

Charity registration number 1088236

Company registration number 04263352 (England and Wales)

BOSENCE FARM COMMUNITY LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

BOSENCE FARM COMMUNITY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Ian Colton
Malcolm Jones
Karon Clark
Edward Chapman
Paul Massey
Amanda Back
Sue Turk

Secretary

Kate Prosser

Charity number

1088236

Company number

04263352

Registered office

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Auditor

Sumer Audit
Amelia House
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Bankers

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Sheldon
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Solicitors

Stephens Scown LLP
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Malpas Road
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Cornwall
TR1 1UT

BOSENCE FARM COMMUNITY LIMITED

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BOSENCE FARM COMMUNITY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MARCH 2025

The trustees, who are directors for the purposes of company law, are pleased to present their report and financial statements for the year ended 31 March 2025. This report is a combined annual report containing a directors' report as required by company law.

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 charity'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)" (effective 1 January 2019).

Objectives and activities

The broad object of the charity is "To relieve poverty, sickness, distress, and the provision of temporary accommodation for those in necessitous circumstances with particular regard to those who are affected by addiction to drugs and alcohol misuse". In the furtherance of these objects the charity provides suitable accommodation, counselling, education, support and information to drug and alcohol misusers, together with their friends and relatives. The charity also promotes training and research into the dangers arising from the habitual or other uses of drugs and alcohol. In addition, the charity promotes and provides the development of new facilities pertaining to the treatment and rehabilitation of drug and alcohol misusers and prevention of drug and alcohol misuse.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake. In particular the trustees consider how planned activities will contribute to its aims and objectives.

The charity's activities deliver public benefit as follows:

Bosence Farm is a residential substance misuse treatment service, registered with the Care Quality Commission. The charity currently offers two discrete services: Bosence Rehab and Bosence Detox. These services are supported by our horticultural and volunteer programmes. The former Young Person's service ran for just over 3 years, and was closed at the start of Covid in order to use the building to quarantine new admissions for the adult detox/stabilisation service. The charity has now changed the layout of the interior of the building to ensure it offers greatest flexibility. It has 5 single rooms with en-suite bathrooms, its own kitchen, and clinical suite, so can be operated as a wing of the main detox/stabilisation unit, as additional accommodation for either service, or completely discretely, allowing us to use it flexibly to address the greatest need at that time.

Bosence Rehab

Bosence Rehab supports those who have successfully detoxed from any substance and are in recovery from alcohol and/or drug dependency. The average stay at Bosence Rehab is usually 12 weeks, although a number of people are granted additional funding as part of the review process which is normally at the half way point of rehab treatment.

The service provides residential treatment for up to 21 individuals. This capacity is based on the flexible use of our East Wing annex, which can be used for either rehabilitation or detoxification. The Rehabilitation unit itself has 16 bedrooms, including one en-suite, more accessible room, designed for an individual with reduced mobility.

The community offers those choosing to work a 12 Step programme a safe and tranquil environment to both begin and enhance personal recovery. Additionally, Bosence Rehab integrates a trauma-informed approach, guided by the Compassion Inquiry training developed by Dr. Gabor Maté. This approach focuses on understanding and addressing the underlying trauma that often contributes to addiction, empowering individuals to achieve personal goals and live independently without resorting to alcohol or drugs. Bosence Rehab offers a wide range of skill development, including life-skills, resettlement and aftercare support. All elements are aimed at empowering individuals to achieve personal goals and live independently, without the need to resort to alcohol or drugs, by the time they leave. There is also an opportunity for those who have been through treatment to come back and volunteer where appropriate.

During the 2024/25 financial year, we provided 100 episodes of treatment (92 in 2023/24). Of the 96 people who left the service in the period, 52 completed treatment. This represents a successful completion rate of 54.16% compared to 64.10% in the previous year. Outcomes of service users completing their course of treatment have reduced this year as we have seen an increase in people being referred with complexities including greater mental health issues – however we are continuing to analyse this and understand the reasons to help us improve and attain better completion rates for service users in the coming years.

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

Average occupancy for the full year remained constant at 16.16 compared with 16.18 (the average number of service users in Rehab per day) in the previous year. Demand and referral levels have remained high, although historically their predictability is dependent on many factors, including the availability of funds. Our Business Development Manager has been tendering for business around the UK and this has led to an increase in out of county and private referrals. New Stakeholders in the last year include: Halton Integrated Recovery Service, CGL Nuneaton, Cambridgeshire CGL, Wear Recovery Sunderland and Reading CGL

Bosence Detox

Bosence Detox is a 16-bed inpatient unit, expandable to 21 beds using the east wing annex flexibly, providing detoxification, stabilisation, and assessment for drug and alcohol addiction since May 2010. The average stay is around three weeks depending on the substances, though some service users may stay up to six weeks before moving on to residential rehab or returning to the community. In 2024/25, 345 episodes of treatment were delivered (291 in 2023/24; 271 in 2022/23), with 309 discharges and 280 successful completions — a completion rate of 90.61% (up from 85.97% the previous year). The complexity of service users' needs on admission continues to increase.

The young person's service, closed in March 2020, now provides en-suite rooms flexibly used to increase occupancy across Detox and Rehab. A review of admissions processes and a restructure of the referral management team have made our admissions more proactive. This, combined with two nurses qualifying as Independent Nurse Prescribers, has significantly increased flexibility and access. Although still evolving, these improvements have already had a positive impact on capacity and financial stability. The Board of Trustees continues to keep the potential re-opening of the young person's service under review, subject to funding and need.

We commissioned a review of the psychosocial programme to better address the needs of individuals in detox and to ensure a research and evidence-based approach. The bespoke programme, introduced in May 2019, has been well received and effective in building resilience post-treatment. In 2025, a Counselling Psychologist joined the team to work with staff and service users to review and further develop the programme, ensuring it remains trauma-informed, person-centred, and responsive to increasing complexity.

