

COMPANY REGISTRATION NUMBER: 2152319
CHARITY REGISTRATION NUMBER: 297496

Thornage Hall Independent Living Limited
Company Limited by Guarantee
Financial statements
31 March 2023

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Financial statements

Year ended 31 March 2023

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Thornage Hall Independent Living Limited

Company Limited by Guarantee

Trustees' annual report (incorporating the directors' report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2023.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and 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 published in October 2019.

Reference and administrative details

Registered charity name	Thornage Hall Independent Living Limited
Charity registration number	297496
Company registration number	2152319
Principal office and registered office	Thornage Hall Thornage Holt Norfolk NR25 7QH

The trustees

The trustees who served during the year and at the date of approval were as follows:

T M Fitzalan Howard CBE (Chair)
R J Baines (appointed 1 September 2022)
P D Goddard
A S Gould (appointed 13 February 2023)
M M Gould (appointed 13 February 2023)
P R Hare (appointed 14 November 2022)
J A Manser (Vice Chair)
M E Marchant (resigned 13 February 2023)
M B Pollitt
J L Sayer

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Company secretary	P D Goddard
Patrons	The Rt. Rev. The Bishop of Norwich The Rt. Hon. The Lord Hastings The Lady Dannatt MBE
Senior Management Group	A Steggles (Chief Executive Officer to 28 April 2023) R Dunthorne (Chief Executive Officer from 4 September 2023) C Lawford (Director of Finance and Estates) S Mace (Registered Service Manager) A Leeds (Business Support Manager from January 2023 to 30 September 2023)
Auditor	Lovewell Blake LLP Chartered accountants & statutory auditor Bankside 300 Peachman Way Broadland Business Park Norwich NR7 0LB
Bankers	Barclays 17 Market Place Fakenham Norfolk NR21 9BE Triodos Bank NV Brunel House 11 The Promenade Bristol BS8 2NN
Solicitors	Hayes and Storr 27 Bull Street Holt Norfolk NR25 6HP Bates Wells 10 Queen Street Place London EC4R 1BE Leathes Prior 74 The Close Norwich NR1 4DR Hansells 13 The Close Norwich NR1 4DS

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Objectives and activities

The Charity's objectives are, for the public benefit, to promote good health and wellbeing, provide care and support and advance the education and training of adults with a diagnosed disability (whether mental or physical) from the age of 18.

This is carried out in accordance with the principles of Dr Rudolf Steiner, particularly by the establishment and maintenance of a community including the provision of Supported Living in five houses and Day Services offering a range of work based learning opportunities. At Thornage Hall Independent Living we wish to see an environmentally sustainable world, where everyone can live, learn and work together in a meaningful way, regardless of ability or disability. In order to achieve this we continue to develop an environment where people of all abilities live the life they choose, have opportunities for work of real value to themselves and where shared learning is encouraged and embraced. Our strategic priorities over the next five years will continue to focus on five core objectives.

1. Live

Demonstrating our person centred approach to creating an 'ordinary life' including mealtimes, hobbies, links with the wider community, domestic duties. We will do this through the development of:

- Houses which provide supported living and not residential care.
- Tenants who understand their own responsibilities under their tenancy agreements.
- Increased tenant decision making.
- Increased participation and leadership by tenants in meetings, staff recruitment etc.
- How we respond to tenants as they age, their needs increase and their ability to continue to contribute to the community.

2. Work

Highlighting our work based learning opportunities and supporting the engagement of a wider client group. We will do this through the development of:

- An increasing range of Day Services responsive to the needs of adults with learning disabilities.
- Real and meaningful work both within the community as well as through work placement.
- Our skills development programme, including training to support work place skills as per the local authority Pathways.
- Diversified activities on the land including market garden, estate management and farming.
- Direct sales to the public, involving service users in the process.

3. Learn

Everyone has something to give and everyone has something to learn, regardless of whether they are tenants, day service users, staff members or volunteers. Mutuality of learning is a fundamental part of our community. Learning opportunities run through all of our 'living' and 'working' initiatives for everybody engaging with Thornage Hall Independent Living and the wider community. We will develop these opportunities through:

- Our community engagement and education services.
- Positive behavioural support approaches and supporting people in accordance with their individual support needs.
- Seeking out and building new partnerships and expanding our work based learning services into the community.

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Objectives and activities (continued)

4. Our people

In order to achieve our ambitions for developing the live, learn and work opportunities over the next five years we will need to attract, develop and retain a workforce with the skills and experience required. We will achieve this through:

- Highlighting the quality standards we are achieving and aspiring to.
- Differentiating our offer through underlining our values and ethos.
- Communicating with partner organisations and engagement with the wider community.
- Development and training of staff to provide high quality support and social care.
- Underlining the unique environment both of Thornage Hall Independent Living itself and of North Norfolk, not only as a desirable place to live, but also where career aspirations can be realised.

5. Our built environment

The development and improvement of the houses and facilities across our estate will be instrumental in helping us to meet our ambitions for providing the live, learn and work opportunities we wish to achieve over the next five years. In particular we will focus on the following initiatives:

- Plans to reconfigure accommodation in the Hall bringing en-suite and equitable standards of accommodation for all tenants.
- Continuation of our ongoing planned maintenance programme to maintain the upkeep and upgrade the standards of our existing accommodation as identified to a high standard some of which is heritage category Grade II listed.
- The development of a fundraising appeal to support the capital requirements for the development of Orchard Lodge, a further 5 bedroom accommodation unit.

Public benefit

The Trustees confirm that they have had due regard to Charity Commission guidance on public benefit.

Thornage Hall Independent Living Limited exists to promote the health and independence of all who live and work in its community. It has a strong emphasis on developing citizenship and a community culture, to enable each individual to develop their skills and interests to maximise their personal potential. This takes place alongside our bio-dynamic approach to managing the land, which is demonstrated to have benefits for environmental protection and improvement of the land.

The community is open to anybody identified as having a need for services following an assessment with their local authority, with Norfolk County Council residents being considered in the first instance. People of any race, religion, gender, culture, disability or orientation may seek to join us, in line with our policies on equality and diversity. Our services all operate on an individual's needs basis in line with public funding criteria.

Thornage Hall Independent Living Limited

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Achievements and performance

Day Services

Through the course of the last year, day services has seen a steady increase in attendance, and now supports a total of 51 service users each week, an increase of six from the previous year. This has been achieved by a dedicated resource to develop and maintain relationships with local schools and colleges, social work teams and enquiring families, alongside a systematic management of our waiting list and voids within day services.

