

2025 2026 ANNUAL REPORT

and Financial Statements

Year ended 31st March 2026

camphill village trust

The Camphill Village Trust Limited
Company registration number: 00539694
Registered charity number: 232402

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Foreword

from the Chair of the Board and Chief Executive

It is with great pleasure that we present Camphill Village Trust's Annual Report and Financial Statements 2025-26

This report tells a story of progress, partnership and purpose. Across our communities, we have seen people develop new skills, build confidence, deepen friendships and take steps towards greater independence. We have continued to invest in the homes, support, opportunities and environments that help people lead healthier, more connected and more fulfilling lives. None of this would have been possible without the dedication of our colleagues, volunteers, supporters, families and, most importantly, the people we support, whose voices continue to shape the future of our charity.

There is much in these pages that we are proud to celebrate. From strengthening our nature-based programmes and supported living services, to investing in our communities, improving sustainability and raising vital funds for the future, we have made meaningful progress during the year. Yet we also recognise that our work is not finished. We know there are areas where we must improve, challenges facing the social care sector that we must navigate, and opportunities still to unlock. We approach that reality with humility, determination and a belief that the best way forward is by continuing to listen, learn and work together.

As we look to the future, we remain optimistic. The foundations we are building today will help ensure Camphill Village Trust continues to be a place where people can belong, contribute and thrive. Guided by our purpose and inspired by the people at the heart of our communities, we look forward to the next chapter with confidence and hope.

Michael Green, Acting Chair
Paul Moore, Acting Chief Executive



Acting Chair of the Board
Michael Green



Acting Chief Executive
Paul Moore

Vision and mission

WHO WE ARE

We are a social care provider and charity rooted in nature and community. We support adults with learning disabilities, autism and mental health support needs to live healthier, more active, and independent lives.

OUR PURPOSE

We exist to reimagine social care by harnessing the power of nature and community to empower people to live the life they choose.

OUR VISION

A world where nature and community are central to social care, unlocking health, independence and opportunity for adults with learning disabilities, autism and mental health support needs.

OUR MISSION

We deliver personalised, co-produced support rooted in community and nature, using an evidence-informed Green Care approach to help people build on their strengths, meet their needs, and pursue their ambitions.

Strategic Report

The trustees present their report and the audited financial statements for the year ended 31/03/2026. Reference and administrative information set out on page 16 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102. This trustees' annual report includes a directors' report as required by company law.

Our Strategic Priorities in the Year

We have six strategic pillars in our A Brilliant Future Strategy:

1. Being a leader of Green Care
2. Delivering Quality Supported Living and Housing Options
3. Creating vibrant and diverse places to live, learn and thrive
4. Unlocking Homes and Asset Potential
5. A Beacon of Land Management and Sustainability
6. Being a resilient and sustainable business here for the long term

Being a leader of Green Care

What we did in 25/26

- We delivered over 77,000 Nature Based Therapy and Skills sessions across our communities
- We carried out a Nature-Based Therapy and Skills (NBTS) review and created, consulted on, and implemented a new staffing structure across the Trust
- We developed and tested a revised Outcome and Impact Measurement Tool
- We developed and delivered a training programme for all NBTS programme delivery staff

What was the impact?

Our Nature-Based Therapy and Skills programme is growing and delivering sessions that help people to grow in confidence and independence.

These changes strengthened the NBTS programme's consistency, confidence and quality across the Trust. The new staffing structure has created clearer roles, better support, and a more resilient model for delivery.

Our updated Outcome and Impact Measurement Tool is already giving us sharper insight into what's working and where to improve, enabling more evidence led decisions.

The Trust wide training programme has lifted skills, alignment and nature-based therapeutic practice, ensuring people receive a more reliable, high quality experience wherever they are supported.

Delivering quality supported living and housing options

What we did in 25/26

- We delivered 12,332 hours of supported living each week, a total of 642,990 hours over the year.
- Launched a Supported Living Review to drive continuous improvement and ensure high-quality support.
- Implementation of the Nourish digital care planning system
- Developed and implemented an operational Quality Assurance Framework to drive continuous improvement and consistency of care
- Enhanced organisational response to an ageing population through more tailored, responsive and adaptive support models.

What was the impact?

The Supported Living Review is still underway but will strengthen the quality and consistency of our support across all communities. We will ensure we have a future ready service that adapts to the needs of the people we support

The rollout of the Nourish digital care planning system has improved our ability to deliver truly personalised support, with staff better equipped to understand people's goals, preferences and daily rhythms.

By developing more tailored and responsive models for an ageing population, we are improving the ability of the people we support to stay well, stay connected and remain in the homes and communities they know.

Creating vibrant and diverse places to live, learn and thrive

What we did in 25/26

- We launched Botton Next Generation, a project to produce a vision and strategy for the future of Botton Village, along with a spatial masterplan to identify the use and development of land, property assets, and infrastructures.
- We developed a range of access to nature projects that help create vibrant, diverse and accessible communities.
- We have drawn up plans for a new Nature-based Therapies and Skills (NBTS) barn and accessible garden at Croft Community. This has been funded by a legacy donation and will also include a workshop, reading room, and a glasshouse
- We supported 7 Graduates through our training programme at Severnside Skills

What was the impact?

Across the Trust, people experienced greater clarity and reassurance about the future, with stronger opportunities to shape decisions that affect their homes, land and community life. This has already begun to rebuild trust, improve transparency and create a more shared sense of purpose.

Our investment in nature based work led to more inclusive, vibrant and accessible outdoor spaces, supporting wellbeing, social connection and everyday joy. People are spending more meaningful time in nature, with activities that strengthen confidence, belonging and emotional resilience.

The development of new therapeutic and skills based environments will significantly increase our capacity to offer personalised, nature rooted support, ensuring people have spaces that nurture learning, recovery and creativity throughout the year.

And through strengthened skills pathways, more young adults gained confidence, independence and practical experience, helping them take their next steps into volunteering, further training or employment. This continues to build a culture where people can progress at their own pace and see real possibilities for their future.

Unlocking Homes and Asset Potential

What we did in 25/26

- We invested £1.2 million in homes and communities as part of our £8 million Planned Investment Programme over 5 years
- We spent £1.7 million on infrastructure upgrades across our communities
- We developed a fully embedded culture of safety and compliance across all Estates activity, in line with wider Health and Safety initiatives
- Our building safety and compliance reached 96% at year-end

What was the impact?

Our investment in homes, infrastructure and safety improves the quality, comfort and accessibility of the places the people we support live. Further investment in infrastructure upgrades have made our sites more resilient, reliable and future-ready. Alongside this, we embedded a strong culture of safety and compliance across all Estate activity, ensuring that improvements – from major works to day –to-day maintenance – meet the highest standards of care, protection and professionalism for the people who live and work in our communities.



A Beacon of Land Management and Sustainability

What we did in 25/26

- We launched our first Environmental, Social, and Governance (ESG) statement.
- We planted 4,000 new trees across Larchfield, involving people we support as part of our roadmap to Net Zero by 2050
- We also planted new hedges and began restoring older hedges at Botton and Larchfield.
- Secured £227,000 of fundraised money to upgrade and develop social farms and gardens across our communities
- Started application process to secure the Green Care Quality Mark for the Trust

What was the impact?

This year we strengthened our commitment to environmental responsibility and green care practice, setting out a clear direction through our first ESG statement and backing it with meaningful action on the ground.

Our communities have become richer, more biodiverse places as we expanded tree planting, restored hedgerows and involved people we support in hands on work that deepens connection to the land and contributes to long term carbon capture.

Significant fundraised investment is now enhancing our social farms and gardens, creating more therapeutic, productive and inclusive outdoor spaces. We also began the journey toward the Green Care Quality Mark, signalling our ambition to lead the sector in high quality, nature based support.

Being a resilient and sustainable business here for the long term

What we did in 25/26

- We introduced a new externally benchmarked pay model, designed to be fair and transparent across the Trust
- We created a new appraisal process in place with a 'Wellbeing' objective
- We have introduced Trust-paid Blue Light Cards for all colleagues
- We launched our new Learning and Development programme for all colleagues
- We have launched a new HR employee group and an Employee Champions group
- We launched a new Bank Attraction Strategy to reduce our reliance on agency staff across communities
- We carried out a review of our employee benefits to see how they compare against the external market
- Governance – we introduced a clear risk management framework across the organisation, to help identify concerns and improve safety
- Fundraising - We raised an outstanding total of £7.3 million from our loyal supporters to support work across the Trust. This was £2.2m above our target for the year

What was the impact?