Bosence Farm Community is an established and integrated part of the wider Cornwall treatment system and is now becoming increasingly well known outside the county. Bosence Detox continues to progress towards its goal of becoming a centre of excellence and has invested in developing staff through training in Compassionate Inquiry, a trauma-informed approach widely regarded as being at the forefront of innovative drug and alcohol treatment. A member of staff who completed the full training is now coaching others on the team, supporting the integration of Compassionate Inquiry methods into day-to-day practice. We continue to build on this foundation, with further training and reflective practice to embed trauma-informed care across the service.

Bosence Horticultural Programme

The orchard garden is flourishing and year on year the yield of apples is increasing. The 2024 season saw our first batch of Bosence apple juice produced with the help of The Kehelland Trust, who kindly pressed and bottled our apples. This is a partnership we are keen to continue and possibly expand into jam making and possibly chutneys too. The orchard garden provides opportunities to teach residents about fruit pruning, thinning and harvesting, pond life and wildflower and butterfly identification.

The 2024 growing season was a successful one with the vegetable garden producing bountiful crops of root vegetables, including potatoes, carrots and beetroot and plentiful harvests of greens, brassicas and alliums for much of the autumn and winter months. The polytunnels, which really are invaluable when it comes to producing both summer and winter crops, yielded good crops of tomatoes, melons, sweetcorn, cucumbers and peppers in the summer, and a steady supply of lettuce, salad leaves and culinary herbs throughout the winter.

The benefits of applying copious amounts of organic manure, green waste compost and compost produced on-site to the vegetable beds over the past five years has started to show with greater worm abundance, deeper and better topsoil and improved crop health all apparent. The increased organic matter content of the soil also helps retain water during dry weather which over time should help reduce water usage.

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

Habitat management

Woodland management work was carried out over the winter, including lots of strimming, undertaken to reduce blackthorn and bramble to encourage bluebells and other woodland spring flowers as well as to limit the spread of impenetrable thicket. The result is a more biodiverse habitat which feels brighter, healthier and more inviting, especially in the springtime when areas are carpeted with native bluebells and other native wildflowers. Owing to the management of bramble and blackthorn and the reduction of low-light levels through ivy removal, no less than ten wildflower species have increased in abundance considerably.

There are three wildlife cameras installed across the site. The footage is periodically shared with residents and forms part of a wildlife identification and survey session. Roe deer are seen on a regular basis in the woods and meadow, where early purple orchids are appearing in growing numbers each year.

The orchard garden and its pond support a rich flora and fauna which are used as an educational resource on a regular basis, with sessions of pond dipping, botany, butterfly and bee identification all part of the RIN programme. The beehives add another dimension to the gardens and allows for residents to learn some of the basics about beekeeping and the 2024 season saw the first harvest of Bosence honey which was gifted to staff in their Christmas hampers.

Recovery in Nature Programme

Our Recovery in Nature programme (RIN) is consistently well received by participants. The original core of the programme run by our land manager Noah Puddifoot Hall consists of ten different sessions. These are pond dipping, herbal tea-making, nature observation and creative writing, botany, nature-inspired drawing, nature hunt, forest bathing and mindfulness, fire, microscopy and wildlife identification and survey. Additional sessions are run by two coworkers, who deliver sessions twice a week. There is also a weekly gardening session. All sessions are open to residents from both the detox and rehab. The programme provides residents with the opportunity to get outside and learn, be active and engage with the natural environment several times a week. Feedback tells us that the programme both enriches the experience of participants time spent at Bosence and helps keep them in treatment.

Bosence Volunteer Programme

Our team of volunteers compliment the work of staff in various ways. Thirteen volunteers have either helped run or led sessions themselves in activities including drawing, card-making, music, pottery, creative writing, storytelling, wreath-making, mindfulness, gardening and RIN. Volunteer hours for the year 1st April 2024 to the end of March 2025 totalled 243.

Several ex-residents have given their time as peer mentors at both the detox and rehab units over the past year. We have also recently welcomed a new volunteer gardener as part of our wider volunteer programme. Our ongoing partnership with the Cornish clothing brand Seasalt continues to thrive, with staff joining us for volunteer days throughout the year, including during the festive season. This partnership adds a valued dimension to our volunteer offering, and feedback from Seasalt staff about their experience has been overwhelmingly positive.

Care Quality Commission (CQC) Rating

Our services received their first rated inspection by the Care Quality Commission (CQC) in December 2018 and were rated "Good" following a positive inspection. Although we have not been re-inspected since, we continue to use the CQC's structured assessment framework to guide our ongoing quality improvement work. While national delays to inspections have been reported due to changes within the CQC, we remain committed to strengthening our service and aspire to achieve an "Outstanding" rating in the future.

As part of our strategic development, we are reviewing our residential rehab facilities with the aim of maximising available space, reducing waiting times, and ensuring that accommodation is accessible, comfortable and fit for purpose. Proposed changes to the Sanctuary building form part of this wider review, which will be developed with input from staff.

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

Financial review

The financial activities and results for the year are shown in the statement of financial activities.

Going Concern

The trustees have discussed their ability to confirm that the charity is a going concern for the next 12 months. We report that, in our opinion:

- there continues to be strong and consistent demand for the services we provide;
- the free and operating reserves are sufficient to provide resilience against unforeseen financial and operational challenges; and
- we are not aware of any current circumstances or risks that would threaten the organisation's ability to continue operating.

Therefore, subject to no material unforeseen events occurring, the trustees have good reason to believe that the charity will remain a going concern for the 12 months following the approval of this report.

Reserves policy

The charity's reserves policy was initially set in January 2005 and included the creation of designated reserves, namely, the Bosence Farm Reserve (for residents' accommodation and wholly represented by fixed assets). On an annual basis the trustees consider and review the needs of the charity and designate funds for specific future purchases, services or projects. The priority is to maximise the rehab redevelopment designated reserve in line with the current strategic plan. In addition, they have also chosen to designate six months of operating costs to ensure the continuity of the charity. The trustees review the designated funds regularly throughout the year.

