Skills Audit updated in the prior year. The Board maintains an open recruitment policy and will consider appropriate and eligible applicants recommended by Trustees or Management. New Trustees undergo a selection/induction process providing insight into the role, charity ethos, finance, operations, residents and staff. This will typically involve attendance at a Trustee meeting, interview, desktop research, shadowing management and involvement in support/workshop operations.

The Board may co-opt new members between Annual General Meetings. Under article 16 the appointment of co opted trustees must be confirmed by the members at the next Annual General Meeting. Under Article 9 one-third of the members are required to retire by rotation.

Trustees to be confirmed and/or retiring by rotation at the Annual General Meeting are

Article 16: None

Article 9: G Lightfoot, E Sheldon, E Bradley

The Board meet quarterly with two sub-groups Finance, Audit & General Purposes and Build Project meeting prior to each Trustee meeting.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

Structure, governance and management (continued)

Management

The day-to-day management of CMKC is delegated to the Chief Executive within terms of delegation approved by Trustees. The Chief Executive is assisted by a Management Team responsible for Service Delivery, Workshops, HR, Training, Facilities, H&S and Finance. Trustees review the remuneration of all employees (including the CEO & Management team) annually considering charity finances, UK economic indicators and local government/charity sector comparatives.

Senior Management

Chief Executive	T Davies
Day Opportunites Manager	J Funge
HR/Training Manager	M Tudor
Facilities Manager	S Death
Registered Manager	T Bridle
Finance Manager	D Peddie (until September 2024) / M Minett (from September 2024)
Company Secretary	D Peddie (until October 2023) / J Moffoot (from October 2023)
Head of Development	L Davies

Volunteers

Integral to the Camphill ethos is the contribution made by volunteers to the charity's activities. The charity actively encourages volunteer support of its residents and recognises the positive impact they make. Our volunteer base is local and was impacted by Covid lockdown restrictions but we are actively promoting for new volunteers to join our community.

Trustees would like to record their gratitude to those volunteers who have contributed to the community during the year.

Related Party & Co-operation with other organisations

No Trustees receive remuneration or other benefit from their work with the charity. The charity updates its Related Party Transactions Register annually, note 26 to the accounts providing details to related party transactions during the year.

CMKC has a close association with Tools for Self-Reliance (Milton Keynes) ['TFSR']. A separate charity, TFSR collects old unwanted hand tools and restores them to working condition, ultimately, donating them to projects in developing countries. This activity is undertaken as a workshop within CMKC, several of our residents attending Monday to Friday. The operating agreement was re-negotiated in April 2022 whereby there is now no financial cross charging between the two charities (CMKC to TFSR 2024 nil, 2023 £nil, TFSR to CMKC 2024 nil 2023: £nil), CMKC operating the workshop using TFSR's name and equipment where appropriate.

CMKC is part of the wider Camphill Movement which has over one hundred centres worldwide, all caring for children or adults with learning disabilities and or mental health problems. CMKC is autonomous with regard to day-to-day operations and in respect of all financial matters but benefits from the wealth of experience available within the Camphill Movement as a whole. The Community is a member of the Association of Camphill Communities (AoCC), its membership comprising several Camphill Communities located within UK and Eire. This membership provides valuable networking and best practice sharing.

The charity is also a member of Wolverton Community Energy, details as above in Public Benefit.

Locally the charity attends various Local Authority and Third Sector Supplier forums in pursuit of the charity's objectives. Where appropriate, it is the intention of the charity to offer partnership & leadership to the sector via these forums.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

Structure, governance and management (continued)

Fundraising

The charity's main income is derived from resident rent and local authority fees, fundraising historically a minor income stream. Two years ago, the community invested in two members of staff (Head of Development and Community Fundraiser) to support its fundraising strategy. The team have generated a robust return on this investment with a very successful year of activity.

Key Risks and uncertainties

The Board has assessed the major risks to which CMKC is exposed and is satisfied those systems are in place to mitigate exposure to these risks. A detailed assessment has been made of the potential risks to which the residents, co-workers and staff may be exposed to in each of the properties of CMKC, and suitable policies and procedures to minimise these risks have been put in place. These are reviewed regularly by Trustees.

CMKC maintains a Risk Register identifying various risks set against control and mitigation procedures. These cover key areas such as Charity Law, Governance, Operations, H&S, Finance and Reputation and are reviewed and agreed annually by Trustees.

Exemptions from disclosure

None

Funds held as Custodian Trustees on behalf of others

During the period of report there were no assets held.