This year we strengthened the experience of colleagues across the Trust by introducing a fair, transparent and externally benchmarked pay model, alongside a new appraisal process that places wellbeing at the heart of every conversation. Trust funded Blue Light Cards, increased benefits offering, and an expanded Learning and Development programme have helped colleagues feel valued, supported and able to grow in their roles.

New HR and Employee Champion groups have amplified staff voice and improved how we listen and respond, creating a safer and more inclusive workplace.

Our new Bank Attraction Strategy plans to reduce reliance on agency staff, improving continuity of support for the people who rely on us. And thanks to the extraordinary generosity of our supporters, we raised £7.3 million - £2.2 million above target - enabling deeper investment in our homes, communities and high quality support across the Trust.



Our Co-production Approach

The culture of co-production is integral to the work of the Trust. A strong culture of co-production ensures our services are designed and delivered according to the needs and wishes of the people we support. Co-production is a multi-faceted way of working, whereby everyone works together on an equal basis, in ways that work for them, to create a service or come to a decision. Its key principle is those who use a service are best placed to help design it. Working with people in our communities and nationally we can all make improvements ranging from the personal to the strategic and everything in between.

Some highlights of the 25/26 financial year include:

In 2025 the Trust co-produced a review of the annual My Life Survey to reduce the number of questions and improve accessibility. The new My Life survey had a 74% response rate with 234 participants from supported living and residential care settings completing the questionnaire. The key findings indicate improved satisfaction:

- 97% are happy where they live
- 95% feel supported to make their own choices
- 97% feel safe in their community

The survey outcomes were the catalyst to further conversations led by people supported by the Trust, with co-produced responses prepared for input into community action plans.

Involve Me

The national Involve Me group meet weekly online and through 2025 have been working on the theme of health. Their particular focus since September has been the availability of accessible information. They want to be able to easily locate resources they and the Trust's staff can use to keep informed and aware of the latest advice and guidance.

With the Communications team the group have co-curated a library of easy read and similar documents, hosted on the Trust's website, which will give easy access to the information they need or want.

The library is still in testing, but a beta view of the pages can be viewed here:

https://www.camphillvillagetrust.org.uk/accessible-health-library/

Password: InvolveMe2026

Life of Opportunity reviewers

Through 2025-26 12 reviews were conducted and the team of reviewers was expanded to seven. This increase means each community and/or region is now represented within the review team.

Reviewers made a total of 34 recommendations of which 22 have been actioned by communities. 12 are currently left outstanding. 8 additional legacy recommendations from 2024-25 were also actioned during this year.

Key themes identified by reviewers during 2025/26 included:

- Independence, choice and skills-building: supporting individuals to complete tasks independently—particularly cooking, shopping, and other everyday life skills.
- Clearer communication and accessible information: people noted they would value clearer explanations and access to key documents in Easy Read formats.
- Safety and accessibility: in more rural communities suggestions included improving footpath accessibility, repairing potholes and fixing speed bumps. Whereas in urban centres, issues around addressing early-morning disturbances and considering measures such as increased CCTV coverage were highlighted.

Learning Disability England national conference

Paul and Simon from our communities were supported by Phil Gibson and Amy Dixon to present the Trust's philosophy and vision for co-production at the well-attended LDE conference in Birmingham in March.

They hosted an exhibit in the co-production zone and in addition to promoting the work of the Trust and its co-production credentials they developed a popular interactive activity



Community projects and programmes

Larchfield & Teesside University

- Dietetics students created easy read resources and healthy choices presentations.
- Co produced nutrition activities and games with the Trust's Involve Me group.

Botton Village & University of Hull

- Learning Disability Nursing students took part in a co designed *Living My Best Life* module visit.
- Community members led activities, offering insight into person centred living.

Digital Inclusion in Gloucestershire

- Community members recorded a podcast for World Down Syndrome Day: *Together Against Loneliness.*
- Delivered in partnership with Forest Voluntary Action Forum and the Shalom Network.

Grange Hall – Creative Cancer Awareness Workshop

- Hosted an accessible bowel cancer screening workshop for people with learning disabilities.
- Delivered by NHS funded Artlift with Inclusion Gloucestershire and experts by experience.

Delrow – Community Safety Work

- Kindness Crew reported fly tipping and carried out regular litter picking.
- PCSOs attended a Keeping Safe event and committed to increased patrols.

St Albans – Outdoor Studio Co production

- Power to the People group co designed a new outdoor studio with Bell Group.
- Community members shaped layout, materials, planting and colour choices.

Stourbridge – Volunteering Strategy Co development

- People supported contributed to Dudley Council for Voluntary Service's new volunteering strategy.
- Co produced learning and promotional resources to help organisations welcome diverse volunteers.

Our year in numbers

We raised
£7.3m
total fundraised income in 25/26.

We delivered
12,332
hours of supported living each week,
a total of **642,990** hours over the year.

We received
237
in memory donations, which amounted to
£20,027



We carried out
77,367
sessions of Nature-Based Therapies and Skills across the charity in 25/26.

157
new starters joined the Trust.





Our social farms and gardens facilitate
18,207
sessions a year.



Our Food and retail offer facilitates
15,708
sessions a year.

We support
142
people each week in our Nature-based therapies and skills workshops,



38% of them live outside our communities.



Our creative arts offer facilitates
43,452
sessions a year.

We reduced our gender pay gap from 7.28% down to **4.72%** for April 2025.

We attracted **114** legacies worth over **£5m** with the largest individual gift of **£1m**



We planted and restored **500** metres of hedgerows across our communities.



We pasteurised **3,956** litres of milk from our own dairy herd and sold them as liquid milk in our first year of production.



Our Property and Land Services teams handled **9,404** tickets for repairs and maintenance across our communities in 25/26.



We used **94,099** litres of milk to produce **9,355kg** of cheese.

Our employee turnover has reduced from 23.18% in March25 and is now under our 22% target at **21.25%** for March26.





Our end of year Statutory Property Safety Compliance was **96%**

Our Fundraising

We are celebrating another particularly strong year for fundraising and, importantly, what this has enabled for the people we support across our communities.

Between April 2025 and March 2026, our gross fundraising income was £7.3 million, exceeding our income target by £2.2 million. This achievement reflects the continued generosity of our supporters and the collaborative approach embraced across the Trust. At a time of increasing demand for our services and rising costs, this income is more important than ever.

While fundraising is often associated with large, visible projects, much of its impact is felt in everyday life. These funds enable us to sustain core services, maintain safe and welcoming environments, and provide meaningful opportunities for people to live, work and connect. From shared meals and supported work to accessible green spaces and learning opportunities, fundraising underpins daily experiences across our communities.

Alongside supporting core areas such as nature-based therapies and skills and co production, in this financial year, fundraising income has also enabled a range of projects that enhance community life. This includes investment in shared spaces and the provision of new minibuses, improving access, independence and connection for the people we support.

Our fundraising income this year included:

- £5.2 million from gifts in wills
- £739,000 in regular donations
- £675,000 from seasonal appeals
- £173,000 from charitable trusts and foundations

We are deeply grateful for the continued support of all our donors. In addition to financial contributions, we also benefit from the time and skills of volunteers from businesses, local organisations and community groups. Their support has helped us to create environments and provide extraordinary opportunities that enrich the lives of the people we support.

Our individual volunteers are involved in activities such as gardening and horticulture in our social gardens, pottery and kitchens as part of our NBTS workshops. Our corporate volunteers take on larger renovation and clearing projects across our community,' such as painting social spaces and upgrading pathways.

How we fundraise

As a member of the Fundraising Regulator, we are committed to raising funds in a respectful, transparent and ethical way. All fundraising activity is carried out in line with the Code of Fundraising Practice and relevant Charity Commission guidance.

We take our responsibility to supporters seriously. We do not use high-pressure fundraising techniques and are mindful of the needs of vulnerable individuals. Supporters can choose how they hear from us and can opt out of communications or specific fundraising approaches at any time.

We raise funds through a range of supporter-focused approaches, including:

- Direct mail appeals
- Applications to charitable trusts, foundations and corporate supporters
- Gifts in wills
- Philanthropy, where we may carry out research to identify potential supporters. Individuals are always able to opt out of this activity.

During 2025-26 we did not work with any commercial participators, and we did not undertake any door-to-door or face-to-face street fundraising during the year though we remain open to exploring these methods of fundraising in future if it aligns with our values and meets our fundraising standards. We did not sell or share supporter data with any other organisation and do not make unsolicited calls or send unwanted texts. We actively avoid any approach to fundraising that feels intrusive, persistent, or pressurising.