This growing number of service users has required us to expand the breadth and repertoire of our workshops, and this now includes nature, and life skills (including cooking). Following secured funding a 12-week physical activities workshop took place and was so well attended that this shall be a regular additional offer to our day service provision in the future.

As lockdown has continued to ease, we have organised trips and visits, including to EPIC Games a sports event for adults with Learning Disabilities at the UEA Sportspark, Bayfield Sculpture Trail in North Norfolk, East Anglian Air Ambulance base at Norwich Airport, exploring Holt Owl Trail, making music with Fakenham Ukes and taking donations to Cromer Foodbank.

In 2023/24, the way in which our day service provision is funded will change as Norfolk County Council reviews its commissioning of learning disability and autism provision across the county. We know we will be required to tender to get onto the County Council's new Life Opportunities Framework, and after that point will await further information about the three new pathways - Skills & Employment, Promoting Independence and Enriching Lives. We are confident that the way in which we currently deliver, review and improve our provision will meet the criteria of the framework. Income will continue to be a challenge therefore, and we will look to explore additional funding opportunities through sales outlets, our own online shop and bids to local trusts and foundations to support our service provision income and enhance the breadth and quality of our offering.

In order to support the new Life Opportunities Framework, in particular promoting independence, we have invested in a refurbishment of our current bakery and cooking room to include individual cooking workstations complete with individual ovens and hobs. This new facility can support three service users with a fourth workstation for the workshop leader to support the delivery of the sessions,

Land and Market Garden

The structure of the land team was reviewed during the year and Philip Culley our Farm Manager for over 20 years was promoted to managing all aspects of the land-based workshops supported by three workshop leaders overseeing the farm, market garden and estates. The role requires day to day support within the team structure and activities alongside maintaining the production of the market garden, farm and estate aspects. This enables the staff team to offer a meaningful workshop opportunity for our tenants and service users alongside keeping the production of crops and wellbeing of the animals and to meet Biodynamic standards.

As always with the land activities we need to work with weather conditions and target favourable conditions when harvesting winter forage, planting crops, maintaining the estate and managing the heavy weed burden that we have experienced this year whilst we continue to offer meaningful activities to individuals wishing to work and learn within our land-based workshops.

The breeding cows are all in calf; we will have eight new born calves by the end of February 2024. This year we have introduced 20 new point of lay hens to offer egg production for the community and along with cattle and alpacas the hens offer a meaningful day to day activity for the workshop team.

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Achievements and performance (continued)

Our orchard this year will again yield a good quantity of top fruit for juicing and whole fruit to be sold with the rest stored for the community. This area requires the team to spend time to prune maintain and harvest the crops and again offers skill progression for our workshop team. A donation of fruit tree stock has come to us from the Tree Council and the intention is to graft our own fruit varieties onto the stock for a new income stream from the sale of grafted trees.

Both tenants and service users have achieved new skills in taking part in the above projects and we continue to offer further skill development training on the ride on lawn mower and tractor. We have invested in a battery-operated hedge trimmer and strimmer equipment so these types of tasks can be taken up by a wider group of service users. The new equipment is far easier to operate, and all involved in the use of the new equipment have been pleased with the opportunity and their achievements to maintain hedges and rough grass areas. Some recently joined service users have also been observed making good progress with the general lawn mowing equipment.

Support with bees from The West Norfolk Kings Lynn Bee Society has seen an increase in the number of hives this year. The society have agreed to maintain the hives from 2023 which will increase the production and sales of our honey to financially support our hives going forward. This is a really successful partnership of which we are grateful for all their support.

Housing and Supported Living

This year we have welcomed a new tenant into the Hall which has brought new life to the house. We have a further new tenant currently being considered for Grange Cottage leaving just one void in the Hall which will be filled once the planned renovations have taken place later in the year.

We joined the Supported Living Framework in September 2022. Norfolk County Council have now completed carrying out reviews for our tenants alongside their families and our staff to review individual support needs, their goals and aspirations and to inform our commissioned support hours and funding. The proposed commissioned rates on the Supported Living Framework poses a challenge. Work continues with our commissioners to negotiate and plan a sustainable outcome.

We continue to work in partnership with Freebridge Community Housing who manage all of our tenancies. Our current lease and management agreement are due for renewal, and we are working closely with Freebridge to review and update to ensure compliance with all regulatory bodies are met.

Investment in the refurbishment of two kitchens have greatly improved facilities and our offer of high standards of accommodation and continual reinvestment and improvement across our supported living provision.

Along with the firm favourites such as Gateway club, reflexology and chair yoga the tenants have enjoyed a wide variety of activities and trips. A few tenants have celebrated milestone birthdays with discos, BBQ's, and even a visit from an ice cream van with their families and friends.

Tenants have celebrated events in the wider Thornage community with more community events planned later in the year. We have continued to support some of our tenants on holiday with support from our dedicated staff team.

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Achievements and performance (continued)

Developments within the Health and Social Care sector

The Health and Care Act 2022 introduced a requirement that regulated service providers must ensure their staff receive learning disability and autism training appropriate to their role. The Oliver McGowan Mandatory Training on Learning Disability and Autism is the standardised training that was developed for this purpose and is the government's preferred and recommended training for health and social care staff. All staff have been enrolled on Tier 1 training with Tier 2 face to face training being available later in the year.

CQC have published their new single assessment framework and although the quality ratings and five key questions remain central to their approach, Safe; Caring; Responsive; Effective and Well-led, the existing key lines of enquiry (KLOEs) and prompts will be replaced with new 'quality statements'. Evidence shall be collected over six categories:

- People's experiences
- Feedback from staff and leaders
- Observations of care
- Feedback from partners
- Processes
- Outcomes of care

Staffing and Training

The introduction of Positive Behaviour Support (PBS) has seen staff undertaking additional training to enhance their knowledge in this area with some senior staff due to complete the PBS 'train the trainer' training later this year to support the delivery of in house face to face training.

We continue to use Careskills our online training platform to support staff training. Additional face to face training has been carried out in medication, fire awareness and warden, first aid and dementia to further support learning and the practical elements in these subjects.

Staffing turnover has remained an on-going challenge throughout this period. This has in turn resulted in the increased need and additional cost to employ agency cover to ensure services remain safely staff throughout. Recruitment has been successful, and turnover has reduced from circa 45% to 27% at the end of the financial year and continues to improve as we move further into 2023.