Grant-making

During the year, no grant payments were made (2023: no grant payments were made).

Disclosure of information to auditors

Each of the directors has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditors are unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Auditor

In accordance with section 487 of the Companies Act 2006, a resolution will be submitted at the forthcoming Annual General Meeting that Myers Clark, Chartered Accountants, be re-appointed as auditors.

The trustees' report was approved by the Board of Trustees.



J Cooper

Trustee

Dated: 24 February 2025



J Maffoot

Trustee

Dated: 24 February 2025

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 30 JUNE 2024

The trustees, who are also the directors of Camphill Milton Keynes Communities Limited for the purpose 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 which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

Opinion

We have audited the financial statements of Camphill Milton Keynes Communities Limited (the 'charitable company') and its subsidiary (the 'group') for the year ended 30 June 2024 which comprise the group statement of financial activities, the group summary income and expenditure account, the group balance sheet, the company balance sheet, the group statement of cash flows and the notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 and the group's affairs as at 30 June 2024 and of its incoming resources and application of resources, 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 *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC'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 group'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 auditor's 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 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.

Opinions 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, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report has been prepared in accordance with applicable legal requirements.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the group for the purpose 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 group'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.

Auditor's 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 auditor's 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

The extent to which the audit was considered capable of detecting irregularities including fraud

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

- The nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for trustee remuneration, bonus levels and performance targets;
- results of our enquiries of Management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and review the charitable company's documentation of their policies and procedures relating to;
- identifying, evaluating and complying with laws and regulation 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.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks that the charitable company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the UK Companies Act.

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 company's ability to operate or to avoid a material penalty. These included Employment law.

Audit response to risks identified

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance; and
- enquiring of management as to actual and potential litigation and claims.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's 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 and part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Myers Clark

3 March 2025

**Chartered Accountants
Statutory Auditor**

Egale 1
80 St Albans Road
Watford
Hertfordshire
WD17 1DL

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2024

	Notes	Unrestricted funds £	Restricted funds £	Total 2024 £	Total 2023 £
<u>Income and endowments from:</u>					
Donations and legacies	3	164,971	254,613	419,584	380,386
Charitable activities	4	4,684,089	-	4,684,089	3,849,397
Investments	5	59,547	-	59,547	29,846
Other income	6	40,717	-	40,717	380,946
Total income		<u>4,949,324</u>	<u>254,613</u>	<u>5,203,937</u>	<u>4,640,575</u>
<u>Expenditure on:</u>					
Raising funds	7	255,966	-	255,966	108,723
Charitable activities	8	4,250,618	13,670	4,264,288	3,463,422
Total resources expended		<u>4,506,584</u>	<u>13,670</u>	<u>4,520,254</u>	<u>3,572,145</u>
Net gains/(losses) on investments	14	45,450	-	45,450	12,746
Net movement in funds		<u>488,190</u>	<u>240,943</u>	<u>729,133</u>	<u>1,081,176</u>
Fund balances at 1 July 2023		<u>5,217,780</u>	<u>383,063</u>	<u>5,600,843</u>	<u>4,519,667</u>
Fund balances at 30 June 2024		<u><u>5,705,970</u></u>	<u><u>624,006</u></u>	<u><u>6,329,976</u></u>	<u><u>5,600,843</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2024

Consolidated Statement of Financial Activities - Prior Year Detail

	Unrestricted funds £	Restricted funds £	Total 2023 £
<u>Income and endowments from:</u>			
Donations and legacies	119,872	260,514	380,386
Charitable activities	3,849,397	-	3,849,397
Investments	29,846	-	29,846
Other income	380,946	-	380,946
Total income	4,380,061	260,514	4,640,575
<u>Expenditure on:</u>			
Raising funds	108,723	-	108,723
Charitable activities	3,457,992	5,430	3,463,422
Total resources expended	3,566,715	5,430	3,572,145
Net gains on investments	12,746	-	12,746
Net movement in funds	826,092	255,084	1,081,176
Fund balances at 1 July 2022	4,391,688	127,979	4,519,667
Fund balances at 30 June 2023	5,217,780	383,063	5,600,843

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

CONSOLIDATED SUMMARY INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2024

	All income funds 2024 £	All income funds 2023 £
Gross income	5,203,937	4,640,575
Gains on investments	45,450	12,746
	<hr/>	<hr/>
Total income in the reporting period	5,249,387	4,653,321
	<hr/>	<hr/>
Total expenditure from income funds	(4,520,254)	(3,572,145)
	<hr/>	<hr/>
Net income for the year	729,133	1,081,176
	<hr/>	<hr/>