We monitor our fundraising activity to ensure it meets regulatory standards. During the year, we received no complaints relating to fundraising.

To further guide our work, we have developed a Supporter Promise, setting out our commitment to treating all supporters with respect, openness and care. Since our earliest days, we have relied on the generosity of our supporters to help people with learning disabilities, autism and mental health support needs to lead connected, fulfilling lives. We remain deeply grateful for their continued support.

Ceri's Story

Ceri who is deaf and autistic, has been living at The Grange Village in the Forest of Dean for nearly a year. Since joining Camphill Village Trust, she is making friends and thriving. She takes part in the walking group every Wednesday morning and has tried her hand at pottery too.

Her Dad, Will, says: *"Ceri was frustrated before. Now she's calmer, happier and proud of what she's achieving. People like Ceri, with different needs, are often so limited but the Trust looks at the whole person - it adds value to her life in a way we never expected."*

Ceri now calls the community her *"second home"*. Here people with learning disabilities, autism and mental health needs are supported to live more independently within a nurturing community.

Thanks to the generosity of supporters, Ceri has been able to develop her passion for gardening. She tends her own vegetable patch right outside her home, growing onions, tomatoes, raspberries and sweetcorn. Each week, she brings her home-grown produce into the kitchen to cook - always with "lots of butter", she laughs.

With her growing confidence and new culinary skills, Ceri is not only gaining independence, but she is also discovering new passions and a stronger sense of self. This support is made possible by our fundraisers and donors.



"I like gardening because I am very good at it... and I like cooking what I grow. It helps me feel independent.""

- Ceri, Grange Village







Ceri was featured in our Autumn Appeal 2025.

Acknowledgements

Our most sincere thanks go to everyone who has supported our work this year. Your generosity helps make life richer, fuller and more meaningful for the people we support. Together, you are part of something extraordinary - standing alongside individuals to help them live lives shaped by dignity, opportunity and belonging.

We are especially grateful to those named below (and those who don't wish to be named) who gave us significant donations of over £1,000 this year:

Individuals

Dr Roger & Mrs Rosemary Harding
Dr Stephen & Mrs Jane Griffin
Lady Georgina Craufurd
Lord & Lady Hastings
Miss Belinda Cadbury
Miss Caroline Fall
Miss Jean Long
Miss Joanna Clover
Mr B Lawrence
Mr Douglas Smith
Mr J Blake
Mr J Charles
Mr John Kingsley
Mr John Roberts
Mr John Ward
Mr Michael McCann
Mr N Naaman
Mr Richard Broyd
Mr Robert A. Clift
Mr S Buckley
Mr S Devney
Mr & Mrs. John McGrath
Mr & Mrs Longden
Mr & Mrs Neville-Rolfe
Mr & Mrs W Charman
Mrs Angela Crockatt
Mrs Angela Kirker
Mrs Elizabeth Sydenham
Mrs Heather Kirk
Mrs Sue Tomlinson
Mrs Susan Edwards
Ms Sian Reynolds
Revd. John and Mrs Janet Busby

Charitable Trusts

Bentley Family Trust
Finderman Charitable Trust
Gennets Charitable Trust
Northern Lights
Nunthorpe Methodist Church
Richard Platt's Relief-in-Need Charity
Sir James Reckitt Charity
The Constance Travis Charitable Trust
The Fulmer Charitable Trust
The Jean McCracken Charitable Trust
The Joseph & Annie Cattle Trust
The Masterserve Foundation
The Pitt-Rivers Charitable Trust
The Sylvia & Colin Shepherd Charitable Trust

Companies

Campbell Associates Ltd
Indigo Inquiries Ltd
McDonald Water Storage Ltd
Murphy Neumann Charity Company
Runnymede Homes Ltd
The Portland Fuel Group of Companies

Key Performance Indicators

During the year we use both Key Performance Indicators (key targets tracked over a course of time) and Measures (single data points to indicate current performance) to ensure we are performing against our plans. During 2025-26, we mapped these against four areas of work: The People We Support, Thriving Places to Live and Work, Growing Awareness and Here for the Long-Term.

There are four levels of reporting at the Trust:

Board of Trustees: a balanced scorecard of KPIs and measures reflecting purpose, strategic risk appetite and impact

Committee: KPIs and measures that the Committee focus on to provide assurance to the Board of Trustees

Executive: KPIs and measures that monitor the organisational health, delivery of plans and areas of concern

Operational: KPIs and measures against operational objectives

Key areas where improvement was made during the year included:

Priority Area	KPI / Measure	2023/24	2024/25	2025/26
The People We Support	Our My Life Survey response to *'I am happy where I live'*	91%	95%	97%
	Our My Life Survey response to *'I am supported to make my own choices'*	89%	94%	95%
	Our My Life Survey response to *'I feel safe in my community'*	85%	92%	97%
Thriving Places to Live and Work	Staff core training compliance	87%	90%	91%
	Staff Turnover	24%	23%	21.8%
Finance and Fundraising	Net Fundraising income against target	129%	145%	168%

Key areas where further improvement is required includes:

- The volume of lettable voids. This has remained broadly static throughout the year with an average of 39 empty residential properties. A further five rooms have been turned around and are now available for people we support, with greater focus on this in the coming year.
- The proportion of care hours delivered by contracted trust staff (not agency). The proportion has improved to 89% however this remains variable through the year. Efforts under way includes the expansion of our bank staff process, and the recruitment of additional staff. The implementation of a new rostering system, combined with the ongoing recruitment campaign means this remains an area of key focus in 2026/27.

Priority Area	KPI / Measure	2023/24	2024/25	2025/26
People and Homes	Hours completed by contracted trust staff (not agency)	81%	86%	80%
Business Efficiency	Lettable voids % occupancy	91%	87%	90%
Learning and Growth	Staff engagement score	79%	75%	75%
Finance and Fundraising	Staff turnover	24%	23%	22%
	% of creditor payments paid within 30 days	93%	78%	91.2%

Structure and Management

Principal Addresses and Advisers

Company number 00539694

Country of Incorporation - United Kingdom

Charity number 232402

Country of Registration - England and Wales

Registered Office:

The Kingfisher Offices,
9 Saville Street, Malton, YO17 7LL

The Camphill Village Trust Limited uses 'Camphill Village Trust' and 'the Trust' as operating names and these names are used throughout this document.

Bankers

NatWest Bank
2nd Floor Argyll House,
246 Regent Street,
London,
W1B 3PB

Investment Managers

Sarasin & Partners LLP
Juxon House,
100 St Paul's Churchyard,
London,
EC4M 8BU

HSBC UK Bank plc
8 Cork Street,
London,
W1S 3LJ

Solicitors

Anthony Collins LLP
134 Edmund Street, Birmingham, B3 2ES

Crossland Solicitors Ltd
99 Park Drive, Milton Park, Abingdon,
Oxon, OX14 4RY

Lester Aldridge LLP
Russell House, Oxford Road,
Bournemouth, BH8 8EX

Auditor

Sayer Vincent LLP
Chartered Accountants and
Statutory Auditor
110 Golden Lane,
London,
EC1Y 0TG

Trustees

The charity's members elect all trustees including those appointed by the trustees to fill any interim vacancies, in accordance with the charity's Articles of Association. In such cases, those trustees are required to offer themselves for re-election at the next following AGM. Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Michael Nutt - Chair
(resigned 19th November 2025)

Michael Green - Chair of Investment Committee, Chair of Remuneration & Nominations Committee. Acting Chair from 19th November 2025

Rita Asamoah - Trustee

Teresa Jennings - Trustee
(resigned 6th November 2025)

Ann Kenney - Trustee and Chair of Quality & People Committee

Andy Simons - Trustee
(resigned 6th November 2025)

Katie Stevens - Trustee and Chair of Audit & Risk Committee

Michelle Corrigan - Trustee

Anna Headley - Trustee

Alison Beachim - Trustee (appointed 19th November 2025)

Stephen Armitage - Trustee
(appointed 6th February 2026)

Key Management Personnel

Sara Thakkar
Chief Executive
(resigned 10th March 2026)

Fiona I'Anson
Resource Director & Company Secretary
(resigned 9th January 2026)

Lynn Hanford-Day
Interim People Director
(appointed 11th November 2025)
(resigned 20th August 2026)

Helen Turner
Finance & IT Director
(appointed interim 5th January 2026)
(appointed permanent 16th March 2026)

Emma Huggins
Company Secretary
(appointed 6th January 2026)

Sally Watts
Supported Living & Green Care Director (resigned 30th January 2026)

Steve Farmery-Vigus
Interim Supported Living Director
(appointed 14th January 2026)
(resigned 31st July 2026)

Claire Twaites
Estates Director
(resigned 31st March 2026)

Paul Moore
Fundraising Director & Acting CEO
(appointed Acting CEO 16th March 2026)

Robin Asquith
Director of Land, Skills and Opportunities
(appointed 4th August 2026)

Governing Document

The Camphill Village Trust Limited ("Camphill Village Trust") is a charitable company limited by guarantee, registered as a charity, and incorporated in England and Wales as The Camphill Village Trust Limited on 26 October 1954. The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association. The last updates to the Articles of Association, incorporating the Memorandum of Association, were adopted by special resolution at a General Meeting on 22 December 2012.