The total funds of the charity at 31 March 2025 were £4,140,999 (2024: £3,745,366). The amount of these funds that were restricted and not available for the general purposes of the charity at 31 March 2025 were £1,742,942 (2024: £1,769,787). Of the remaining reserves held, a total of £2,052,336 (2024: £1,568,244) have been designated for various projects, as detailed in note 18. Funds that can only be realised by disposing of tangible fixed assets at 31 March 2025 amount to £1,731,052 of restricted funds and £565,013 of unrestricted funds.

At 31 March 2025, the amount of reserves the charity held that were not restricted, designated or represented by fixed assets were £162,677 (2024: £208,450). The aim of the charity is to maintain a free reserve figure of around £200,000 to mitigate the risk against unforeseen circumstances with any reserves in excess of this figure being transferred to the rehab redevelopment designated reserve.

Principal funding sources

The funding sources of the charity, in addition to non-recurring grant funding, are Cornwall Council through the Complex Needs Support and Drug and Alcohol Action Team, income from private and out-of-county residents. Fundraising continued through 2024-2025 and applications to external funding bodies, charitable trusts and foundations continued for funds to support existing core work and capital developments.

The fundraising strategy will be maintained and developed through the coming year with a clear focus on our existing sources of support and a strong emphasis on building long-term relationships with funders and developing effective methods of communication with supporters and individual donors.

- The Worshipful Company of Girdlers for their ongoing support and £10,000 received in August 2024 towards the salary costs of the Clinical lead in the Detox Unit.
- Penryn Town Council for £3,823 in unrestricted donations received in May 2024.
- The National Lottery. £30,400 of the grant received in previous years was deferred and recognised as grant income in these financial statements.
- The Worshipful Company of Girdlers: £7,000 received in October 2023 for an all-terrain electric buggy was deferred and recognised as grant income in these financial statements.
- Cornwall Community Foundation: £3,480 of the grant received in 2023 was deferred and £1,849 was recognised as grant income in these financial statements.

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

The charity has received several generous bequests from the families of former service users, for which the charity is sincerely indebted.

We have also been grateful over the past 12 months for donations from individuals of a new sofa for the farmhouse, a new TV and printer and new furniture from Cornwall Voluntary Sector Forum for the Board Room.

Investment policy

The trustees have considered the most appropriate policy for investing funds and believe that the current arrangements, of investing in low risk deposit-based accounts, are satisfactory. The charity has deposit accounts with Santander, Saffron Building Society and a new 95-day notice deposit account with Lloyds Bank which earn monthly interest. In addition, the charity holds the following savings accounts:

- A one-year fixed rate business saving account is held with Aldermore.
- A 95 Day Notice Business Savings Account with Cambridge & Counties.
- A 100 Day Notice Charity & Trust Account with Shawbrook Bank

Risk assessment

The major risks to which the charity is exposed are regularly reviewed by the Trustees, and systems and procedures are in place to manage those risks. Bosence maintains a comprehensive and active Business Risk Register, which is regularly updated. New or evolving risks are added with appropriate mitigation plans, and significant updates are routinely reported at Board meetings to ensure strong oversight.

Two years ago, we strengthened our governance by establishing five Board sub-committees, each comprising Trustees and members of the Senior Management Team. These sub-committees focus on key operational and strategic areas, enabling more detailed oversight of risk and improved delivery of our Strategic Plan. Each subcommittee is linked to specific strategic initiatives, with progress tracked through a coordinated Operational Plan to ensure alignment across the organisation. Looking ahead, we plan to expand staff participation in sub-committees to ensure a wider range of voices inform how the charity develops.

A principal ongoing risk is the potential for reductions in funding from Cornwall and Plymouth local authorities, which have historically been our main commissioners. This is managed through regular engagement between senior management, Trustees, and commissioners to maintain open dialogue and plan ahead. At the same time, we continue to diversify our funding base: the proportion of bed days filled by individuals from outside Cornwall has risen from 1,704 of 8,702 (19.58%) in 2019/20 to 6,325 of 10,922 (58.66%), with referrals from 65 local authorities over the last five years.

To support this growth, our Business Development Manager works to broaden both statutory and private referral pathways. His work has resulted in new contracts and continued diversification of our income. In line with the current 10-year national drug strategy, now in its third year, we are also positioning Bosence to contribute to the national aim of increasing residential treatment placements from less than 2% to 5% of the treatment population over the next five years.

Finally, to support long-term sustainability, we have a part-time Fundraiser to generate unrestricted income and attract capital funding for development. We take a cautious approach to budgeting: only secured funding is included in the annual plan, and grant income is never assumed.

Trustees and the various sub-committees closely monitor the charity's legal responsibilities to ensure they are met while protecting its charitable assets and safeguarding vulnerable beneficiaries. The Board meets regularly in person to support the preparation and implementation of dynamic plans addressing future risks and opportunities. The operational team has proven highly adaptable and creative, operating safely and effectively while anticipating and responding to the changing landscape. Trustees scrutinise regular management accounts with revised forecasts and closely monitor changing risks to meet the charity's challenges and support staff wellbeing.

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

Health & Safety

Health and safety continues to be a standing agenda item at all Board meetings and is a key area of ongoing attention. The organisation remains certified under ISO 45001, having successfully migrated from the original OHSAS 18001:2007 standard in 2019. We maintain this accreditation through regular internal audits and annual external reviews; our most recent external review took place in August 2024, with no non-conformances identified.

Sue Turk remains the Board's Health & Safety Champion. Operational responsibility continues to be led by Registered Manager Samantha Collins, who is the designated Health & Safety Officer. Overall accountability rests with CEO Kate Prosser. While Kate no longer holds a current Level 3 Health & Safety in the Workplace qualification, both Samantha Collins and Central Services Manager Jackie Rushbrooke do. We are also planning for Sarah Glennie, a member of the Central Services Health & Safety Committee who leads on implementing most committee actions, to complete the same qualification within the next quarter.

The Health & Safety Committee—chaired and run by staff—was restructured in 2020 and continues to play a vital role in maintaining high safety standards across the organisation. Samantha Collins currently chairs the committee. We continue to engage the services of Peninsula, who provide quarterly site assessments, a dedicated advice helpline, and access to Business Safe Online, which supports our internal systems with up-to-date guidance and resources.