With the steady introduction of new staff comes the increased pressure of induction training, supervisions and shadow shifts, of which the process for permanent and agency staff has been reviewed and improved to create a smoother more robust system, where the staff will feel better supported and integrated into the community and staff team.

The new role of part time Quality Support Officer and introduction of a new Quality Committee will support the charity to maintain and improve quality ensuring that we continue to meet the needs of the people using our service and compliance with regulatory framework. The initial focus being the implementation of Mock CQC and care plan audits within the supported living setting and development of the day service framework and standards to roll out similar audits with our day service provision. This will be carried out and supported with the online platform Access Care Compliance.

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Plans for the future

An increase in day service users and staff means more pressure on our buildings and a future challenge will be capacity of our indoor space, ensuring particularly that there is accommodation during the winter months when work outdoors is not always possible, and when our farmers and gardens also need a place in our indoors away from the elements. The refurbishment of our grain store and plans for changes to the use of internal workshop space within our main day service building should help ease this pressure.

As staffing numbers have increased so has the need for additional central office space. As we moved into 2023 the planned office extension was well underway offering a new reception area and three additional moderately sized offices, which in turn has given the opportunity to reconfigure the use of the existing spaces to accommodate the staff room and an additional meeting space.

Extensive plans to refurbish the first and second floor of the Hall are due to commence towards the end of 2023. These plans will increase the number of en-suite rooms and greatly improve the quality and standards of our existing rooms. In addition following a review of the fire risk assessment additional health and safety measures shall be included within the specification to support our compliance with fire safety regulations.

As we move into the new financial year, we shall be reviewing our branding and looking to upgrading our website with the support of Bigfork who have picked Thornage Hall as their chosen Charity and shall be carrying out this work pro bono.

Financial review

Although total income exceeded the planned budget this was due to increased level of donations following the engagement of Compton's Fundraising to support the £1.4M fundraising appeal for the capital cost of Orchard Lodge, a new 5 bedroom accessible accommodation and extension of our current supported living provision, with the aim to support our aging population of tenants to stay within the community should their current accommodation no longer be accessible due to their mobility or ability to access first floor accommodation.

Whilst reporting an overall surplus of £180,000 after restricted donations and fundraising income the operational deficit of circa £40,000 reflects the difficult financial climate and continued investment required to maintain our properties and continue working through our 5-year planned maintenance programme of maintenance and upgrades. Staffing retention has been a challenge and recruitment has been on-going throughout the financial this resulting in an increased accessing funds set aside by way of our Crisis Fund. The aim of this fund is to ensure staff are not financially penalised when forced to stay off work due to the government's Covid-19 guidance. Due to the cost-of-living crisis a discretionary payment was made to support staff and acknowledge these difficult times.

Thornage Hall maintains a small pool of company vehicles to support the tenants to access the wider community for appointments, shopping and social activities which would not be possible otherwise due our rural location and lack of regular public transport. During the year we experienced higher levels of maintenance on our aging vehicles at which point it became no longer economically viable to keep one of our vehicles on the road shortly following by a second early in the following financial year. This resulted in an appeal to tenant family members to donate toward the capital cost of replacement vehicles. This was very successful and families were extremely generous with one vehicle being purchased prior to the year end and a second following shortly afterwards. This prompted a review in the financial arrangements for mileage recharges going forward to ensure that the replacement capital costs in the future could be met within the pence per mile recharge. Further restricted funds from those donations will ensure that a further vehicle can be purchased in the future when required.

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Financial review (continued)

Unrestricted funds

Total income in unrestricted funds (including designated funds as detailed below) amounted to £2,076,532 (2022: £1,835,375) and after expenditure of £2,064,031 (2022: £2,014,772), the net movement of funds before transfers amounted to a surplus of £1,321 (2022: deficit of £175,811).

Designated funds

The maintenance fund has been designated to financially support the planned refurbishments to the Hall due to commence early 2024. Further donations have been designated towards the capital cost and fundraising appeal for Orchard Lodge, a sensory room/quiet space for those service users accessing the day service provision and for the capital replacement cost of company vehicles.

At 31 March 2023 designated funds amounted to £1,123,764 (2022: £1,078,786).

Restricted funds

Total income in restricted funds amounted to £188,197 (2022: £433,977) and after expenditure of £9,249 (2022: £49,982) restricted funds carried forward amounted to £575,468 (2022: £403,952).

The Trustees believe the state of the Charity's financial affairs to be satisfactory.

Principal funding sources

Much of the Charity's income is fees for day services, non-housing related support and housing benefit received from primarily Norfolk County Council and North Norfolk District Council.

Investment powers

Under the Memorandum and Articles of Association, the Charity has the power to make any investment which the Trustees see fit. The investments are managed by Barratt & Cooke, members of the London Stock Exchange, with prior approval by the Trustees.

Investment policy

The Trustees have given careful consideration to the investment policy, balancing risk and reward. They have concluded that an investment portfolio of medium risk, structured to produce a reasonable level of income, together with the opportunity for capital growth is the most appropriate. The Trustees have a policy of purchasing ethically based investments wherever this is practical.

Thornage Hall Independent Living Limited

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Financial review *(continued)*

Reserves policy

The Trustees have given careful consideration to the level of free reserves the charity should hold and have established a policy of holding 6 months normal running costs, which at 31 March 2023 amounted to £1,037,000.

As at 31 March 2023, the free reserves amounted to £969,414 which is calculated as unrestricted net current assets less designated funds. It is therefore the Trustees' intention to continue to build unrestricted reserves to the required level.

In addition, the Trustees have planned a number of areas of expenditure for which they have designated funds as follows:

Planned Maintenance Fund - Following the completion of the original planned maintenance programme and following the Charity's objectives to upgrade and improve the accommodation it has been identified and agreed to complete the reconfiguration and upgrade of the grade II listed Hall. These planned works, due to commence during 2023 but which will realistically commence early 2024, will create en-suite facilities for a further 5 bedrooms together with the upgrade of existing en-suite facilities. To ensure these much-needed works are carried out, the Trustees have designated £250,000 to cover associated fees and costs.

As we move forward and begin works in 2023 for the extension to our office facilities to include a new reception area and further 3 small offices, £230,000 has been designated to support the budgeted financial costs.