Our Objects

Camphill Village Trust's objects, contained in the company's Memorandum of Association (which were first adopted in this format in 2012) are: "for the public benefit, to relieve sickness, promote good health, provide care to and advance the education and training of people with a disability (whether mental or physical), the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolf Steiner (as summarised in the Appendix to the Memorandum), particularly (without limitation) by the establishment and maintenance of communities in the form of villages, residential houses, day centres, kindergartens, schools, colleges or other types of social and/or educational community, in which beneficiaries live and/or work and/or to which they otherwise resort in community with persons providing support.

Financial Review

Our overall result for the year

The financial statements show Camphill Village Trust having a net surplus of £2.76m (2025: £1.49m surplus). The net position prior to investment gains shows a £0.53m operating profit for the year. Investment gains at the end of the year £2.23m were significantly higher than prior year £0.187m.

Operating result

The table below shows an increase in net operating deficit by £1.25m, from a deficit of £5.49m for the prior year to a deficit of £6.74m for the year ended 31 March 2026.

The net operating deficit results continue to be a direct consequence of social sector challenges with funding not covering the cost for delivering care. As in 2024/25, the National Minimum wage increases continue to impact the charity, and local commissioners are unable to match these uplifts. Camphill Village Trust will not compromise on delivery of quality care. We therefore must continue to focus on efficiencies and collaborate with the local authorities in addressing this issue of underfunded services.

Income

Income from donations and legacies continues to increase slightly in comparison to prior years. Income from Charitable activities increased by 5.1% compared to the prior year whereas expenditure from charitable activities on the other hand has a slightly higher increase of 7.9%. Detailed figures are set out below.

Income	2026 £m	2025 £m
Total income from charitable activities	28.51	27.12
Investment income	0.79	0.79
Total operating income	29.30	27.91
Expenditure on charitable activities	(36.04)	(33.40)
Net operating deficit	(6.74)	(5.49)
Impairment provision	-	-
Fundraising donations (net of costs)	1.28	1.49
Legacy donations	5.62	5.05
Other income	0.37	0.33
Surplus/(deficit) before net investment gains	0.53	1.31
Net (loss)/gains on investments	2.23	0.18
Net movement in funds per SOFA	**2.76**	1.49

Income by type	2026 £m	2025 £m
Community, care & housing	24.6	23.7
Farm, land & workshop production	3.9	3.4
Donations	1.9	2.1
Legacies	5.6	5.0
Other	1.2	1.2
Total	37.2	35.4

Expenditure

Overall, our expenditure increased by £2.58m. Areas of higher costs continued to be in relation to utilities and property repairs and maintenance. A full breakdown of cost categories can be found within Note 6 of our financial statements.

- £35.11m was spent on charitable activities (2025: £33.26m)
- £0.54m on fundraising and Trust marketing activities (2025: £0.67m)
- £0.34m on governance costs (2025: £0.16m)

Balance sheet

Tangible assets have decreased by £2.9m to £72.9m, depreciation charge in the year of £1.8m offset by £1.4m of capital additions and £1.6m of disposals. Additions during the year related mainly to the charity's property refurbishment program. Major disposals during the year were in respect of the sale of three of the charity's properties - Garden Cottage, Park House 18A Stanley Road and Flat 6 Whittington House, as part of our long-term Asset Management plans.

Investments have increased by £2.6m from £21.9m in 2025 to £24.6m for the year.

Reserves policy

The level of reserves held by the charity is kept under regular review in accordance with Charity Commission guidance. This is to enable the policy for holding reserves to remain relevant and up to date, while also ensuring:

- Any restricted funds are identified and segregated.
- appropriate allocations for known or likely future commitments are made (designations).
- The balance of general reserves is sufficient to maintain the financial security of the Trust and at the same time fund its strategic plan.
- Where any excesses or shortfalls in general reserves are identified, the trustees can plan to deal with such, and provide details in this report.
- The trustees can identify the extent general reserves are 'free reserves,' in other words the extent to which these reserves are represented by liquid assets in the balance sheet.

The policy is to establish the level of general reserves needed and to estimate the amount of free reserves necessary to maintain financial security. This is informed by the requirements of the charity's strategic plan, the risks to which the charity is exposed and the revenue and cost budgets for the forthcoming period together with communities' forward forecasts, and capital expenditure budgets not already included in designated funds. It includes, but is not limited to, the need to safeguard against volatile income and align the current cost base to enable sustainability in an environment of reduced voluntary and service income.

The trustees believe that the current level of general reserves of £19.05m (2025 £15.16m), are at an appropriate level necessary. Movement in funds compared to the previous year are detailed in note 24.

Restricted funds

Restricted funds total £4.5m (2025: £3.5m). They principally comprise historic donations or legacies where the donor has specified the money is to be spent in a particular community or on a particular project.

Designated funds

Designated funds total £89.9m (2025: £92.1m). The key designations are set out in note 25 to the financial statements. We have committed around £4m of designated reserves to support ongoing projects for the 26-27 financial year.

Free reserves

The Charity holds a minimum level of free reserves to ensure that the Charity will still be able to discharge its financial commitments as they fall due over the course of the current five-year plan.

Our calculation of free reserves is as follows:

Derivation of General Reserves	2026 £000	2025 £000
Total reserves	**113.54**	**110.78**
Less restricted reserves	(4.45)	(3.49)
Less designated reserves	(89.95)	(92.13)
General reserves - free	**19.05m**	**15.16m**

Free reserves measures

Year actual/ forecast	Costs £000	Free Reserves £000	Months cover
21/22	26,990	12,536	5.57
22/23	30,572	12,044	4.73
23/24	33,233	13,308	4.81
24/25	34,107	15,158	5.33
25/26	36,683	19,049	6.23
26/27	34,910	17,455	6.00

Free reserves levels should exceed a minimum of three months but are not expected to exceed six months of annualised forecast operational expenditure. This is equivalent to £8,727k to £17,455k of forecast expenditure for 2026/27.

Investment policy

As set out in its Articles of Association, the charity has absolute discretion to invest money not immediately required for operational or capital expenditure.

The charity's investments on 31 March 2026 totalled £25m (2025: £22m). These investments are managed by HSBC Global Management (£17.66m) and Sarasin Partners (£6.97m). Both portfolios exceeded our performance objective return of CPI + 4%. The performance of these investment managers is overseen by the Investment Committee which reports to the Board of Trustees.

The charity reviewed and updated its statement of investment principles in May 2025 and these were approved by the Board in August 2025.

Established in line with Charity Commission guidance, this sets out an appropriate risk approach to managing the investments. The trustees consider that a medium-to-long-term investment policy, which aims to preserve the capital value of the assets invested while trying to achieve a real return on them, remains appropriate.

Although the Trust's membership has not been specifically consulted on this subject, the Board's policy is not to invest in businesses whose activities would conflict with the aims of the organisation or might alienate its membership. These exclusions cover businesses directly involved in either armaments and/ or tobacco.

Going concern

Going concern is a fundamental accounting concept which underpins the preparation of all UK companies' financial statements. Under this concept, it is assumed that a company will continue in operation and that there is neither the intent nor the need to liquidate it or cease trading.

The trustees confirm that they have considered the key operational and financial sensitivities which may affect the charity's ability to continue its operations.

In the context of the level of free reserves the charity has at its disposal, and through consideration of its strategic plan and financial projections, the trustees consider that there is a reasonable expectation that the charity has more than adequate resources to continue in operational existence for the period of review extending 12 months from the approval of these accounts. Accordingly, we continue to believe it is appropriate to adopt the going concern basis in preparing the annual financial statements.