STATEMENT OF RECOGNISED GAINS AND LOSSES

Net income/(expenditure) for the year	683,683	1,068,430
Unrealised (losses)/gains on investment assets held by income funds	45,450	12,746
	<hr/>	<hr/>
	729,133	1,081,176
	<hr/>	<hr/>

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

CONSOLIDATED BALANCE SHEET

AS AT 30 JUNE 2024

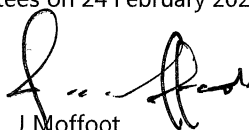
	Notes	£	2024 £	£	2023 £
Fixed assets					
Tangible assets	15		3,572,566		2,724,563
Investments	17		568,262		515,727
			<u>4,140,828</u>		<u>3,240,290</u>
Current assets					
Stocks	16	1,000		1,000	
Debtors	18	743,382		225,708	
Cash at bank and in hand		2,141,193		2,519,704	
		<u>2,885,575</u>		<u>2,746,412</u>	
Creditors: amounts falling due within one year	19	(696,427)		(385,859)	
Net current assets			<u>2,189,148</u>		<u>2,360,553</u>
Total assets less current liabilities			<u><u>6,329,976</u></u>		<u><u>5,600,843</u></u>
Income funds					
Restricted funds	21		624,006		383,063
Unrestricted funds	22		5,705,970		5,217,780
			<u><u>6,329,976</u></u>		<u><u>5,600,843</u></u>

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved by the Trustees on 24 February 2025



J Cooper
Trustee



J Moffoot
Trustee

Company Registration No. 01589898

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

COMPANY BALANCE SHEET

AS AT 30 JUNE 2024

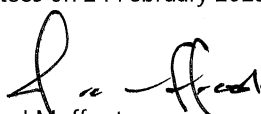
	Notes	£	2024 £	£	2023 £
Fixed assets					
Tangible assets	15		3,572,566		2,724,563
Investments	17		568,262		515,727
Investments in subsidiary			2		2
			<u>4,140,830</u>		<u>3,240,292</u>
Current assets					
Stocks	16	1,000		1,000	
Debtors	18	743,382		225,708	
Cash at bank and in hand		2,141,193		2,519,704	
		<u>2,885,575</u>		<u>2,746,412</u>	
Creditors: amounts falling due within one year	19	(696,429)		(385,861)	
Net current assets			<u>2,189,146</u>		<u>2,360,551</u>
Total assets less current liabilities			<u><u>6,329,976</u></u>		<u><u>5,600,843</u></u>
Income funds					
Restricted funds	21		624,006		383,063
Unrestricted funds	22		5,705,970		5,217,780
			<u><u>6,329,976</u></u>		<u><u>5,600,843</u></u>

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved by the Trustees on 24 February 2025



J Cooper
Trustee



J Moffoot
Trustee

Company Registration No. 01589898

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2024

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash generated from operations	29		726,885		947,175
Investing activities					
Purchase of tangible fixed assets		(1,159,367)		(590,129)	
Proceeds from disposal of tangible fixed assets		168		569,270	
Cash withdrawals from investment portfolio		-		50,774	
Payment of investment manager fees		(5,744)		(5,809)	
Investment income received		59,547		29,846	
Net cash (used in)/generated from investing activities			(1,105,396)		53,952
Net cash used in financing activities			-		-
Net (decrease)/increase in cash and cash equivalents			(378,511)		1,001,127
Cash and cash equivalents at beginning of year			2,519,704		1,518,577
Cash and cash equivalents at end of year			2,141,193		2,519,704

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2024

1 Accounting policies

Charity information

Camphill Milton Keynes Communities Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is Japonica Lane, Willen Park South, Milton Keynes, Buckinghamshire, MK15 9JY.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charitable company's memorandum and articles of association, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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 charitable company is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charitable company has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

1 Accounting policies

(Continued)

1.5 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.

Governance costs: These include the cost of governance arrangements which relate to the general running of the company, as opposed to the direct management functions inherent in its charitable activities, plus a share of support costs. Directly attributable costs include costs such as external audit and costs associated with statutory requirements.

Support costs: These are costs that are not in themselves direct activity costs but enable the delivery of these activities. Support costs are allocated to direct activity costs on the basis that the activity utilises these costs.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	2% straight line
Leasehold land and buildings	113 years
Building improvements	15 years
Garden & workshop	25% straight line
Fixtures, fittings & equipment	25% straight line
Motor vehicles	25% straight line
Freehold property - Car park	7 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

Assets under construction

Assets under construction are accounted for at cost based on the value of the contractors valuation certificates and other direct costs for construction incurred to date. These are recognised as 'Assets under construction' at the date of the certificates or when the cost is incurred.