Our ongoing commitment to health and safety is integral to our wider strategic aims. As outlined in our Strategic Plan, the safety, wellbeing, and individual needs of our residents are at the centre of our work. Ensuring that our services are safe, compliant, and responsive is a key part of delivering on our mission to provide high quality, trauma-informed care.

Marketing and Strategic Plan

We continue to implement our comprehensive marketing and business development strategy, aligned with the objectives of our six-year Strategic Plan. This strategy includes detailed market analysis, clearly defined target audiences, measurable KPIs, and an actionable plan for generating income from a range of sources, including local authority commissioning, corporate referrals, insurance providers, and private clients. The private market, in particular, presents a growing opportunity for sustainable income diversification.

Work is underway to refresh all marketing materials, including updated brochures and timetables that reflect our evolving trauma-informed practice, Recovery in Nature programme, and wellness offer. These materials are being designed to better communicate the breadth and depth of our therapeutic and clinical services, both to professional referrers and directly to potential service users and their families.

Our marketing approach is intentionally segmented, with targeted messaging developed for different audiences including Integrated Care Boards (ICBs), public sector commissioners, Employee Assistance Programmes (EAPs), private individuals, and referring professionals in healthcare and social care.

Some marketing initiatives were temporarily paused during and immediately after the pandemic due to limited capacity and sustained waiting lists. However, as occupancy levels have stabilised, we have resumed strategic roll-out, including strengthening digital marketing, expanding our online presence, and engaging new stakeholders through outreach and sector events.

Our Business Development Manager is working closely with the CEO and Trustees to ensure that this strategy remains responsive to market shifts, commissioning trends, and the national policy landscape, including the government's 10-year drug strategy "From Harm to Hope". Our strategic aims directly support this national agenda, with a focus on delivering world-class treatment, rebuilding the professional workforce, and improving the integration of services.

The charity's strategy is fundamentally centred on its residents, recognising each as an individual with unique experiences, aspirations, and needs. Our mission is to understand these needs and provide safe, high-quality, and accessible services that empower residents to achieve their full potential.

Our Strategic Plan focuses on six broad aims:

1. **Be a well-managed organisation:** We prioritise staff care and first-class training, ensuring we are attractive to commissioners through strong operational and financial performance. Our focus includes good governance, excellent financial management, maintaining ISO and Health and Safety accreditations, and meeting Care Quality Commission (CQC) standards.

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

2. **Protect and future-proof our activities:** By strengthening our management structure, attracting new board members with specific skills, and conducting a skills analysis, we aim to ensure sustainable growth and adaptability in the post-Covid landscape.
3. **Achieve an 'Outstanding' CQC rating:** Building upon our 'Good' classification, we aim to consolidate and improve, targeting an 'Outstanding' rating in our next inspection.
4. **Enhance resident experience and outcomes:** Through continuous improvement and feedback loops, we proactively seek to understand and meet resident needs, ensuring programme effectiveness and resident wellbeing.
5. **Develop existing services:** We focus on supporting residents with complex needs, such as dual diagnoses of substance abuse and mental health issues, and continuously refine our detox service and psycho-social programmes based on outcomes and user feedback.
6. **Engage in proactive business development and diversification:** We employ a Business Development Manager and part-time fundraiser to grow our funding sources, ensuring financial stability and growth.

An opening statement in our Strategic Plan asserts:

“This can only happen if we provide world-class treatment options, delivered by the best staff in a great setting, continuously improve and evolve our offering, and continue to extend delivery to service users UK-wide whilst meeting all our compliance obligations.”

The government has released a 10-year drug strategy titled “From Harm to Hope”, which outlines priorities relevant to residential treatment and recovery, including:

- Delivering world-class treatment and recovery services
- Rebuilding the professional workforce
- Ensuring better integration of services to address individuals' physical and mental health needs, thereby reducing harm and supporting recovery

Our strategic aims align with this national strategy, demonstrating our commitment to contributing to its objectives.

We are dedicated to providing world-class treatment options delivered by exceptional staff in an optimal setting. Through continuous improvement and evolution of our services, we aim to extend our reach to service users across the UK while fulfilling all compliance obligations.

Structure, governance and management

Bosence Farm Community was incorporated as a company limited by guarantee on 2 August 2001 (Company No. 04263352) and was entered onto the Central Register of Charities by the Charity Commission on 28 August 2001 (Charity No. 1088236).

The charity is governed by its Articles of Association. Following a recent review of its governing documents, the Articles and Memorandum of Association were revised and consolidated into a single, updated governing document. This revised document has been approved by the Charity Commission and will be presented to the full Board for formal adoption at the Annual General Meeting in July 2025.

The Board of Trustees is responsible for the overall governance and strategic direction of the charity. It meets quarterly, with additional meetings held when necessary. Day-to-day operations are delegated to the Chief Executive Officer, Kate Prosser, who was appointed by the Board and operates within an agreed scheme of delegation. The CEO is supported by the Registered Manager, Samantha Collins, and a wider senior leadership team.

To strengthen oversight and ensure alignment with the charity's Strategic Plan, the Board has established five sub-committees. These reflect the key thematic aims of the six-year plan and cover:

- Finance
- People
- Environment
- Clinical and IT Governance
- Business Development & Partnerships

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

Each sub-committee meets at least quarterly (or more often if required) and comprises trustees and relevant staff members. All sub-committees are chaired by trustees, who report directly to the full Board. While they do not have delegated authority to make decisions, they play a vital role in providing scrutiny, oversight, and specialist advice. Proposals and recommendations developed by the sub-committees are submitted to the full Board for formal decision-making.

At the Annual General Meeting, the Board delegates limited authority to the Chair and Vice-Chair—acting in consultation with the Company Secretary and Treasurer—to manage urgent matters between Board meetings. For urgent financial matters, the Chair of the Finance Sub-Committee is also consulted. The entering into of contracts remains strictly reserved to the full Board.

Management accounts and operational reports are prepared monthly by the senior leadership team. These reports inform the work of the sub-committees and support strategic oversight by the Board. Trustees continue to monitor implementation of the Strategic Plan closely, reviewing progress against the charity's six strategic aims and working in partnership with the leadership team to identify challenges, drive improvement, and extend Bosence's reach and impact.