Further designated funds of £39,362 towards the capital cost of Orchard Lodge, following the engagement of Compton Fundraising earlier in the year to raise the remaining £700,000 of the £1.4M valuation required to complete the build, saw the total balance raised at £900,000, with a significant number of applications to Trusts and Foundations either outstanding or due to be submitted.

As we have seen a steady increase in attendance within our Day Service provision this has increased our awareness for the need for a sensory/quiet space. Currently as the numbers attending has increased there is less available free space to support individuals in needs of time away from larger group settings. The trustees have considered the evidence-based needs to such a space and a further £8,677 has been designated to this fund.

Thornage Hall Independent Living Limited

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Structure, governance and management

Governing document

Thornage Hall Independent Living Limited is a charitable company limited by guarantee, incorporated on 3 August 1987 and registered as a charity on 12 August 1987. The Charity is governed by its Memorandum and Articles of Association adopted on 3 August 1987 and amended on 17 April 2007, 26 October 2009 and 13 December 2018, these are currently being reviewed to reflect changes in management and to ensure compliance with relevant legislation. In the event of the Charity being wound up, the liability is limited to £1 per member of the Charity.

Recruitment and appointment of Trustees

There shall be at least three Trustees, each Trustee will be expected to bring a level of specialism in their field of expertise.

At every AGM one third of the Trustees shall retire from office. The Trustees to retire by rotation shall be those who have been longest in office since their last appointment or reappointment.

The Trustees may appoint a person who is willing to act as a Trustee, either to fill a vacancy or as an additional Trustee. A Trustee so appointed shall hold office only until the next following AGM, and shall not be taken into account in determining the Trustees who are to retire by rotation at that AGM. If not reappointed at such AGM he/she will vacate office at the end of the meeting.

Where the Trustee is the CQC nominated individual there is a requirement to familiarise themselves with CQC principles and be fully understanding of the role.

The current appointment of Trustees offers a balanced gender and experienced board.

Trustee induction and training

All new Trustees will be provided with copies of:

- The Memorandum and Articles of Association
- The latest accounts of the Charity

and are encouraged to read Charity Commission guidance notes CC3 - The Essential Trustee "What you need to know, what you need to do".

In addition Trustees are encouraged to read Charity Commission and other newsletters and to attend courses designed to keep them abreast of their duties and responsibilities.

Risk management

The Trustees have completed a thorough review of the Community's activities to identify the opportunities available to the Community and the risks to which it is exposed. The review covered the risks in the following areas: strategic, operational, environmental, compliance and financial. The Trustees reconsider each year the requirement for additional safeguards in the form of systems and procedures to supplement those already in place. In addition, the Trustees will ensure there are adequate procedures to minimise any potential impact on the Community should any of those risks materialise.

Thornage Hall Independent Living Limited

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Structure, governance and management *(continued)*

Organisational structure

The Trustees meet on a regular basis, a minimum of four times a year, in order to monitor the progress of the Community, to make key decisions and to see that legal requirements such as those of the Registrar of Companies, the Charity Commissioners, the Social Services Departments and other regulatory bodies are adhered to. Individual Trustees have lead roles in important areas of the organisation.

The Trustees delegate day-to-day running and management of the Community to the Chief Executive Officer in conjunction with the Senior Management Group. The Senior Management Group includes the Registered Service Manager and the Director of Finance and Estates. Further specific groups report to the Senior Management Group and are responsible for specific tasks. These groups include:

- Independent Living Managers/Senior Support Workers, reporting to the Director of Independent Living - responsible for the support of the tenants and running of the houses.
- Director of Finance and Estates - responsible for the financial affairs of the day-to-day running of the Charity as well as management of the Estate.
- Office administration reporting to the Executive Assistant - Business Support - responsible for the administration of the central office and administration support to the Senior Management Group.
- Day Services Operational Managers - responsible for the management of Day Services, Farm and Garden.

This structure has evolved into an effective mechanism for both:

- managing the diverse elements of the Charity's service; and
- ensuring the effective participation and involvement of all members of the Community, should they wish, to be involved in the management and development of the Community.

Thornage Hall Independent Living Limited

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

Structure, governance and management *(continued)*

Key management personnel

The Trustees consider the Board of Directors, who are the Charity's Trustees, and the Senior Management Group to comprise the key management personnel of the Charity, in charge of directing and controlling, running and operating the charity on a day to day basis. All Trustees give their time freely. Details of Trustees expenses are disclosed in note 15 to the accounts.

The pay of the senior staff is reviewed subject to the results of the local authority contract negotiations, and normally increased in accordance with average earnings. In view of the nature of the Charity the Trustees benchmark against pay levels in other care sector providers. The remunerations bench-mark is the mid-point of the range paid for similar roles.

Related parties

The Charity is a member of the Association of Camphill Communities UK and the Camphill Benevolent Fund.

Fundraising

The Charity has two main fundraising events during the year. An Annual Garden Fete that takes place in September and the Norfolk Christmas Fair in aid of Thornage Hall during November. The Garden Fete is organised by the staff team and the Christmas Fair is organised by a committee of volunteer supporters headed up by a Trustee who reports back to the Senior Management Group. The Charity complies with the Fundraising Regulator's Code of Fundraising Practice in its fundraising activity, and during the year there were no instances of non-compliance noted, and no complaints received by the charity about fundraising. Fundraising events are promoted through local advertising, posters, the Charity's website and social media accounts and the Charity's contacts database for those that have requested to be informed. In addition to fundraising income, the Charity receives donations from its supporters but does not actively seek donors.

In October the Charity engaged with professional fundraiser, Compton Fundraising Consultants Ltd, members of

- Association of Fundraising Consultants
- Certified Fund Raising Executive
- The Institute of Development Professionals in Education

To provide consulting services to support the fundraising plan and implement trusts fundraising on behalf of Thornage Hall under an initial 6 month fixed term agreement with a monthly fixed fee. Under the agreement Compton Fundraising will provide a monthly report to the Chair of Trustees and Director of Finance & Estates on the progress of the applications, to include information on how key prospects are being developed and the status of fundraising proposals. All successful grants applications and pledges coming to Thornage Hall directly in full.

The Charity does not engage directly with vulnerable people or the general public in its fundraising activities.

Trustees' responsibilities statement

The trustees (who are also directors 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 charitable company for that period.

Thornage Hall Independent Living Limited

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Trustees' annual report (incorporating the directors' report) *(continued)*

Year ended 31 March 2023

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 2019 (FRS102);
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

Small company provisions

This report has been prepared taking advantage of the small companies' exemption of section 415A of the Companies Act 2006.