Assets under construction include the following costs:

- Building works including labour, materials, transportation
- Legal Fees from solicitors
- Architect fees
- Planning fees

Costs recorded as 'Assets under construction' are not depreciated until the asset is brought into use.

Conversion to depreciable fixed asset

Assets under construction should be recognized as an asset when it is available for use ie when it is in the condition necessary for it to be capable of operating in the manner intended by management.

In the case of properties for Camphill, this is the point at which the building can be used for residents. It does not mean that residents will immediately be in the property but that the building is in a fit state to house residents.

Once the asset comes into use, the cost will be assigned to the appropriate fixed asset category and depreciated in line with the charity depreciation policy.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

1 Accounting policies

(Continued)

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

1 Accounting policies

(Continued)

Derecognition of financial liabilities

Financial liabilities are derecognised when the charitable company's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Critical accounting estimates and judgements

In the application of the charitable company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations and gifts	158,813	254,613	413,426	109,083	260,514	369,597
Legacies receivable	6,158	-	6,158	10,789	-	10,789
	<u>164,971</u>	<u>254,613</u>	<u>419,584</u>	<u>119,872</u>	<u>260,514</u>	<u>380,386</u>

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

4 Charitable activities

	Fees and contributions	Café and workshop income	Community Theatre & Hall	Total 2024	Total 2023
	£	£	£	£	£
Income from charitable activities	4,394,439	171,832	117,818	4,684,089	3,849,397
	<u>4,394,439</u>	<u>171,832</u>	<u>117,818</u>	<u>4,684,089</u>	<u>3,849,397</u>

Charitable Activities - Prior Year Detail

Income from charitable activities	3,619,180	124,885	105,332		3,849,397
	<u>3,619,180</u>	<u>124,885</u>	<u>105,332</u>		<u>3,849,397</u>

5 Investments

	2024 £	2023 £
Income from listed investments	12,829	13,892
Interest receivable	46,718	15,954
	<u>59,547</u>	<u>29,846</u>

All the company's investment income arises from assets held in the UK.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

6 Other income

	2024 £	2023 £
Net gain on disposal of tangible fixed assets	-	352,250
Other income	40,717	28,696
	<u>40,717</u>	<u>380,946</u>

7 Raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Net loss on disposal of assets under construction	141,067	-
Other fundraising costs	7,596	15,538
Staff costs	101,559	87,376
	<u>250,222</u>	<u>102,914</u>
Fundraising and publicity	250,222	102,914
Investment management	5,744	5,809
	<u>255,966</u>	<u>108,723</u>

The net loss on disposal of assets under construction relates to the write off of costs associated with the Willen Phase 1 build project, where planning permission has now expired and will need to be re-applied for, along with incurring new costs to be able to continue this project.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

8 Charitable activities

	Community	Café & workshop	Community Theatre & Hall	Total 2024	Total 2023
	£	£	£	£	£
Staff costs	82,376	563,100	10,363	655,839	608,265
Depreciation	165,937	1,610	-	167,547	137,460
Bank charges	130	-	-	130	2,416
Community expenses	278,127	-	-	278,127	254,388
Consumables	-	94,990	5,369	100,359	64,121
Insurance	37,580	-	-	37,580	41,991
Motor and travel	53,761	-	-	53,761	60,350
Rent, rates, light and heat	231,413	-	-	231,413	137,087
Repairs and renewals	38,657	7,639	4,334	50,630	51,134
Social and education	4,971	-	-	4,971	4,015
Miscellaneous	-	941	-	941	612
Theatre performance costs	-	-	51,520	51,520	39,205
Loss on disposal of fixed assets	2,582	-	-	2,582	-
	<u>895,534</u>	<u>668,280</u>	<u>71,586</u>	<u>1,635,400</u>	<u>1,401,044</u>
Share of support costs (see note 10)	1,439,561	1,074,254	115,073	2,628,888	2,062,378
	<u>2,335,095</u>	<u>1,742,534</u>	<u>186,659</u>	<u>4,264,288</u>	<u>3,463,422</u>
Analysis by fund					
Unrestricted funds	2,328,012	1,735,947	186,659	4,250,618	
Restricted funds	7,083	6,587	-	13,670	
	<u>2,335,095</u>	<u>1,742,534</u>	<u>186,659</u>	<u>4,264,288</u>	