Future plans

The trust is currently formulating a new strategy for 2027-2030, moving the organisation forward and delivering our vision of supporting more adults with learning disabilities, autism and mental health support needs to live healthy, active and independent lives. We continue to align our strategic focus around our core business of providing social care provider as a charity, influenced by nature and rooted in community.

Many of our existing commitments remain unchanged with a focus on good quality care and support however we are considering how we do this through a process of investing in the right areas for the right reasons at the right time.

Streamlined Energy and Carbon Report

1st April 2025 - 31st March 2026

GHG emissions and energy consumption

Consumption (kWh) and Emission (tCO2e) totals

Activities are quantified as consumption (kWh) and greenhouse gas emissions (tCO2e, tonnes of carbon dioxide equivalent).

Scope	Activity	1st Apr 2025 - 31st Mar 2026			1st Apr 2024 - 31st Mar 2025		
		kWh	tCO2e	% of tCO2e	kWh	tCO2e	% of tCO2e
1	Natural Gas	1,214,814	222.26	20.1%	1,457,015	266.49	18.9%
	Diesel	339.402	82.85	7.5%	813,651	194.51	13.8%
	Petrol	184,028	40.41	3.6%	188,968	41.60	3%
	Propane	1.357,444	290.65	26.2%	1,640,695	351.30	24.9%
	Kerosene	364,253	89.88	8.1%	349,172	86.16	6.1%
Scope 1, Direct Emissions Total		3,459,941	726.06	65.5%	4,449,501	940.07	66.7%
2	Electricity	1,904,356	337.07	30.4%	2,085,677	431.84	30.6%
Scope 2, Indirect Emissions Total		1,904,356	337.07	30.4%	2,085,677	431.84	30.6%
3	Hire Car Fuel	710	0.17	0.0%	-	-	0.0%
	Grey Fleet	196,429	45.01	4.1%	162,922	37.12	2.6%
Scope 3, other indirect emissions total		197,138	45.19	4.1	162,922	37.12	2.6%
Totals		**5,561,436**	**1,108.32**	**100.0%**	**6,698,100**	**1,409.03**	**100.0%**

Intensity ratio

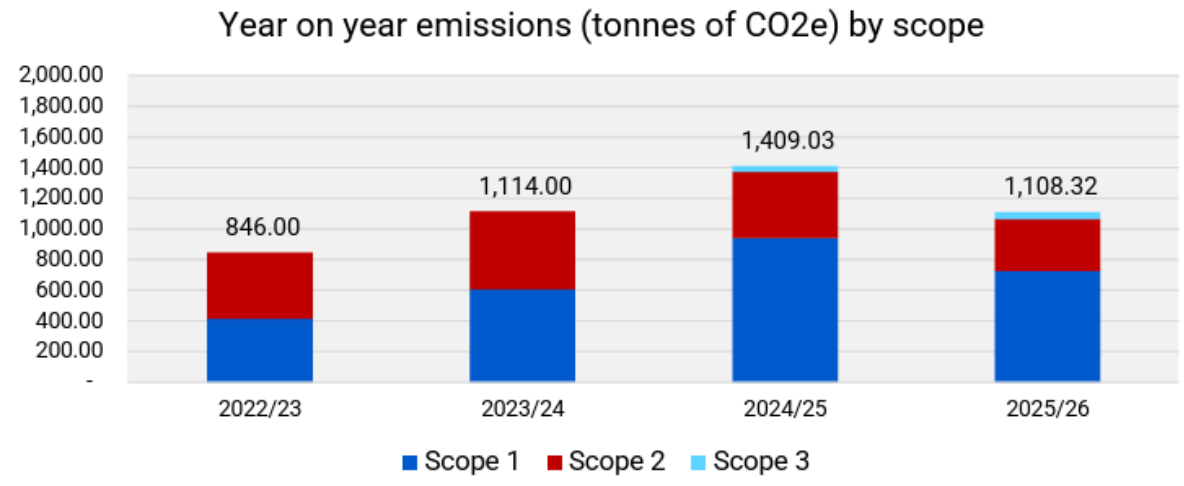
In line with previous reporting, the metric used is Tonnes of CO2e per supported beneficiary.

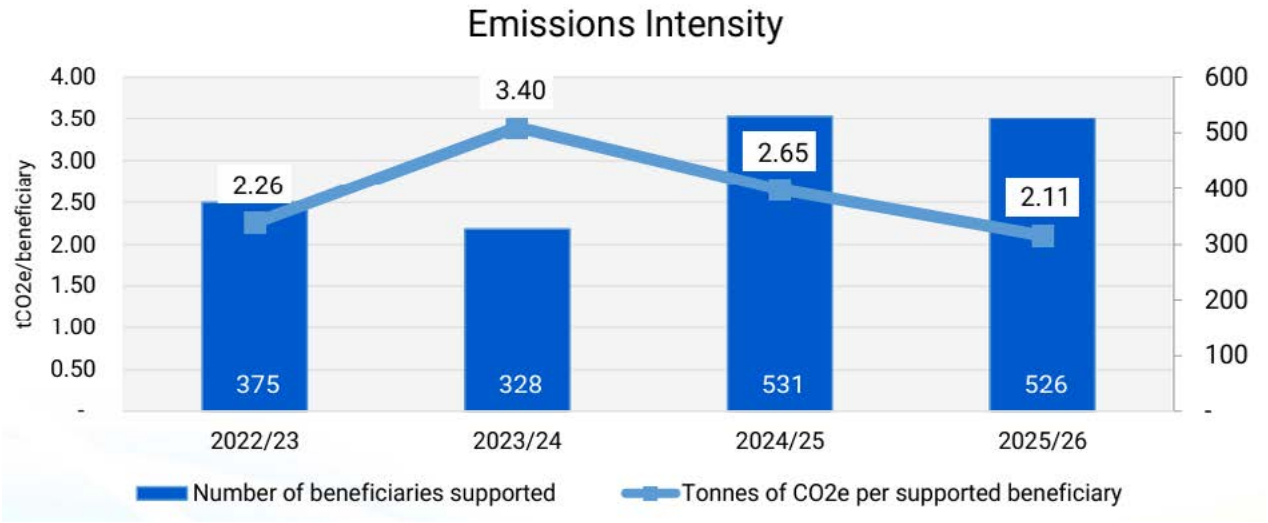
This is considered as being most representative of the size of the organisation. The resulting intensity ratio reflects changes in operations and energy consumption over time.

The number of supported beneficiaries has fallen less than 0.5% from 531 in 2024/25 to 526 in 2025/26. The 21% fall in absolute emissions is replicated with a 21% reduction in emissions intensity: from 2.65 to 2.10 tonnes of C02e per beneficiary.

Emissions comparison

The following charts show our emissions reported via SECR from Financial Year 2022/23 to 2025/26. Absolute emissions have fallen by 21% from 2024/25 to 2025/26 driven by reductions in our Scope 1 and 2 energy use, as well reduced intensity for emissions, such as electric consumption.





Efficiency narrative

In 2025, as part of our ESOS Phase 3 compliance, we created an Action Plan to provide a measurable roadmap for reducing our energy consumption through to the next ESOS compliance deadline in 2027. We followed this up, later in 2025, with a Progress Update to track our progress and measure savings for the action taken up to that point. We will also create another Progress Update in 2026 as another milestone on our energy reduction journey.

Many of the actions we have taken not only reduce our energy consumption but also improve the standard of our building stock and the comfort of the residents, visitors and staff who live, visit and work in them.

Below are some of the measures that we implemented in the period Ist April 2025 to 3Ist March 2026:

- Doors and windows upgraded at multiple properties across our Botton, Croft and Larchfield sites. This reduces heat loss and gain and improves resident comfort levels.
- Aging gas boilers replaced with modern, more efficient units at both our Croft and St Albans sites. The higher efficiency of the new models will aid us in reducing our gas consumption at these properties.
- Refurbishment of a heating distribution system in St Albans. This will enable more efficient operation of the system along with reduced heat loss

Governance

The Board of Trustees

The Board of Trustees (the members of which are also directors of the charitable company, under company law) comprises up to nine members, being the maximum permitted by the Memorandum and Articles. Full details of the trustees who held office during the period are set out in the Reference and Administration section at the start of this report.

All new trustees undertake an induction programme including a structured introduction to the charity, its founding philosophy as well as visits to communities. The focus is on ensuring we recruit a diverse Board that have a range of skills and experiences aligned to the strategic direction and purpose of the Charity. Training and development sessions in key areas are facilitated annually and include safeguarding, health and safety and governance training.