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:

Name	Role (if applicable)	Date Appointed	Date Resigned (if applicable)
Ian Colton	Chair	24 April 2023	
Malcolm Jones	Vice Chair	29 May 2013	
Karon Clark	Vice Chair	16 January 2020	
Edward Chapman	Treasurer	24 April 2023	
Susan Turk	H&S Champion	24 April 2023	
Amanda Back		23 July 2024	
Paul Massey		25 April 2025	
Mary Vyvyan		6 August 2013	23 July 2024
Francesca Haydon		24 April 2023	23 July 2024

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Appointment of trustees

Trustees are appointed in line with our policy 'HR 38 Trustee Recruitment Policy and Procedure'. When potential trustees are identified they are invited to the Farm to meet with the Director and learn more about the services provided. If they are interested they complete a Personal Information Form and the contents of that form are discussed at an ordinary meeting of trustees. If the Board agrees then the Company Secretary invites that person to become a trustee. The Company Secretary supplies a copy of the Job Description for Trustees, the Board's Prospectus, the Board's Mission and Values statement, the Charity Commission booklet entitled 'The Essential Trustees' and Companies House booklet entitled 'Directors and Secretaries Guide'. At that same meeting the Board agrees the year for retirement should that person accept office because trustees retire by thirds. If the interested person decides to take office then he/she is invited to attend the next Board meeting.

Induction and training of trustees

A new trustee will be offered a full induction into the work of the charity and of the board. When the new trustee has attended two board meetings they will be invited to review their training and development needs. A plan will be agreed as necessary to ensure the appropriate training and development takes place. A growing, online resource library, including access to previous minutes and various explanatory documents, is available to trustees, and a full review of the induction programme for new trustees is currently underway; this will mirror that for new employees.

Arrangement for setting key management personnel remuneration

The trustees have regard for pay comparability for all staff and this comes very much into focus when recruiting new staff members, with information taken from recruitment website and other channels.

Payment of creditors

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

BOSENCE FARM COMMUNITY LIMITED

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

FOR THE YEAR ENDED 31 MARCH 2025

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year-end were equivalent to 21 days' purchases, based on the average daily amount invoiced by suppliers during the year.

Auditor

In accordance with the company's articles, a resolution proposing that Sumer Audit be reappointed as auditor of the company will be put at a General Meeting.

Disclosure of information to auditor

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

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

Ian Colton



Trustee

Edward Chapman



Trustee

25th July 2025

BOSENCE FARM COMMUNITY LIMITED

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

The trustees, who are also the directors of Bosence Farm Community 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 charity 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 charity 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 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.

BOSENCE FARM COMMUNITY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

Opinion

We have audited the financial statements of Bosence Farm Community Limited (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and 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 Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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.

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

BOSENCE FARM COMMUNITY LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

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 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 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity 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 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 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

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.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the company and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: health & safety, employment law, compliance with the UK Companies Act and Charities Act.

BOSENCE FARM COMMUNITY LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF BOSENCE FARM COMMUNITY LIMITED

In addition to the above, our procedures to respond to risks identified included the following:

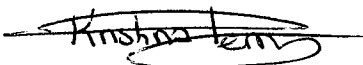
- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Reading correspondence with regulators;
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



5 August 2025.

Kristina Perry FCCA (Senior Statutory Auditor)
for and on behalf of Sumer Audit
Chartered Accountants
Statutory Auditor
Worthing

Sumer Audit is a trading name of Sumer Auditco Limited

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

		Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes						
Income from:							
Donations and legacies	3	7,825	50,021	57,846	6,544	70,032	76,576
Charitable activities	4	2,453,197	-	2,453,197	2,084,062	-	2,084,062
Investments	5	27,330	-	27,330	7,895	-	7,895
Total income		2,488,352	50,021	2,538,373	2,098,051	70,032	2,168,533
Expenditure on:							
Charitable activities	6	2,065,874	76,866	2,142,740	1,885,550	102,637	1,988,187
Total expenditure		2,065,874	76,866	2,142,740	1,885,550	102,637	1,988,187
Net incoming resources		422,478	(26,845)	395,633	212,951	(32,605)	180,346
Net movement in funds		422,478	(26,845)	395,633	212,951	(32,605)	180,346
Fund balances at 1 April 2024		1,975,579	1,769,787	3,745,366	1,762,628	1,802,392	3,565,020
Fund balances at 31 March 2025		2,398,057	1,742,942	4,140,999	1,975,579	1,769,787	3,745,366

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.

BOSENCE FARM COMMUNITY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	12		2,296,065		2,345,345
Current assets					
Debtors	13	288,137		213,561	
Cash at bank and in hand		1,690,812		1,396,617	
		<u>1,978,948</u>		<u>1,610,178</u>	
Creditors: amounts falling due within one year	14	<u>(134,015)</u>		<u>(210,157)</u>	
Net current assets			1,844,934		1,400,021
Total assets less current liabilities			<u>4,140,999</u>		<u>3,745,366</u>
Income funds					
Restricted funds	17		1,742,942		1,769,787
<u>Unrestricted funds</u>					
Designated funds	18	2,052,336		1,568,244	
General unrestricted funds		345,721		407,335	
			<u>2,398,057</u>		<u>1,975,579</u>
			<u>4,140,999</u>		<u>3,745,366</u>

The financial statements were approved by the Trustees on 25th July 2025



Ian Colton
Trustee



Edward Chapman
Trustee

Company registration number 04263352

BOSENCE FARM COMMUNITY LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Cash flows from operating activities					
Cash generated from operations	24		286,784		409,990
Investing activities					
Purchase of tangible fixed assets		(19,919)		(115,539)	
Investment income received		27,330		7,895	
Net cash used in investing activities			7,411		(107,644)
Net cash used in financing activities			-		-
Net increase/(decrease) in cash and cash equivalents			294,195		302,347
Cash and cash equivalents at beginning of year			1,396,617		1,094,270
Cash and cash equivalents at end of year			<u>1,690,812</u>		<u>1,396,617</u>

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Bosence Farm Community Limited (Limited by Guarantee) is a private company limited by guarantee incorporated in England and Wales. The registered office is Bosence Farm, 69 Bosence Road, Townshend, HAYLE, Cornwall, TR27 6AN.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, 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). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include 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 charity has adequate resources to continue in operational existence for the foreseeable future. The trustees have considered relevant information, including the charity's principal risks and uncertainties, the annual budget, two year financial forecast and the impact of subsequent events in making their assessment.