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

8 Charitable activities

(Continued)

Charitable Activities - Prior Year Comparatives

	Community	Café & workshop	Community Theatre & Hall	Total 2023
	£	£	£	£
Staff costs	66,644	529,582	12,039	608,265
Depreciation	137,004	456	-	137,460
Bank charges	2,416	-	-	2,416
Community expenses	254,388	-	-	254,388
Consumables	-	62,851	1,270	64,121
Workshop fee - TfSR	-	-	-	-
Insurance	41,991	-	-	41,991
Motor and travel	57,312	-	3,038	60,350
Rent, rates, light and heat	137,087	-	-	137,087
Repairs and renewals	27,650	11,026	12,458	51,134
Social and education	4,015	-	-	4,015
Miscellaneous	-	612	-	612
Theatre performance costs	-	-	39,205	39,205
	<u>728,507</u>	<u>604,527</u>	<u>68,010</u>	<u>1,401,044</u>
Share of support costs (see note 10)	<u>1,077,405</u>	<u>885,368</u>	<u>99,605</u>	<u>2,062,378</u>
	<u>1,805,912</u>	<u>1,489,895</u>	<u>167,615</u>	<u>3,463,422</u>
Analysis by fund				
Unrestricted funds	1,800,482	1,489,895	167,615	3,457,992
Restricted funds	<u>5,430</u>	<u>6,587</u>	<u>-</u>	<u>5,430</u>
	<u>1,805,912</u>	<u>1,489,895</u>	<u>167,615</u>	<u>3,463,422</u>

9 Trustees

The Board of Trustees are directors for Companies Act purposes and trustees for Charities Act purposes.

Trustees attend quarterly Board meetings plus ad hoc sub-committee and Community meetings.

Non-resident members of the Board are able to claim travel expenses for attending meetings.

None of the trustees (or any persons connected with them) received any remuneration from the charitable company during the year. No travel expenses (2023: nil) were claimed by any Trustees (2023: nil) for the year.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

10 Support & governance costs

	Type	2024 £	2023 £
Staff costs	Supp	2,380,295	1,878,451
Postage and stationery	Supp	5,668	6,112
HR, IT, Telecom, Sundry	Supp	184,741	135,306
Telephone	Supp	31,673	27,029
Accountancy services	Supp	12,171	-
Audit	Gov'n	14,340	15,480
		<u>2,628,888</u>	<u>2,062,378</u>
Analysis by fund:			
Unrestricted funds		<u>2,628,888</u>	<u>2,062,378</u>

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

11 Employees

Number of employees

The average monthly head count was 122 staff (2023: 115 staff):

	2024 Number	2023 Number
Office and management	9	10
Maintenance, Care & Support and other	113	105
	<u>122</u>	<u>115</u>

The average monthly number of full-time equivalent employees (including casual and part-time staff) during the year was:

88	104
<u>88</u>	<u>104</u>

Employment costs

	2024 £	2023 £
Wages and salaries	2,793,474	2,279,980
Social security costs	233,202	190,916
Defined contribution pension scheme	83,606	71,938
	<u>3,110,282</u>	<u>2,542,834</u>

	2024 £	2023 £
Included within wages & salaries above are Senior Management remuneration amounting to	<u>418,668</u>	<u>446,078</u>

Senior Management remuneration includes gross salary, employers NI and pension contributions.

The number of employees whose annual remuneration (including benefits in kind) was £60,000 or more were:

	2024 Number	2023 Number
£60,000 - £70,000	1	-
£80,000 - £90,000	1	1

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

11 Employees

(Continued)

Payments and benefits

The following community expenses, in addition to living accommodation and other daily essentials, relating to all senior co-workers are included in community expenditure.

	Total 2024	Total 2023
	£	£
Other miscellaneous expenses	6,936	9,847
	<u>6,936</u>	<u>9,847</u>

12 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

13 Movement in total funds for the year

	2024	2023
	£	£
This is stated after charging:		
Auditors' remuneration		
- Audit	14,340	15,480
- Accountancy services	12,171	-
Depreciation	167,547	137,460
	<u>193,058</u>	<u>152,940</u>
Net movement in funds		
Dealt with in the accounts of the charitable company	729,133	1,081,176
	<u>729,133</u>	<u>1,081,176</u>

14 Net gains/(losses) on investments

	2024	2023
	£	£
Revaluation of investments	45,450	12,746
	<u>45,450</u>	<u>12,746</u>