The trustees' annual report was approved on and signed on behalf of the board of trustees by:

T M Fitzalan Howard CBE
Chair

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Independent auditor's report to the members of Thornage Hall Independent Living Limited

Year ended 31 March 2023

Opinion

We have audited the financial statements of Thornage Hall Independent Living Limited (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities (including income and expenditure account), balance sheet, 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 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 charity's affairs as at 31 March 2023 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;
- 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 charity 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 charity'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.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Independent auditor's report to the members of Thornage Hall Independent Living Limited *(continued)*

Year ended 31 March 2023

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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 for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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

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

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

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Independent auditor's report to the members of Thornage Hall Independent Living Limited *(continued)*

Year ended 31 March 2023

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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.

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:

- Enquiry of management and those charged with governance;
- Enquiry of entity staff compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliances with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluation the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Independent auditor's report to the members of Thornage Hall Independent Living Limited *(continued)*

Year ended 31 March 2023

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 auditor's report.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Mark Proctor FCA DChA (Senior Statutory Auditor)

For and on behalf of
Lovewell Blake LLP
Chartered accountants & statutory auditor
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Statement of financial activities (including income and expenditure account)

Year ended 31 March 2023

		Unrestricted funds £	2023 Restricted funds £	Total funds £	2022 Total funds £
	Note				
Income and endowments					
Donations and legacies	5	79,303	188,197	267,500	135,545
Charitable activities	6	1,953,255	–	1,953,255	1,845,031
Other trading activities	7	18,850	–	18,850	272,463
Investment income	8	21,094	–	21,094	14,404
Other income	9	4,030	–	4,030	1,909
Total income		<u>2,076,532</u>	<u>188,197</u>	<u>2,264,729</u>	<u>2,269,352</u>
Expenditure					
Raising funds					
Costs of other trading activities	10	(36,913)	–	(36,913)	(3,936)
Charitable activities	11	(2,027,118)	(9,249)	(2,036,367)	(2,060,818)
Total expenditure		<u>(2,064,031)</u>	<u>(9,249)</u>	<u>(2,073,280)</u>	<u>(2,064,754)</u>
Net income and net movements in funds before gains and losses on investments		12,501	178,948	191,449	204,598
Net (losses)/gains on investments	12	(11,180)	–	(11,180)	3,586
Net income before transfer of funds		1,321	178,948	180,269	208,184
Transfers between funds		7,432	(7,432)	–	–
Net movement in funds		<u>8,753</u>	<u>171,516</u>	<u>180,269</u>	<u>208,184</u>
Reconciliation of funds					
Total funds brought forward		4,643,166	403,952	5,047,118	4,838,934
Total funds carried forward		<u>4,651,919</u>	<u>575,468</u>	<u>5,227,387</u>	<u>5,047,118</u>

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

The notes on pages 22 to 37 form part of these financial statements.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Balance sheet

31 March 2023

	Note	2023	2022
		£	£
Fixed assets			
Tangible fixed assets	16	2,405,818	2,434,147
Investments	17	152,923	164,103
		<u>2,558,741</u>	<u>2,598,250</u>
Current assets			
Stocks	18	16,176	16,176
Debtors	19	191,611	183,463
Cash at bank and in hand		2,729,033	2,549,092
		<u>2,936,820</u>	<u>2,748,731</u>
Creditors: Amounts falling due within one year	20	<u>268,174</u>	<u>299,863</u>
Net current assets		2,668,646	2,448,868
Total assets less current liabilities		<u>5,227,387</u>	<u>5,047,118</u>
Net assets		<u>5,227,387</u>	<u>5,047,118</u>
Funds of the charity			
Restricted funds		575,468	403,952
Unrestricted funds		4,651,919	4,643,166
Total charity funds	23	<u>5,227,387</u>	<u>5,047,118</u>

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

These financial statements were approved by the board of trustees and authorised for issue on, and are signed on behalf of the board by:

T M Fitzalan Howard CBE
Chair

Company registration number: 2152319

The notes on pages 22 to 37 form part of these financial statements.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Statement of cash flows

Year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net income	180,269	208,184
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	109,801	109,436
Net (losses)/gains on investments	11,180	(3,586)
Dividends, interest and rents from investments	(13,370)	(13,363)
Other interest receivable and similar income	(7,724)	(1,041)
<i>Changes in:</i>		
Trade and other debtors	(8,148)	(70,517)
Trade and other creditors	(31,689)	108,181
Cash generated from operations	240,319	337,294
Interest received	7,724	1,041
Net cash from operating activities	<u>248,043</u>	<u>338,335</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	13,370	13,363
Purchase of tangible assets	(81,702)	(18,155)
Proceeds from sale of tangible assets	230	76
Purchases of other investments	–	(9,982)
Proceeds from sale of other investments	–	9,982
Net cash used in investing activities	<u>(68,102)</u>	<u>(4,716)</u>
Net increase in cash and cash equivalents	179,941	333,619
Cash and cash equivalents at beginning of year	<u>2,549,092</u>	<u>2,215,473</u>
Cash and cash equivalents at end of year	<u>2,729,033</u>	<u>2,549,092</u>

The notes on pages 22 to 37 form part of these financial statements.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements

Year ended 31 March 2023

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is Thornage Hall, Thornage, Holt, Norfolk, NR25 7QH.

2. Statement of compliance

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

3. Accounting policies

(a) Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity, and rounded to the nearest £.

(b) Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

(c) Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity.

Designated funds are unrestricted funds earmarked by the Trustees for particular purposes.

Restricted funds are subjected to restrictions on their expenditure imposed by the donor or through the terms of an appeal.

(d) Income

All income is included in the statement of financial activities when the charity is entitled to the income, any performance related conditions attached have been met or are fully within the control of the charity, the income is considered probable and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Income *(continued)*

- Income received by way of donations, legacies, grants and gifts is included in full in the Statement of Financial Activities when receivable. Where legacies have been notified to the Charity but the criteria for income recognition have not been met, the legacy is treated as a contingent asset and disclosed if material. Grants, where entitlement is not conditional on the delivery of a specific performance by the Charity, are recognised when the Charity becomes unconditionally entitled to the grant.

- Investment income is included when receivable.

- Income from charitable trading activity is accounted for when earned.

- Income from grants, where related to performance and specific deliverables, are accounted for as the Charity earns the right to consideration by its performance.