Based on these assessments and having regard to the resources available to the entity, the trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and 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 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.

Designated funds comprise funds which have been set aside at the discretion of the trustees for specific purposes. The purposes and uses of the designated funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the charity 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 charity 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.

Investment income is recognised on a receivable basis.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

In accordance with the Charities SORP (FRS 102), the time provided by general volunteers is not recognised. More information about volunteers' contributions is included in the trustees' report.

Grants, including government grants, are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor imposed conditions which must be met before the charity has unconditional entitlement.

1.5 Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

Costs of generating funds are the costs associated with attracting voluntary income.

Charitable expenditure 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.

Governance costs include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustee's meetings and reimbursed expenses.

1.6 Tangible fixed assets

Tangible fixed assets costing £1,000 or more 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 land and buildings	2% per annum on cost
Fixtures and fittings	20% per annum on cost
Computers	33.33% per annum on cost
Motor vehicles	20% per annum on cost

Freehold land is not depreciated.

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.

1.7 Impairment of fixed assets

At each reporting end date, the charity 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).

1.8 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.

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.9 Financial instruments

The charity 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 charity's balance sheet when the charity 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.

Derecognition of financial liabilities

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

1.10 Taxation

The company is a registered charity and is therefore generally exempt from income tax and capital gains tax on its charitable activities.

1.11 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 charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Critical accounting estimates and judgements

In the application of the charity'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 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	7,825	-	7,825	6,544	-	6,544
Legacies receivable	-	-	-	-	-	-
Government and other grants	-	50,021	50,021	-	70,032	70,032
	<u>7,825</u>	<u>50,021</u>	<u>57,846</u>	<u>6,544</u>	<u>70,032</u>	<u>76,576</u>
Grants receivable for core activities						
Government grants	-	-	-	-	-	-
Grants from other agencies	-	50,021	50,021	-	70,032	70,032
	<u>-</u>	<u>50,021</u>	<u>50,021</u>	<u>-</u>	<u>70,032</u>	<u>70,032</u>

4 Charitable activities

	2025 £	2024 £
Miscellaneous income	4,924	5,418
Detox Centre fees	1,611,046	1,311,037
Rehab Centre Service fees (including client contributions)	837,227	767,607
	<u>2,453,197</u>	<u>2,084,062</u>

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

5 Investments

	Unrestricted funds	Unrestricted funds
	2025 £	2024 £
Interest receivable	27,330	7,895

6 Charitable activities

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Staff costs	1,165,860	40,040	1,205,900	1,079,064	40,917	1,119,981
Depreciation and impairment	35,658	33,541	69,199	35,289	32,191	67,480
Consumables	97,426	-	97,426	99,017	11,778	110,795
Other direct costs	55,028	3,285	58,313	48,424	17,151	65,575
Establishment costs	124,715	-	124,715	129,824	600	130,424
Repairs and maintenance	82,351	-	82,351	58,372	-	58,372
Office expenses	38,220	-	38,220	26,305	-	26,305
Motor, travel & subsistence expenses	28,815	-	28,815	25,499	-	25,499
Printing, posting and stationery	10,481	-	10,481	11,127	-	11,127
Advertising and promotion	1,425	-	1,425	1,328	-	1,328
Legal and professional	1,250	-	1,250	840	-	840
	<u>1,641,229</u>	<u>76,866</u>	<u>1,718,095</u>	<u>1,515,089</u>	<u>102,637</u>	<u>1,617,726</u>
Share of support costs (see note 8)	398,824	-	398,824	343,708	-	343,708
Share of governance costs (see note 8)	25,821	-	25,821	26,753	-	26,753
	<u>2,065,874</u>	<u>76,866</u>	<u>2,142,740</u>	<u>1,885,550</u>	<u>102,637</u>	<u>1,988,187</u>

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

7 Support costs	Support Governance costs		2025		Support Governance costs		2024		Basis of allocation
	£	£	£	£	£	£	£		
Staff costs	306,152	15,380	321,532	290,119	14,752	304,871	Direct		
Office expenses	418	-	418	325	-	325	Direct		
Sundry and other costs	12,624	-	12,624	13,021	-	13,021	Direct		
Motor, travel and subsistence expenses	2,243	-	2,243	3,512	-	3,512	Direct		
Advertising and promotion	2,238	-	2,238	5,501	-	5,501	Direct		
Legal and professional costs	74,203	-	74,203	30,458	-	30,458	Direct		
Bank charges	946	-	946	772	-	772	Direct		
Audit fees	-	9,240	9,240	-	10,000	10,000	Governance		
Accountancy	-	1,201	1,201	-	2,001	2,001	Governance		
	<u>398,824</u>	<u>25,821</u>	<u>424,645</u>	<u>343,708</u>	<u>26,753</u>	<u>370,461</u>			
Analysed between									
Charitable activities	<u>398,824</u>	<u>25,821</u>	<u>424,645</u>	<u>343,708</u>	<u>26,753</u>	<u>370,461</u>			

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Auditor's remuneration

Fees payable to the charity's auditor:	2025 £	2024 £
Audit of the charity's annual accounts	9,240	10,000

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year. There were no reimbursements of expenses in the current or comparative period.