All trustees are recruited through a robust and transparent process that involves our community members plus references are obtained and DBS checks completed.

Many of our board members have a personal or professional knowledge of the social care sector. They give their time voluntarily and receive no benefit from the charity in respect of their duties as trustees. Any expenses reclaimed from the Trust are set out in note 9 of the Financial Statements.

The following committees support our Board of Trustees:

Audit and Risk Committee

Provides focus and oversight in respect of the financial reporting processes, planning and budgeting compliance and corporate risk and internal controls. Oversees the work of the Ruth Fund Panel who assess annual grant applications for one of our designated funds.

Investment and Innovation Committee

Provides focus and oversight in respect of review of the Trust's Development and Asset Management Strategy, Innovation and major projects, the Treasury and investment portfolio rules, and the long-term financial plan in relation to major project delivery.

Quality and People Committee

Reviews and monitors the quality of services delivered to people supported by the charity and oversight of safeguarding and health and safety practice. Promotes the delivery of best practice and organizational learning and receives updates from Quality-of-Life reviewers.

Renumeration Committee

Oversees all matters relating to the recruitment, succession, and appraisal of the members of the board and the CEO. This committee is also responsible for renumeration of the CEO, and reviews and advises on all matters in relation to the renumeration framework and Reward Strategy.

Trustee duties

The trustees undertake the duties laid down in the charity's governing documents. As trustees, they fully acknowledge they are responsible for the governance of the charity and the protection of its assets. The board takes ultimate responsibility for the implementation of equal opportunities and health and safety within the Trust. To discharge these responsibilities, the formal board meets regularly during the year, as well as holding additional, externally facilitated governance and strategy workshops. Meetings of the various board committees and other advisory groups in which trustees lead and participate were held regularly throughout the year at intervals commensurate with business needs.

The Directors and Trustees of Camphill Village Trust have complied with their duties regarding matters in section 172(1) of the Companies Act 2006 in the following:

Long-term plans

All key decisions that will have an impact on the long-term future of the charity are discussed at the relevant sub-committee and board. For major and long running projects, the board receives regular updates to ensure that there is appropriate oversight, and that appropriate action is taken where necessary. where necessary.

Strategic risks to the Charity

The Board, through the executive team, maintains a detailed risk register identifying principal risks and impact to the operation of the charity and stakeholders should certain scenarios transpire. A full review of risks associated with such key decisions and related mitigations in the event of the occasioning of risks is conducted monthly by the executive team and quarterly by the Audit and Risk Committee in detail. Strategic risks are reviewed by each relevant committee and overseen by the Audit and Risk Committee.

Investments

Investments are maintained to provide security of liquid resources and a return in line with risk. The funds are managed professionally by third party finance specialists and risk aversion is a factor for the trustees to review on a continual basis. Investment is only sanctioned in permitted activities and locations.

Public benefit

The trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011, by referring to the Charity Commission's general guidance on public benefit when reviewing the aims and objectives of the charity and in planning its future activities. The trustees consider how all existing and planned activities will contribute to the aims and objectives set out in its governing documents.

Membership policy

Camphill Village Trust exists to further its charitable aims, rather than to benefit its members. This policy aims to ensure that any changes to the membership of the Trust will benefit the charity, and the people it exists to support, now and in the future.

All membership application decisions lie with Camphill Village Trust's trustees. Decisions are made in accordance with the Trust's governing document (its Memorandum and Articles of Association) and any rules made by the charity trustees in accordance with the governing document, based on what is in the best interests of the charity.

On 31 March 2026, the charity had 398 (2025: 401) members. All members have full voting rights under the charity's Articles of Association. Each member guarantees to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up.

Rules relating to membership are at the discretion of the trustees, including the admission of new members and removal of members in accordance with the relevant paragraphs of the charity's Articles of Association.

Related parties and relationships with other organisations

The Trust has no related party transaction or relationships.

Renumeration policy for key management personnel

The trustees regard the executive management team (EMT) as its key management personnel in the context of the Charities SORP (FRS102).

The charity, led by its trustees, aims to ensure that its key personnel are of suitable quality and have the necessary commitment to manage the affairs of this complex and high-profile charity to a high standard. With these objectives in mind, the trustees accept that the charity needs to offer a remuneration package that will attract and retain suitably skilled senior managers.

The remuneration packages for all executive management of the Charity are specifically approved by the trustees. All roles are benchmarked by reputable external specialist reward consultants.

Executive Management Team members have the same pensions and other benefits as all staff in the charity including a modest car allowance for staff whose role requires extensive business travel. There are no performance bonus arrangements in place.

Policy of employment of disabled persons

The charity supports the people we support by both providing care and creating the environment for "a life of opportunity" through meaningful work, volunteering, experience and skills. The Charity employs 7 service reviewers who are residents of the Charity. They provide independent insights to the quality of care from a lived experience perspective. Their findings are reported directly to the Quality and People Committee.

The charity will not discriminate against a disabled person for a reason that relates to their disability or treat them less favorably than a non-disabled person. The charity will conduct an individual risk assessment for every employee or volunteer with a disability. This will identify any reasonable adjustments it needs to make in the workplace, or job, for the person to contribute fully to the work of the charity.

Relationships with stakeholders

The charity has the following direct stakeholder group:

Residents & supported individuals, including day opportunities	**526**
Charity personnel	**800**

Stakeholder relationships and development

The board received regular updates in respect of all stakeholder complaints and any underlying themes. They regularly discuss the nature of the relationships the Trust wants with key stakeholders and there are clear processes for engagement with suppliers, families, volunteers, councils and donors.

The Trust regularly engages with employees. Staff feedback is regularly sought via surveys, meetings,

and workshops. Employees receive regular newsletters and a dedicated Sharepoint intranet site provides employees with news and information.

The Trust regularly consults with employees or their representatives on a regular basis so their views can be considered in decisions which are likely to affect their interests. The HR employee group is a dedicated forum between employees and management and meets quarterly to promote a safe, healthy, inclusive and happy workplace. We also operate an Employee Champion group which discusses delegated people specific priorities from the Executive team to bring about change in culture and overall improvement in employee experience. Feedback from meetings is escalated through to the executive team and an overview shared with trustees on key matters.

We benchmark our pay against the sector every two years and provide benefits such as enhanced maternity and paternity pay and health cash plans.

The Trust recognises the vital role all of these stakeholder groups play in the work of the charity.

Principal risks and uncertainties facing the charity

The social care and charitable sectors in which the Trust operates continue to be under significant scrutiny and significant downward pressure on funding streams and longer-term stability.

The principal risks facing the charity are:

Risks	Mitigations
Financial Sustainability - An inability to create long term financial sustainability could result in a failure to continue as an operating entity	• A 5 year Financial and Funding model has been developed • A Fundraising Strategy is in place • Robust budget setting and financial reporting
Funding cuts – over reliance on income renders the Charity vulnerable	• Coordinated approach to commissioner negotiations • Strong legacy pipeline • Oversight of managed investment portfolio • Focus on growth of other income streams and social enterprises • Focus on lettable void reduction to increase income
Cyber Attack - Failure to have plans in place, should the Charity experience a Cyber attack, could lead to significant business continuity and crisis management challenges	• Cyber Essentials accreditation maintained • Cyber and Business continuity insurance in place • Organisational and Local Business Continuity plans in place with testing having occurred • Updated Wide Area Network in place to provider greater connectivity and resilience for our communities • GDPR Action plan in place
Health and Safety - Failure to demonstrate a culture of Health and Safety that delivers a safe service.	• Suite of supporting policies and action plans owned across the Charity relating to the diverse services and functions. • Regularly reporting of all aspects of H&S to EMT, Committees and Board. • In-house audit team undertaking regular audit • Property Compliance managed through directly procured external contractors, scheduled and monitored • All key leaders have IOSH Managing Safely Qualification
Safeguarding - Failure to embed a culture of safeguarding could lead to personal harm and reputational risk	• Annual Safeguarding Action Plan developed and reported against • Safeguard incident reporting process in place. • Quarterly organisation safeguarding forum in place • Mandatory training for all staff in place • Access to an independent specialised advisory support • Delivery of co-produced 'Keeping Safe' workshops and bitesize I:I session by staff

The principal risks facing the charity are: *(Continued)*

Risks	Mitigations
Culture and change - The inability to transform the culture to align to the agreed direction of the Charity leading to a failure to achieve the long-term vision and objectives	• Internal engagement and Change Communication through Executive Roadshows • Regular gauging of culture through Employee Engagement Surveys • Culture scan undertaken and is driving work in 26/27 • Leadership coaching for key influencing roles
Low level of technological capability - A lack of adequate IT infrastructure and skills hinders innovation and the efficient running of the charity	• Digital platforms for care records and medication management in place • Central IT expert in place • IT induction for all new joiners
High Workforce Turnover - Poor retention and recruitment practices lead to the inability to deliver high quality services	• Standardised induction process • Clear employee benefits offer • Recruitment process for permanent and bank staff in place • Exit interview approach to learn and drive improvements

Risk management and internal controls

The charity continues to conduct and monitor a comprehensive risk-management assessment process and maintains a risk appetite statement, and established a formal framework to ensure robust oversight and compliance.