(e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- expenditure on raising funds comprise the costs associated with attracting donations, grants and legacies and the costs of trading for fundraising purposes.

- expenditure on charitable activities comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly, others are apportioned on an appropriate basis, as set out in the notes to the accounts.

(f) Operating leases

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against surpluses on a straight line basis over the period of the lease.

(g) Tangible assets

Fixed assets (excluding investments) are stated at cost less accumulated depreciation. The costs of minor additions costing less than £1,000 are not capitalised.

(h) Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Residential buildings	-	over 40 years
Farm buildings	-	over 25 years
Motor vehicles and machinery	-	25% reducing balance
Furnishings and equipment	-	25% reducing balance and straight line

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Depreciation *(continued)*

No depreciation is provided for assets in the course of construction until the assets are brought into their intended use.

(i) Investments

Investments held as fixed assets are revalued at fair value at the balance sheet date and the gain or loss taken to the Statement of Financial Activities.

(j) Stocks

Stocks have been valued at the lower of cost and net realisable value.

(k) Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

(l) Defined contribution plans

The Charity operates two defined contribution pension schemes in respect of employees and co-workers, a contribution stakeholder scheme (People's Pension) in respect of employees and co-workers and a money purchase scheme for co-workers only with Camphill Benevolent Fund, to which the trustees made no contributions during the year. The assets of these schemes are held separately from those of the Charity in independently administered funds. The pension cost charge represents contributions payable by the Charity to the schemes.

4. Limited by guarantee

Thornage Hall Independent Living Limited is a registered charity and company limited by guarantee with no share capital. The liability of each member in the event of a winding up is limited to £1.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

5. Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Donations	79,303	188,197	267,500

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Donations			
Donations	604	134,941	135,545

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Fees and contributions	1,916,319	–	1,916,319
Farm and garden income	35,091	–	35,091
Workshop income	1,845	–	1,845
COVID-19 Support	–	–	–
	<u>1,953,255</u>	<u>–</u>	<u>1,953,255</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Fees and contributions	1,743,980	–	1,743,980
Farm and garden income	38,948	–	38,948
Workshop income	5,570	–	5,570
COVID-19 Support	24,871	31,662	56,533
	<u>1,813,369</u>	<u>31,662</u>	<u>1,845,031</u>

7. Other trading activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Fundraising events	18,850	–	18,850

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Fundraising events	5,089	267,374	272,463

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

8. Investment income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Income from fixed asset investments	3,830	3,830	3,823	3,823
Rental income	9,540	9,540	9,540	9,540
Bank interest receivable	7,724	7,724	1,041	1,041
	<u>21,094</u>	<u>21,094</u>	<u>14,404</u>	<u>14,404</u>

9. Other income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Asset sales	270	270	1,025	1,025
Insurance claim	3,760	3,760	884	884
	<u>4,030</u>	<u>4,030</u>	<u>1,909</u>	<u>1,909</u>

10. Costs of other trading activities

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Costs of other trading activities - Staging events	36,913	36,913	3,936	3,936

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

11. Expenditure on charitable activities by activity type

	Community expenses £	Land expenses £	Support costs £	Total Funds 2023 £	Total Funds 2022 £
Community expenses	12,232	601	–	12,833	15,168
Medical expenses	–	–	1,752	1,752	702
Food	57,137	1,213	123	58,473	54,408
Household	29,558	11,747	4,933	46,238	47,095
Estate and general maintenance	68,631	54,185	3,934	126,750	281,052
Light, heat and fuel	40,785	6,564	5,898	53,247	48,716
Rent, rates and water	7,329	2,115	–	9,444	12,629
Insurance	21,196	4,073	2,685	27,954	24,953
Motor and travel expenses	4,980	3,730	433	9,143	6,110
Wages and staff costs	954,895	176,546	197,763	1,432,542	1,277,375
Training and education	1,079	2,691	10,749	14,519	8,185
Contributions	1,285	1,086	2,872	5,243	4,852
Advertising	1,396	2,557	1,174	5,761	7,275
Printing, postage and stationery	356	120	7,095	7,571	7,103
Telephone	1	–	6,392	6,393	5,436
Professional fees	22,616	14,846	42,619	80,081	120,496
Sundries	574	480	35	1,089	3,391
Depreciation	86,714	21,043	2,044	109,801	109,436
Bank interest and charges	342	3	1,656	2,001	1,673
Bad debts	136	–	–	136	–
Farm cost of sales	13	6,351	484	6,848	8,420
Veterinary fees	–	4,377	–	4,377	2,574
Repairs and renewals	–	4,871	–	4,871	4,057
Pest control	140	520	–	660	880
Governance costs	–	–	8,640	8,640	8,832
	<u>1,311,395</u>	<u>319,719</u>	<u>301,281</u>	<u>2,036,367</u>	<u>2,060,818</u>

Included in the above is restricted charitable expenditure of £9,249 (2022: £49,982).

Analysis of governance costs

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Audit fee	9,150	–	9,150	7,434
Audit fee re previous years	–	–	–	–
Non audit fees – accounts preparation	(2,160)	–	(2,160)	(102)
	<u>1,650</u>	<u>–</u>	<u>1,650</u>	<u>1,500</u>
	<u>8,640</u>	<u>–</u>	<u>8,640</u>	<u>8,832</u>

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

12. Net (losses)/gains on investments

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Gains on listed investments	(11,180)	(11,180)	3,586	3,586

13. Net income

Net income is stated after charging/(crediting):

	2023 £	2022 £
Depreciation of tangible fixed assets	109,801	109,436
Fees payable for the audit of the financial statements	10,800	8,934
Fees payable for the audit of the financial statements - prior year	(2,160)	(102)
Operating lease payments	1,440	1,065

14. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023 £	2022 £
Wages and salaries	1,203,961	1,099,746
Social security costs	101,140	85,423
Employer contributions to pension plans	52,983	48,674
	1,358,084	1,233,843

Key management personnel remuneration amounted to £178,875 (2022: £132,423) in respect of 4 (2022: 2) employees.

The average head count of employees during the year was 49 (2022: 47). The average number of full-time equivalent employees during the year is analysed as follows:

	2023 No.	2022 No.
Number of administrative staff	4	4
Number of other staff	37	35
	41	39

The number of employees whose remuneration for the year fell within the following bands, were:

	2023 No.	2022 No.
£60,000 to £69,999	1	1

15. Trustee remuneration and expenses

No Trustee received any remuneration from the Charity during either the current or previous year.