10 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Charitable activities	42	40
Central services	8	8
Governance	1	1
Total	51	49

Employment costs

	2025 £	2024 £
Wages and salaries	1,361,629	1,275,622
Social security costs	117,326	111,050
Other pension costs	27,905	27,229
	1,506,860	1,413,901

The number of employees whose annual remuneration was more than £60,000 is as follows:

	2024 Number	2023 Number
60,000 - 70,000	1	1

11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Tangible fixed assets

	Freehold land and buildings	Fixtures and fittings	Computers	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2024	2,824,603	295,360	36,516	61,663	3,218,142
Additions	-	19,919	-	-	19,919
Disposals	-	-	-	-	-
At 31 March 2025	<u>2,824,603</u>	<u>315,279</u>	<u>36,516</u>	<u>61,663</u>	<u>3,238,061</u>
Depreciation and impairment					
At 1 April 2024	567,505	238,023	36,516	30,753	872,797
Depreciation charged in the year	41,497	17,577	-	10,125	69,199
Eliminated in respect of disposals	-	-	-	-	-
At 31 March 2025	<u>609,002</u>	<u>255,600</u>	<u>36,516</u>	<u>40,878</u>	<u>941,996</u>
Carrying amount					
At 31 March 2025	<u>2,215,601</u>	<u>59,679</u>	<u>-</u>	<u>20,785</u>	<u>2,296,065</u>
At 31 March 2024	<u>2,257,098</u>	<u>57,337</u>	<u>-</u>	<u>30,910</u>	<u>2,345,345</u>

The gross book value of freehold land and buildings includes £2,074,603 (2024: £2,074,603) of depreciable assets. In the opinion of the trustees the market value of the land is in excess of its carrying value.

13 Debtors

	2025	2024
	£	£
Amounts falling due within one year:		
Trade debtors	-	8
Prepayments and accrued income	288,137	213,553
	<u>288,137</u>	<u>213,561</u>

14 Creditors: amounts falling due within one year

	2025	2024
	£	£
Other taxation and social security	36,908	31,999
Trade creditors	12,662	28,898
Deferred income	2,352	55,616
Other creditors	53,502	60,025
Accruals	28,591	33,619
	<u>134,015</u>	<u>210,157</u>

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Deferred income

	2025	2024
	£	£
Arising from fees/grants received in advance	<u>2,352</u>	<u>55,616</u>

During the year, £55,616 (2024: £65,665) was released to income from previous periods and £2,352 (2024: £55,616) of incoming resources was deferred.

16 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to profit or loss in respect of defined contribution schemes was £27,905 (2024: £27,229). Pension liabilities are allocated to unrestricted and restricted funds on the same basis as other employee-related costs unless the terms of a restriction prohibit the allocation of such costs to a restricted fund.

BOSENCE FARM COMMUNITY LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

17 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds		Movement in funds		Movement in funds		Movement in funds	
	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Balance at 31 March 2025 £	
Quiet Room (Sanctuary) Fund	19,643	-	(368)	19,275	-	(368)	18,907	
PCT Detox Centre Development Project Fund	1,242,001	-	(22,979)	1,219,022	-	(22,979)	1,196,043	
PDC Detox Development Project Fund	11,685	-	(407)	11,278	-	(407)	10,871	
Residents' Benevolent Fund	1,853	-	-	1,853	-	-	1,853	
Girdlers Artist Materials Fund	718	-	(414)	304	-	(304)	-	
Duchy Health Charity Limited	55,863	-	(1,170)	54,693	-	(1,170)	53,523	
Public Health England Grant	261,714	-	(3,248)	258,466	-	(3,248)	255,218	
Anonymous Training Grant	-	9,100	(9,100)	-	632	(632)	-	
The Trusthouse Charitable Foundation	38,851	-	(618)	38,233	-	(618)	37,615	
The Tanner Trust	-	1,400	(1,400)	-	-	-	-	
National lottery	-	47,700	(47,700)	-	30,040	(30,040)	-	
Lottery – Woodland Gym	-	-	-	-	-	-	-	
Awards for All	9,627	-	(200)	9,067	-	(200)	8,867	
Girdlers	-	10,313	(10,313)	-	10,000	(10,000)	-	
Cornwall Council	-	-	-	-	-	-	-	
Cornwall Council Admissions Unit Refurbishment	133,530	-	(2,725)	130,805	-	(2,725)	128,080	
Bernard Sunley	14,333	-	(300)	14,033	-	(300)	13,733	
Garfield Weston	9,505	-	(106)	9,399	-	(106)	9,293	
StAubyns Foundation	-	-	-	-	-	-	-	
Cornwall Community Fund	-	1,519	(1,519)	-	7,000	(1,400)	5,600	
Funds less than £2,000	3,429	-	(70)	3,359	2,349	(2,369)	3,339	
	<u>1,802,392</u>	<u>70,032</u>	<u>(102,637)</u>	<u>1,769,787</u>	<u>50,021</u>	<u>(76,866)</u>	<u>1,742,942</u>	

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

17 Restricted funds

(Continued)

Purposes of restricted funds are as follows:

- Quiet Room (Sanctuary) Fund - provided for the maintenance of the quiet room for meditation and contemplation.
- PCT Detox Centre Development Project Fund - provided for the capital development costs for a detox centre.
- PCT Detox Development Project Fund - provided for the capital development costs for a detox centre.
- Residents Benevolent Fund - provided for the purchase of essential clothing for residents.
- Girdlers Artist Materials Fund - provided for the purchase of artistic materials for use of residents.
- Duchy Health Charity Limited fund - provided for capital improvements to upgrade the admin unit.
- Public Health England Grant - provided to help fund the building of a new family unit.
- Anonymous Grant – provided to fund the costs of major staff training
- Trusthouse Charitable Foundations - provided to help fund the building of the new family unit/annex
- The Tanner Trust - provided to fund costs of the horticulture project.
- National Lottery fund - provided to fund costs of the horticulture project.
- Lottery Woodland Gym fund - provided to fund the costs of installing a woodland gym.
- Awards for All fund - provided for the capital costs associated with the new laundry shed at the rehab unit.
- Girdlers Fund - provided to help fund the cost of the detox team leader salary.
- Cornwall Council fund - provided for capital improvements to upgrade the admin unit.
- Cornwall Council Admissions Unit refurbishment fund - provided for capital improvements to upgrade the admin unit.
- Bernard Sunley fund - provided for capital improvements to upgrade the admin unit and for the replacement of the window and doors at the rehab unit.
- Garfield Weston fund - provided for the replacement of the window and doors at the rehab unit.
- The St Aubyns Foundation fund - provided to fund costs of the horticulture project.
- The Cornwall Community Fund - provided to help towards the energy costs of leavers.