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

15 Tangible fixed assets														
	Freehold Leasehold land property and buildings improvements		Building improvements		Assets under construction		Garden & workshop		Fixtures, fittings & equipment		Motor vehicles		Total	
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Cost														
At 1 July 2023	2,761,480	217,801	317,552	870,428	18,317	905,228	97,951	5,188,757						
Additions	-	-	22,731	1,110,740	4,615	21,281	-	1,159,367						
Disposals	-	-	-	(141,067)	-	-	(5,500)	(146,567)						
Transfers	149,194	-	-	(149,194)	-	-	-	-						
At 30 June 2024	2,910,674	217,801	340,283	1,690,907	22,932	926,509	92,451	6,201,557						
Depreciation and impairment														
At 1 July 2023	1,327,278	5,691	231,961	-	17,404	795,087	86,773	2,464,194						
Depreciation charged in the year	75,386	1,928	23,056	-	1,610	58,989	6,578	167,547						
Eliminated in respect of disposals	-	-	-	-	-	-	(2,750)	(2,750)						
At 30 June 2024	1,402,664	7,619	255,017	-	19,014	854,076	90,601	2,628,991						
Carrying amount														
At 30 June 2024	1,508,010	210,182	85,266	1,690,907	3,918	72,433	1,850	3,572,566						
At 30 June 2023	1,434,202	212,110	85,591	870,428	913	110,141	11,178	2,724,563						

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

16 Stocks

	2024 £	2023 £
Raw materials and consumables	1,000	1,000

17 Fixed asset investments

	2024 Listed investments £	2023 Listed investments £
Cost or valuation		
Market value at 1 July 2023	515,727	544,898
Management costs	(5,744)	(5,809)
Income re-invested/(withdrawn)	12,829	(36,108)
Net gains/(losses) on investments	45,450	12,746
Market value at 30 June 2024	568,262	515,727
Historical cost	466,560	454,697
The following holdings comprise more than 5% of the investment portfolio:		
Findlay Park Funds - American Fund Unhedged	42,580	35,520
SPDR Series Trust	68,213	54,809
UK Conventional Government Bonds - 7/8% Green Gilt 31/07/2033	39,903	37,892
Edgewood L Select Fund	44,147	25,851

	2024 £	2023 £
Investments at fair value comprise:		
Investments held within the UK	271,927	306,299
Investments held outside the UK	296,335	209,428
	568,262	515,727

18 Debtors

Company and Group

	2024 £	2023 £
Amounts falling due within one year:		
Trade debtors	243,203	111,323
Other debtors	461,504	80,167
Prepayments and accrued income	38,675	34,218
	743,382	225,708

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

19 Creditors: amounts falling due within one year

	Notes	Group 2024 £	Company 2024 £	Group 2023 £	Company 2023 £
Other taxation and social security		72,260	72,260	59,958	59,958
Deferred income	20	58,691	58,691	74,030	74,030
Trade creditors		417,575	417,575	75,474	75,474
Amounts due to subsidiary undertakings		-	2	-	2
Other creditors		97,992	97,992	92,160	92,160
Accruals and deferred income		49,909	49,909	84,237	84,237
		<u>696,427</u>	<u>696,429</u>	<u>385,859</u>	<u>385,861</u>

20 Deferred income

Deferred income relates to the Community theatre (invoiced hire with a booking date after year end).
The movement for the year is as follows:

	2024 £	2023 £
Balance held 1 July	74,030	31,428
Invoiced during the year	101,979	141,386
Released to SoFA during the year	(117,318)	(98,784)
Balance held 30 June	<u>58,691</u>	<u>74,030</u>

The balance at year end relates to bookings that will be released within six months of the year end.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

21 Restricted funds

The restricted funds of the charitable company comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	Balance at 1 July 2023	Movement in funds		Balance at 30 June 2024
	£	Income & gains	Expenditure	£
		£	£	
Elder Care Project	32,263	-	-	32,263
The Mark Skinner Fund	95,716	-	-	95,716
Capital Development Project	220,000	250,000	-	470,000
Other Restricted Grants	35,084	4,613	(13,670)	26,027
Total restricted funds	383,063	254,613	(13,670)	624,006

Elder Care Project - the care and support of an ageing resident population is a central strategic issue for the Community impacting service delivery, staffing & facilities. The charity is grateful for this donation to assist fund the project.

The Mark Skinner Fund – to provide funding for members of the community to engage in activities they may not be able to due to their financial circumstance. The charity is grateful for this legacy from our founding resident.