No Trustee was reimbursed expenditure during either the current or previous year.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

16. Tangible fixed assets

	Land and buildings £	Agricultural machinery £	Motor vehicles £	Residential equipment £	Total £
Cost					
At 1 Apr 2022	4,100,071	145,172	56,114	210,763	4,512,120
Additions	61,670	–	11,948	8,084	81,702
Disposals	–	–	(15,779)	(4,356)	(20,135)
At 31 Mar 2023	4,161,741	145,172	52,283	214,491	4,573,687
Depreciation					
At 1 Apr 2022	1,703,729	133,621	55,297	185,326	2,077,973
Charge for the year	98,874	2,888	414	7,625	109,801
Disposals	–	–	(15,621)	(4,284)	(19,905)
At 31 Mar 2023	1,802,603	136,509	40,090	188,667	2,167,869
Carrying amount					
At 31 Mar 2023	2,359,138	8,663	12,193	25,824	2,405,818
At 31 Mar 2022	2,396,342	11,551	817	25,437	2,434,147

Capital commitments

	2023 £	2022 £
Contracted for but not provided for in the financial statements	292,768	–

17. Investments

	Listed investments £
Cost or valuation	
At 1 Apr 2022	164,103
Additions	–
Other movements	(11,180)
At 31 Mar 2023	152,923
Impairment	
At 1 Apr 2022 and 31 Mar 2023	
Carrying amount	
At 31 Mar 2023	152,923
At 31 Mar 2022	164,103

All investments shown above are held at valuation.

Financial assets held at fair value

The fair value of listed securities is determined by reference to the quoted price for these assets in an active market at the balance sheet date.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

17. Investments *(continued)*

Investments comprise the following:

	2023	2022
	£	£
Listed securities	152,841	164,021
Cash held for re-investment	82	82
	<u>152,923</u>	<u>164,103</u>

18. Stocks

	2023	2022
	£	£
Livestock	<u>16,176</u>	<u>16,176</u>

19. Debtors

	2023	2022
	£	£
Trade debtors	58,560	52,845
Prepayments and accrued income	118,182	114,725
Other debtors	14,869	15,893
	<u>191,611</u>	<u>183,463</u>

20. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Trade creditors	131,297	122,003
Accruals and deferred income	104,257	145,376
Social security and other taxes	32,620	32,484
	<u>268,174</u>	<u>299,863</u>

21. Deferred income

	2023	2022
	£	£
At 1 April 2022	91,628	51,359
Amount released to income	(91,628)	(51,359)
Amount deferred in year	42,737	91,628
At 31 March 2023	<u>42,737</u>	<u>91,628</u>

Deferred income comprises the advance receipt of income in respect of charitable activities.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

22. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £52,983 (2022: £48,674).

23. Analysis of charitable funds

Unrestricted funds

	At 1 Apr 2022	Income	Expenditure	Transfers	Gains and losses	At 31 Mar 2023
	£	£	£	£	£	£
Unrestricted funds	3,564,380	2,076,532	(2,054,236)	(47,341)	(11,180)	3,528,155
Capital Projects	565,000	—	—	39,362	—	604,362
Maintenance Fund	250,000	—	—	—	—	250,000
Future Projects	246,000	—	—	—	—	246,000
Sensory Room / Equipment	2,500	—	—	8,677	—	11,177
Vehicles	—	—	—	6,734	—	6,734
Activities Room Equipment	3,287	—	—	—	—	3,287
Herb Garden	4,068	—	(3,064)	—	—	1,004
All Purpose Sports Pitch	1,000	—	—	—	—	1,000
IT & Photography Equipment and Facilities	200	—	—	—	—	200
	6,731	—	(6,731)	—	—	—
	<u>4,643,166</u>	<u>2,076,532</u>	<u>(2,064,031)</u>	<u>7,432</u>	<u>(11,180)</u>	<u>4,651,919</u>

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

23. Analysis of charitable funds (continued)

Unrestricted funds (continued)

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
Unrestricted funds	3,281,458	1,822,002	(1,952,646)	413,566	—	3,564,380
Capital Projects	437,900	—	(7,900)	135,000	—	565,000
Maintenance Fund	250,000	—	—	—	—	250,000
Contingency Fund	415,932	13,373	(32,411)	(400,480)	3,586	—
Future Projects	381,000	—	—	(135,000)	—	246,000
Day Services						
Equipment and						
Facilities	6,230	—	(718)	1,219	—	6,731
Herb Garden	17,932	—	(13,864)	—	—	4,068
Activities Room						
Equipment	14,710	—	(1,422)	(10,001)	—	3,287
Sensory Room /						
Equipment	—	—	—	2,500	—	2,500
All Purpose Sports						
Pitch	—	—	—	1,000	—	1,000
IT & Photography	—	—	—	200	—	200
Grange Cottage	5,811	—	(5,811)	—	—	—
	<u>4,810,973</u>	<u>1,835,375</u>	<u>(2,014,772)</u>	<u>8,004</u>	<u>3,586</u>	<u>4,643,166</u>

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

23. Analysis of charitable funds *(continued)*

In 1998 the community set up the Contingency Fund to cover the costs of the future needs of the tenants in the community that are not already met by the commissioned funding of the Charity including capital projects. Investment income is allocated to the fund as agreed by the Trustees. A decision was made during the previous year that the purpose of this fund was no longer relevant and was therefore unlikely to be expended, as a result the balance of the fund was transferred back into the General Fund.

The maintenance fund was created following the completion of a detailed condition survey which has led to a planned five year maintenance program. Significant maintenance has been carried out over the initial planned period and improvements to tenant facilities to create a high standard of accommodation across the community. The balance of the funds has been designed towards the next period of planned maintenance and to include the reconfiguration of the Hall, grade 2 listed building to upgrade and create en-suite facilities for those existing tenants.

The Grange Cottage fund was set up for the planned works to the cottage, this was fully expended in the previous year following payment of the retention..

Capital projects - An amount of £39,362 has been transferred from the General fund in the current year towards the future build of Orchard Lodge bringing the total designated funds as at 31 March 2022 to £374,362. It has been acknowledged by the Trustees the need for the investment in suitable office space for the expanding central staffing particularly during the pandemic to ensure IPC protocol can be maintained across the community now and into the future. Planning has been approved for the extension of the existing central office with work commencing during the current year. Total Capital Projects designated funds amount to £604,362.