BOSENCE FARM COMMUNITY LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

18 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 April 2023	Resources expended	Transfers	Balance at 1 April 2024	Resources expended	Transfers	Balance at 31 March 2025
	£	£	£	£	£	£	£
Vehicle reserve	-	-	-	-	-	-	-
Bosence Farm reserve	20,000	-	10,000	30,000	-	-	30,000
Rehab Professional fees	396,435	(7,233)	-	389,202	(7,233)	-	381,969
Fixed operating cost reserve	635,000	-	-	635,000	-	20,000	20,000
Rehab development fund reserve	95,000	-	335,000	430,000	-	65,000	700,000
Maintenance reserve	17,430	(12,976)	-	4,454	(4,454)	320,000	750,000
Refurbishment reserve	13,836	(8,354)	-	5,482	(5,482)	75,000	75,000
Replacement heating system detox	125,000	(9,950)	(65,000)	50,050	(9,950)	-	40,100
Air conditioning unit detox	5,000	(944)	-	4,056	(944)	-	3,112
Training and staff support reserve	10,227	(10,227)	20,000	20,000	(12,845)	-	7,155
Trustees recruitment	5,000	-	(5,000)	-	-	-	-
IT Project reserve	-	-	-	-	-	33,000	33,000
Marketing reserve	-	-	-	-	-	12,000	12,000
	<u>1,322,928</u>	<u>(49,684)</u>	<u>295,000</u>	<u>1,568,244</u>	<u>(40,908)</u>	<u>525,000</u>	<u>2,052,336</u>

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

18 Designated funds

(Continued)

The purpose of the designated reserves, as set by the board of directors, is as follows:

- Vehicle reserve - for the replacement of the vehicles used by the charity.
- Bosence Farm reserve - to provide accommodation, and is wholly represented by fixed assets.
- Fixed operating costs reserve - created to designate funds that represent six months of fixed operating costs.
- Rehab development fund reserve - created to accrue funds towards the substantial costs of extending the rehab unit to increase capacity.
- Maintenance reserve - created to accrue funds for large projects delayed by the Covid-19 pandemic.
- Refurbishment reserve - created for the redecorating and maintenance of the Bosence Farm and detox buildings.
- The replacement heating system reserve - created to cover the costs of replacing the old biomass heating system in the detox unit with a new heat pump heating system.
- The air conditioning unit reserve - created to designate funds for the costs of air conditioning systems in both the detox and rehab units.
- The training and staff support reserve - created to designate funds for implementing a formal, structured training programme to improve skills, programme delivery and effectiveness, and staff wellbeing
- The trustee recruitment reserve - created to designate funds towards the costs of recruiting new trustees

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

19 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Fund balances at 31 March 2025 are represented by:						
Tangible assets	565,013	1,731,052	2,296,065	588,087	1,757,258	2,345,345
Current assets/(liabilities)	1,833,044	11,890	1,844,934	1,387,492	12,529	1,400,021
	<u>2,398,057</u>	<u>1,742,942</u>	<u>4,140,999</u>	<u>1,975,579</u>	<u>1,769,787</u>	<u>3,745,366</u>

20 Free reserves reconciliation

The free reserves (unrestricted funds that are not designated or represented by fixed assets) belonging to the charity as at 31 March 2025 are calculated as follows:

Unrestricted funds	£ 2,398,057
Less: Tangible assets (as per note 19)	(565,013)
Less: Designated funds not represented by fixed assets	<u>(1,670,367)</u>
Free reserves	<u>162,677</u>

21 Financial commitments, guarantees and contingent liabilities

The property at Bosence has a fixed charge relating to monies advanced by the Secretary of State for Health for its purchase. Should the charity cease to exist for the purpose for which it was set up then an amount equal to that portion of the open market value of the property as at the date of valuation as is attributable to the expenditure of the original grant, or £100,000 whichever is the greater sum, will be repayable.

NHS England have a legal charge over the property at Bosence for the repayment sum and an option to purchase land at Bosence. The option is exercisable within a period of 21 years from 31 March 2009 less one day. If any terms of the agreement between the charity and NHS England relating to the detoxification facility at Bosence Farm are breached NHS England can exercise the option agreement and require payment of the repayment sum. Should the charity sell Bosence then written agreement from NHS England is required and NHS England would require to be paid the repayment sum. The repayment sum being that part of the open market value of the land as at the date of valuation as is attributable to the expenditure of the original capital grant after deduction of any part of the capital grant repaid or the value of the capital grant £1,694,000, whichever is the greater sum.

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

22 Operating lease commitments

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

	2025 £	2024 £
Within one year	11,073	11,073
Between two and five years	21,292	32,071
	<u>32,365</u>	<u>43,144</u>

23 Related party transactions

Remuneration of key management personnel

The remuneration of key management personnel is as follows.

	2025 £	2024 £
Aggregate compensation	<u>141,652</u>	<u>134,018</u>

There was one transaction during the year between the charity and an entity in which a trustee has a significant interest. The transaction was for services provided to the charity in relation to the values work undertaken during the year and this amounted to £1,525. There were no disclosable related party transactions during the previous year.

24 Cash generated from operations

	2025 £	2024 £
Surplus for the year	395,633	180,346
Adjustments for:		
Investment income recognised in statement of financial activities	(27,330)	(7,895)
Loss on disposal of tangible fixed assets	-	-
Depreciation and impairment of tangible fixed assets	69,199	67,480
Movements in working capital:		
(Increase) in debtors	(74,576)	108,250
Increase/(decrease) in creditors	32,717	16,264
(Decrease)/increase in deferred income	(108,859)	45,546
Cash generated from operations	<u>286,784</u>	<u>409,991</u>

25 Analysis of changes in net (debt)/funds

The charity had no debt during the year.

BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

19 Analysis of net assets between funds

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
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BOSENCE FARM COMMUNITY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

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