Capital Development Project - funding received from the below donors towards the redevelopment project being undertaken by the charitable company.

- Garfield Weston - £200,000 (received in 2023)
- Anson Charitable Trust - £20,000 (received in 2023)
- The Edward Gosling Foundation - £100,000
- The Wolfson Foundation - £100,000
- Bernard Sunley Foundation - £40,000
- The 29th May 1961 Charitable Trust - £10,000

Other Restricted Funds - various grants and donations received for specific purposes in relation to improvements in the Community.

Restricted funds - Prior Year Detail

	Balance at 1 July 2022	Movement in funds		Balance at 30 June 2023
	£	Income & gains	Expenditure	£
		£	£	
Elder Care Project	32,263	-	-	32,263
The Mark Skinner Fund	95,716	-	-	95,716
Capital Development Project	-	220,000	-	220,000
Other Restricted Grants	-	40,514	(5,430)	35,084
Total restricted funds	127,979	260,514	(5,430)	383,063

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

22 Unrestricted funds

The unrestricted funds of the charitable company comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	Balance at 1 July 2023	Movement in funds				Balance at 30 June 2024
	£	Income	Expenditure	Transfers	Gains and losses	£
		£	£	£	£	
Designated funds						
Co-worker Fund	101,471	-	-	-	-	101,471
Revaluation Reserve	61,030	-	-	(4,778)	45,450	101,702
Build Project	700,000	-	-	-	-	700,000
General unrestricted funds	4,355,279	4,949,324	(4,506,584)	4,778	-	4,802,797
Total unrestricted funds	<u>5,217,780</u>	<u>4,949,324</u>	<u>(4,506,584)</u>	<u>-</u>	<u>45,450</u>	<u>5,705,970</u>

Purpose of Designated Funds

Co-Worker fund (formerly the Social Fund) - to provide financial support for long serving voluntary co-workers on retirement and/or leaving the Community together with other deserving social needs consistent with the aims and objectives of the Camphill Movement.

Revaluation Reserve - the accumulated value of unrealised gains of the charitable company's investments.

Build Fund - to contribute to the ongoing build project.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

22 Unrestricted funds

(Continued)

Unrestricted funds - Prior Year Detail

	Balance at 1 July 2022	Movement in funds			Gains and losses	Balance at 30 June 2023
	£	Income £	Expenditure £	Transfers £	£	£
Designated funds						
Co-worker Fund	101,471	-	-	-	-	101,471
Revaluation Reserve	63,997	-	-	(15,713)	12,746	61,030
Build Project	700,000	-	-	-	-	700,000
General unrestricted funds	3,526,220	4,380,061	(3,566,715)	15,713	-	4,355,279
Total unrestricted funds	4,391,688	4,380,061	(3,566,715)	-	12,746	5,217,780

23 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total £
Fund balances at 30 June 2024 are represented by:			
Tangible assets	3,572,566	-	3,572,566
Investments	568,262	-	568,262
Current assets/(liabilities)	1,565,142	624,006	2,189,148
	5,705,970	624,006	6,329,976

Analysis of net assets between funds - Prior Year Detail

	Unrestricted funds £	Restricted funds £	Total £
Fund balances at 30 June 2023 are represented by:			
Tangible assets	2,724,563	-	2,724,563
Investments	515,727	-	515,727
Current assets/(liabilities)	1,977,490	383,063	2,360,553
	5,217,780	383,063	5,600,843

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

24 Operating lease commitments - Group and Company

At the reporting end date the charitable company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Within one year	20,400	-
Between two and five years	75,820	-
	<u>96,220</u>	<u>-</u>

The amounts recognised as an expense during the year in respect of operating lease arrangements was £5,780 (2023 - £9,130).

25 Capital commitments

As at 30 June 2024, the charitable company had outstanding contractual commitments with Watson & Cox Ltd totalling £2,016,109 (2023: nil).

As at 30 June 2024, the charitable company had outstanding contractual commitments with Stellar Building Consultancy Ltd totalling £31,740 (2023: £80,640).

As at 30 June 2024, the charitable company had outstanding contractual commitments with Devonshire Architects totalling £53,162 (2023: nil).

The above contracts have been entered into in relation to the redevelopment project being undertaken by the charitable company for which planning permission has been received, with amounts capitalised shown within assets under construction.