The annual corporate risk register records the charity's exposure to major risks in relation to the Brilliant Future Strategic Objectives and the external environment. It is supported by Departmental Risk Registers and Project Specific Risk Management approaches.

The Risk Register is influenced by the Appetite Statement. Where risks are outside the agreed comfort zone there is a clear focus on actions needed to ensure that the risk is managed or mitigated within the agreed appetite. The executive management team (EMT) and Board of Trustees, via its Audit and Risk Committee, and other Committees have kept the risks under constant review during the period.

The Board of Trustees has overall responsibility for assessing the risks faced by the Trust and ensuring it has appropriate systems of internal control in place. The Audit and Risk Committee is delegated to give oversight to this. The charity undertakes mitigating actions on all the major identified risks.

The trustees are of the opinion that they take reasonable steps to ensure that they identify the major risks to which the charity is exposed. They also ensure they have put in place systems to mitigate them. They are, however, aware that they design such processes to manage rather than eliminate all major risks and they can only provide reasonable but not absolute assurance over risk management and elimination of material errors.

Statement of Responsibilities of the Trustees

The trustees (who are also directors of Camphill Village Trust Limited for the purposes of company law) are responsible for preparing the trustees' annual report including the strategic 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 situation of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice 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 disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditor is unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees in 2026 was 398 (2025: 401). The trustees are members of the charity, but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditor

Sayer Vincent LLP was re-appointed as the charitable company's auditor during the year and has expressed its willingness to continue in that capacity.

The trustees' annual report which includes the strategic report has been approved by the trustees on 4th August 2026 and signed on their behalf by:



Michael Green
Acting Chair of the Board

Independent Auditor's Report to the Members of Camphill Village Trust Limited

Opinion

We have audited the financial statements of Camphill Village Trust Limited (the 'charitable company') for the year ended 31 March 2026 which comprise the statement of financial activities, balance sheet, 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 FRS 102 *The Financial Reporting Standard applicable in the UK* and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charitable company's affairs as at 31 March 2026 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 charitable company 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 Camphill Village Trust Limited's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees' 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 the audit:

- The information given in the trustees' annual report, including the strategic report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, including the strategic 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report including the strategic 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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

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 are set out below.

Capability of the audit in detecting irregularities

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:

- We enquired of management, internal audit and the audit and risk committee, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
  - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
  - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.

- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

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.

A further description of our responsibilities is available 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 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.

Fleur Holden (Senior Statutory Auditor)
Date: 19 August 2026
For and on behalf of Sayer Vincent LLP,
Statutory Auditor, 110 Golden Lane, London, EC1Y 0TG

Financial Statements

Statement of financial activities

(incorporating an income and expenditure account)

For the year ended 31 March 2026

	Note	Unrestricted Funds £'000	Designated Fund £'000	Restricted Funds £'000	**2026 £'000**	2025 £'000
INCOME FROM						
Donations & legacies	3	4,887	1,000	1,660	**7,547**	**7,163**
Renewable heat income		320	-	-	**320**	**330**
Profit on sale of fixed assets		41	-	-	**41**	**-**
CHARITABLE ACTIVITIES						
Community, care & housing	4	24,559	-	-	**24,559**	**23,709**
Farm, land, workshop production	4	3,954	-	-	**3,954**	**3,415**
Investments	5	792	-	-	**792**	**794**
TOTAL INCOME		34,553	1,000	1,660	**37,213**	**35,411**
EXPENDITURE ON						
Raising funds	6	644	1	-	**645**	**705**
CHARITABLE ACTIVITIES						
Community, care & housing	6	26,799	3,049	602	**30,449**	**28,756**
Farm, land, workshop production	6	5,365	223	-	**5,589**	**4,645**
TOTAL EXPENDITURE		32,807	3,273	602	**36,683**	**34,106**
Net (expenditure) /income before net gains on		1,745	(2,273)	1,058	**530**	**1,305**
Investments						
Net (losses) / gains on investments		2,232	-	-	**2,232**	**187**
Net (expenditure) / income for the year	8	3,977	(2,273)	1,058	**2,762**	**1,492**
Transfers between funds		(86)	86	-		**-**
Net movement in funds		3,891	(2,187)	1,058	**2,762**	**1,492**
RECONCILIATION OF FUNDS:						
Total funds brought forward		15,158	92,133	3,487	**110,778**	**109,285**
TOTAL FUNDS CARRIED FORWARD		19,049	89,946	4,545	**113,540**	**110,778**

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 24 to the financial statements.

Balance sheet

For the year ended 31 March 2026

	Note	2026 £'000		2026 £'000		2025 £'000		2025 £'000
FIXED ASSETS								
Tangible assets	15			**72,978**				75,976
Investments	16			**24,625**				21,976
				97,603				97,952
CURRENT ASSETS								
Stock	17	**508**				448		
Debtors	18	**4,368**				4,244		
Cash at bank and in hand		**15,970**				12,071		
		20,846				16,763		
CURRENT LIABILITIES								
Creditors: Amounts falling due within one year	19	**(4,910)**				(3,937)		
NET CURRENT ASSETS				**15,936**				12,826
TOTAL ASSETS LESS CURRENT LIABILITIES				**113,540**				110,778
TOTAL NET ASSETS				**113,540**				110,778
The funds of the charity:	24							
Restricted income funds				**4,545**				3,487
Unrestricted income funds:								
Designated funds		**89,945**				92,133		
General funds		**19,049**				15,158		
Total unrestricted funds				**108,994**				107,291
TOTAL CHARITY FUNDS				**113,540**				110,778

Approved by the Trustees on 4th August 2026 and signed on their behalf by



Michael Green
Chair of Investment Committee

Company Number: 00539694
Charity Number 232402

Statement of cash flows

For the year ended 31 March 2026

		2026			2025		
	Note	£'000		£'000	£'000		£'000
CASH FLOWS FROM OPERATING ACTIVITIES							
Net cash provided by operating activities	26			**3,417**			1,714
CASH FLOWS FROM INVESTING ACTIVITIES							
Investment income		**498**			509		
Interest received		**294**			285		
Proceeds from the sale of fixed assets		**1,481**			1,187		
Purchase of fixed assets		**(1,374)**			(591)		
Proceeds from sale of investments		**8,718**			7,317		
Purchase of investments (including cash movement)		**(9,448)**			(8,063)		
Movement in investment cash		**312**			312		
Net cash (provided by) investment activities				**482**			955
Change in cash and cash equivalents in the year				**3,899**			2,669
Cash and cash equivalents at the beginning of the year				**12,071**			9,402
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	27			**15,970**			12,071

Notes to the financial statements

For the year ended 31 March 2026

1. Accounting Policies

Statutory information

Camphill Village Trust is a charitable company limited by guarantee and is incorporated in the United Kingdom (England and Wales). The registered office address is: The Kingfisher Offices, 9 Saville Street, Malton, North Yorkshire, YO17 7LL. Operational locations for communities are detailed on page 54.

Basis of preparation

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 (FRS 102) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

Going concern and key judgements

The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. In preparing the financial statements no judgements have been made, apart from those involving estimates in the process of applying the charity's accounting policies. The trustees do not consider that there are any sources of estimation uncertainty at the reporting date other than for listed investments. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants', is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Legacy income is recognised where receipt is probable and the amount receivable can be measured reliably. Receipt is normally considered probable when probate has been granted, the executors have confirmed that sufficient estate assets are available after settling liabilities, any conditions attached to the legacy have been met or are within the charity's control, and the value of the expected distribution can be reliably measured. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, but the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

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

Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in attracting third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose.
- Charitable activities: These include all expenditure directly related to the objects of the charity and comprise the following:
- Community, care and housing expenditure: this includes all the costs of supporting people who are living in the communities
- Farm and land production: costs attributable to running the farms as part of the community activities
- Workshop and general produce: costs attributable to running craft workshops and retail outlets.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Allocation of support and governance costs

Support costs are those costs incurred directly in the support of the objects of the charity. Premises overheads relating to depreciation have been allocated on the basis of headcount, all other overheads have been apportioned in relation to income received.