Donations received have been allocated to the herb garden fund to replace the existing garden with a raised herb garden to allow for greater accessibility. Works have continued in the current year after initially being delayed due to Covid.

The Day Services Equipment Fund was set up for the provision of equipment for day service activities. This has been fully expended in the current year.

The Activities Room Equipment fund has been created to equip the newly created activities room "Gregories Barn".

The Future Projects fund was set up following the receipt of a generous legacy towards future new projects. This is to include the conversion of an existing farm building to create additional indoor workshop space. This need was identified as a result of Covid and the need to offer additional indoor workshop capacity.

Donations received have been allocated towards a Sensory Room and related quipment.

Funds have been designated for the creation of an All Purpose Sports Pitch.

Donations received have been allocated towards the purchase of IT and photography equipment.

General fund donations received have been designated towards the replacement of vehicles.

The General Fund comprises of the surplus/deficit on the income and running costs of the charity's activities, plus donations and bank interest.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

23. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 Apr 2022 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2023 £
Orchard Lodge	381,590	122,308	–	13,876	–	517,774
Vehicles	–	57,408	–	(11,948)	–	45,460
Land	20,899	20	(4,717)	(9,360)	–	6,842
Day Services						
Equipment	–	2,836	(500)	–	–	2,336
Staff Fund	133	3,618	(2,025)	–	–	1,726
Tenant / Social						
Fund	1,205	–	–	–	–	1,205
HM Memorial	125	–	–	–	–	125
Herb Garden	–	2,007	(2,007)	–	–	–
	<u>403,952</u>	<u>188,197</u>	<u>(9,249)</u>	<u>(7,432)</u>	<u>–</u>	<u>575,468</u>

	At 1 Apr 2021 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Mar 2022 £
Orchard Lodge	12,000	369,590	–	–	–	381,590
Land	–	30,000	(4,259)	(4,842)	–	20,899
Tenant / Social						
Fund	3,949	150	(2,894)	–	–	1,205
Staff Fund	2,769	2,175	(4,811)	–	–	133
HM Memorial	125	–	–	–	–	125
NCC - Infection						
Control Fund	–	31,662	(31,662)	–	–	–
Community						
Activities Room	3,323	–	(3,323)	–	–	–
Donation for						
alpacas	–	300	(300)	–	–	–
Day Services						
Equipment	2,034	100	(2,134)	–	–	–
Herb Garden	599	–	(599)	–	–	–
Activities Room -						
Equipment	3,162	–	–	(3,162)	–	–
	<u>27,961</u>	<u>433,977</u>	<u>(49,982)</u>	<u>(8,004)</u>	<u>–</u>	<u>403,952</u>

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

23. Analysis of charitable funds *(continued)*

The balance of the restricted funds for the Community Activity Room was the remainder of the retention which was released in the previous year.

Donations have been provided towards the planned capital works for Orchard Lodge. An amount of £13,876 was transferred from the General Fund in relation to gift aid claimed on donations previously received towards Orchard Lodge.

Donation income was received during the previous financial year towards the upkeep of the alpacas.

Donations have been received during the year towards day service equipment. During the year funds of £500 have been used to purchase equipment.

Donations were received for a memorial bench for a former tenant. This will be purchased on completion of the herb garden.

Donations received have been allocated to the herb garden fund to replace the existing garden with a raised herb garden to allow for greater accessibility. Works have been completed during the year.

Restricted funds were received for the purchase of equipment for the activities room, this being fully expended in the previous year.

Donations have been received and towards expenditure to be incurred in relation to the land. During the year funds of £9,360 have been transferred towards the cost of diploma training.

Donations have been received from tenant families to support the purchase of suitable outdoor equipment to support family visits which out of necessity had to take place outside of the home due to Covid.

Donations have been received from tenant families to express their gratitude towards the staffing team.

Funding was received in the previous year from the Norfolk County Council Infection Control Fund towards the cost of additional equipment, paying staff their full salary whilst being required to isolate, health and safety and PPE arising as a result of Covid-19.

Donations have been received in the current year towards replacement vehicles. Funds of £11,948 have been used to purchase a vehicle for the Charity. The vehicle was capitalised, therefore a transfer in relation to the purchase has been made to the General Fund.

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

24. Analysis of net assets between funds

Year ended 31 March 2023

	Tangible fixed assets £	Investments £	Net current assets £	Total £
Restricted Income Funds				
Orchard Lodge	—	—	517,774	517,774
Vehicles	—	—	45,460	45,460
Land	—	—	6,842	6,842
Day Services Equipment	—	—	2,336	2,336
Herb Garden	—	—	2,007	2,007
Staff Fund	—	—	1,726	1,726
Tenant / Social Fund	—	—	1,205	1,205
HM Memorial	—	—	125	125
	—	—	575,468	575,468
Unrestricted Income Funds				
Designated Funds	—	—	1,123,764	1,123,764
General Funds	2,405,818	152,923	969,414	3,528,155
	2,405,818	152,923	2,093,178	4,651,919
	2,405,818	152,923	2,668,646	5,227,387

Year ended 31 March 2022

	Tangible fixed assets £	Investments £	Net current assets £	Total £
Restricted Income Funds				
Orchard Lodge	—	—	381,590	381,590
Land	—	—	20,899	20,899
Tenant / Social Fund	—	—	1,205	1,205
Staff Fund	—	—	133	133
HM Memorial	—	—	125	125
	—	—	403,952	403,952
Unrestricted Income Funds				
Designated Funds	—	—	1,078,786	1,078,786
General Funds	2,434,147	164,103	966,130	3,564,380
	2,434,147	164,103	2,044,916	4,643,166
	2,434,147	164,103	2,448,868	5,047,118

25. Analysis of changes in net debt

	At 1 Apr 2022 £	Cash flows £	At 31 Mar 2023 £
Cash at bank and in hand	2,549,092	179,941	2,729,033

Thornage Hall Independent Living Limited

Company Limited by Guarantee

Notes to the financial statements *(continued)*

Year ended 31 March 2023

26. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2023	2022
	£	£
Not later than 1 year	—	1,260
	<u> </u>	<u> </u>

27. Related parties

P D Goddard was appointed as a Trustee of the Charity on 14 February 2022. In the previous year, following the appointment, payments of £526 were made to P D Goddard in respect of company secretarial services. However, payments for the company secretarial work ceased on 31 March 2022 and no further payments have been made in the current year.