The charitable company is funding these commitments through a combination of designated reserves, restricted grants received for capital expenditure, and external borrowings.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

26 Related party transactions

Transactions with related parties

During the year the charitable company entered into the following transactions with related parties:

(1) CMKC Chief Executive Officer, Tim Davies is a director of Camphill Insurance Agency Ltd. The company was formed by the Association of Camphill Communities "AoCC", its Board comprising representatives from member communities. The company partners with the AoCC Community members' insurance broker to ensure the best value for money insurance cover is sourced. CMKC's CEO attends occasional meetings, any expenses being met by the company.

(2) During the year, the charitable company provided funding of £nil (2023: £nil) to Tools for Self Reliance (Milton Keynes), TfSR managing a resident workshop. D Peddie, former Company Secretary of CMKC and J Moffoot, Trustee of CMKC are Trustees of TfSR. In addition to this, TfSR paid £nil (2023: £nil) in relation to the secondment of CMKC staff. As of 1st April 2022, CMKC have a partnership agreement in place with TfSR for the shared use of the Michael's Akyre premises. CMKC are responsible for providing and managing the day service provision, at its own cost and providing sufficiently trained staff to carry out the TfSR activity. Other than the agreed recharge of costs in relation to tools refurbishment activities, there is no monetary exchange for this shared activity.

(3) Training Manager, Marija Tudor is partner to the owner/director of Grant IT Ltd, the company providing IT consultancy to the charity. During the year the charity spent £31,867 (2023: £23,328), of which £6,265 (2023: £nil) remains outstanding at the year end.

(4) During the year, the charitable company paid Stellar Building Consultancy £38,940 (2023: £66,873) in relation to consultancy advice regarding the development project, of which £4,980 (2023: £5,400) remains outstanding at the year end. E Bradley, Trustee of CMKC is a Director of Stellar Building Consultancy Ltd.

(5) During the year, the charitable company paid Stellar Developments (UK) £4,996 (2023: £nil) in relation to repairs work regarding the development project, of which £nil (2023: £nil) remains outstanding at the year end. E Bradley, Trustee of CMKC is a Director of Stellar Building Consultancy Ltd.

(6) Trustee, Ian Revell is CEO of Milton Keynes Community Foundation, an independent charity from which the charitable company received £nil (2023: £25,000) in grant income during the year. The total amount received to date of £50,000 (2023: £50,000) is included in deferred income at the year end. This forms two of three instalments from the Margaret Powell Community 1st fund, in relation to the development project.

27 Events after the reporting date

In October 2024, the charitable company entered into a loan agreement with CAF bank for the sum of £1,550,000. The loan carries an interest rate of 2.5% per annum above the Bank of England base rate, and repayments are due in equal monthly instalments over 25 years from the first repayment date. The loan was secured to fund the charitable company's ongoing development project, which is currently presented in assets under construction.

The loan is secured by a legal mortgage and fixed charge over the charitable company's property at Japonica Lane, Willen Park, Milton Keynes, MK15 9JY.

CAMPBILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

28 Subsidiaries

Details of the charitable company's subsidiaries at 30 June 2024 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Camphill Contracts (Milton Keynes) Limited 02009707	Japonica Lane, Willen Park South, Milton Keynes, MK16 9JY	Non-trading subsidiary	Ordinary	100.00	

The company's wholly owned subsidiary, Camphill Contracts (Milton Keynes) Limited ('Camphill Contracts'), ceased trading at the end of June 2008.

Accounts (not audited) have been filed with the Registrar of Companies.

	2024 and 2023 £
Summary profit and loss account	
Turnover	-
Cost of sales	-
Gross (loss)/profit	-
Administrative expenses	-
Interest payable	-
Net (loss)/profit before tax	-
Taxation	-
(Loss)/profit for the year	-
The assets and liabilities of the subsidiary were:	
Fixed assets	-
Current assets	2
Creditors: amounts falling due within one year	-
	2
Aggregate share capital and reserves	2

CAMPHILL MILTON KEYNES COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2024

29 Cash generated from operations	2024 £	2023 £
Surplus for the year	729,133	1,081,176
Adjustments for:		
Investment income recognised in statement of financial activities	(59,547)	(29,846)
Loss/(gain) on disposal of tangible fixed assets	143,649	(352,250)
Fair value gains and losses on investments	(41,047)	(12,746)
Investment manager fees	(5,744)	(5,809)
Depreciation and impairment of tangible fixed assets	167,547	137,460
Movements in working capital:		
(Increase)/decrease in debtors	(517,674)	2,100
Increase in creditors	325,907	84,488
(Decrease)/increase in deferred income	(15,339)	42,602
Cash generated from operations	726,885	947,175