Governance costs are those incurred in the running of the charity and include costs associated with constitutional and statutory requirements and include trustee meetings.

Where costs cannot be directly attributed to a particular activity, they have been allocated on a basis consistent with the use of the resources.

Operating leases

Rental charges are charged on a straight-line basis over the term of the lease.

Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet. Tangible fixed assets were restated at fair value as at Ist April 2014 in accordance with FRSI02. These values have been used as deemed cost from Ist April 2014.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life.

The depreciation rates in use are as follows:	
Land	Not depreciated
Freehold buildings:	
· Structure	Over 75 years
· Roof	Over 35 years
· Windows and doors	Over 20 years
· Kitchen	Over I5 years
· Bathroom	Over I5 years
· Boiler/heating system	Over I5 years
· Lifts/access	Over 20 years
Leasehold buildings	Over the term of the lease
Infastructure	Over I0 years
IT Infastructure	Over I0 years
Biomass boiler	Over 20 years

Listed investments

Investments are a form of non-basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price.

Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/ (losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

Stocks

Stocks are stated at the lower of cost and net realisable value. In general, cost is determined on a first in first out basis and includes transport and handling costs. Net realisable value is the price at which stocks can be sold in the normal course of business after allowing for the costs of realisation. Provision is made where necessary for obsolete, slow moving and defective stocks.

Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

Creditors and provisions

reditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably.

Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Financial instruments

The charity has both basic and non-basic financial assets and financial liabilities. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method. Non-basic financial instruments are measured at fair value with any gain or loss going to the statement of financial activities. Full details are given in the financial instruments note.

Pensions

The community pays contributions to a defined contribution pension scheme for certain employees in line with UK legislation. The contributions paid during the year are charged in the Statement of Financial Activities.

Notes to the financial statements (continued)

For the year ended 31 March 2026

2. Detailed comparatives for the statement of financial activities (prior year restated)

	Note	Unrestricted Funds £'000	Designated Fund £'000	Restricted Funds £'000		2025 £'000
INCOME FROM						
Donations & legacies	3	3,364	2,269	1,530		**7,163**
Renewable heat income		330	-	-		**330**
Profit on sale of fixed assets		-	-	-		**-**
CHARITABLE ACTIVITIES						
Community, care & housing	4	23,709	-	-		**23,709**
Farm, land, workshop production	4	3,415	-	-		**3,415**
Investments	5	794	-	-		**794**
TOTAL INCOME		31,612	2,269	1,530		**35,411**
EXPENDITURE ON						
Raising funds	6	694	11	-		**705**
CHARITABLE ACTIVITIES						
Community, care & housing	6	25,505	2,599	652		**28,756**
Farm, land, workshop production	6	4,354	291	-		**4,645**
TOTAL EXPENDITURE		30,553	2,901	652		**34,106**
Net income/(expenditure) before net gains/ (losses) on investments		1,059	(632)	878		**1,305**
Net (losses) /gains on investments		187	-	-		**187**
Net income/(expenditure) for the year	8	1,246	(632)	878		**1,492**
Transfers between funds		604	(604)	-		**-**
Net movement in funds		1,850	(1,236)	878		**1,492**
Total funds brought forward		13,308	93,369	2,608		**109,285**
TOTAL FUNDS CARRIED FORWARD		15,158	92,133	3,487		**110,778**

3a. Income from Donations and Legacies

	Unrestricted & Designated £'000	Restricted £'000	**2026 Total £'000**
Donations	1,810	114	**1,924**
Legacies	4,077	1,546	**5,623**
	5,887	1,660	**7,547**

Within unrestricted legacies funds £1m relates to designated asset funds which is not specific to a community.

3b. Income from Donation and Legacies (prior year)

	Unrestricted & Designated £'000	Restricted £'000	**2025 Total £'000**
Donations	2,063	50	**2,113**
Legacies	3,570	1,480	**5,050**
	5,633	1,530	**7,163**

Within unrestricted legacies £495k relates to designated funds.

4. Income from Charitable Activities

	2026 Total £'000	2025 Total £'000
Local authority payments	**17,807**	17,250
Residents' contributions	**946**	708
Housing benefits	**5,526**	5,383
Private fees	**280**	368
Sub-total for community, care and housing	**24,559**	23,709
The Single Payment Scheme (Farm Subsidy)	**-**	1
Local authority payments for day activities	**1,895**	1,428
Private fees	**-**	420
External sales of goods	**1,381**	1,261
Rent	**182**	167
Other	**496**	138
Sub-total for farm, land, workshop production	**3,954**	3,415
Total income from charitable activities	**28,513**	27,124

All income from charitable activities is unrestricted. External sales of goods form part of Camphill Village Trust's primary purpose trading.

5. Income from Investments

	2026 Total £'000	2025 Total £'000
Dividends from investments	**498**	509
Bank interest receivable	**294**	285
	792	794

All income from investments is unrestricted.

6a. Expenditure on Charitable Activities (current year)

	Cost of raising funds	Community care & housing	Farm, land, workshop production	Governance costs	Support costs	2026 Total	2025 Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Camphill fundraising	42	6	18	30	-	**95**	-
Investment manager's fee	-	-	-	-	63	**63**	75
Community & Village expenses	1	490	30	3	(20)	**504**	539
Transition support and Ruth Fund	-	-	-	-	96	**96**	162
Salaries, staff costs, agency fees	293	17,108	3,070	226	2,699	**23,396**	22,168
Staff expenses and other costs	13	145	22	8	393	**581**	591
Food	-	69	8	-	-	**77**	24
Household expenditure	-	38	16	-	1	**55**	61
Light, heating and fuel	-	1,377	65	-	8	**1,449**	1,602
Repairs, renewals/ alterations and general maintenance	1	1,337	290	1	15	**1,643**	1,262
Rent, rates and water		635	89	-	33	**757**	602
Insurance	-	67	12	17	41	**137**	387
Training	2	1	2		154	**160**	104
Bad debts	-	197	(6)	-	(8)	**184**	137
Workshop/production materials and expenses	2	148	726	6	1	**882**	643
Subcontractor costs	-	-	-	-	-	**-**	110
Equipment leasing	1	5	1	10	24	**41**	52
Depreciation - freehold buildings	-	1,065	120	12	-	**1,197**	1,103
Depreciation - P&M & office Equip	1	44	26	-	326	**397**	484
Depreciation - F&F	-	84	59	-	-	**144**	157
Depreciation - Motor vehicles	-	38	1	-	-	**38**	6
Amortisation - leasehold buildings	-	-	17	-	-	**17**	17
Impairment	-	1,137	-	-	-	**1,137**	-
Interest payable	-	-	-	-			-
Bank charges	-	-	-	-	-	**-**	47
Office and administration	59	64	65	7	230	**426**	712
IT costs	17	176	8	6	1,014	**1,221**	963
Legal and Professional	159	73	19	9	302	**563**	542
Trustee meetings	-	-	-	6	-	**6**	
Audit and accountancy	-	-	-	-	55	**55**	59
Shared Lives Carer Fees	-	1,363	()	-	-	**1,363**	1,323
Personal Protective Equipment	-	-	-	-	-	**-**	80
Profit/(Loss) on disposal of fixed asset	-	-	-	-	-	**-**	95
Transfer Out Fundraising	-	-	-	-	-	**-**	-
Transfer Out Other	-	-	-	-	-	**-**	-
	591	25,667	4,658	339	5,427	**36,683**	**34,106**
Support costs split	-	4,543	884	-	(5,428)	**-**	**(160)**
Governance costs split	54	239	46	(339)	-		160
Total expenditure 2026	645	30,449	5,589		()	**36,683**	-
Total expenditure 2025	705	28,756	4,645	-	-	**-**	**34,106**

6b. Expenditure on Charitable Activities (prior year)

	Cost of raising funds	Community care & housing	Farm, land, workshop production	Governance costs	Support costs	2025 Total
	£'000	£'000	£'000	£'000	£'000	£'000
Camphill fundraising	-	-	-	-	-	**-**
Investment manager's fee	75	-	-	-	-	**75**
Community & Village expenses	-	325	10	-	205	**539**
Transition support and Ruth Fund	-	-	-	-	162	**162**
Salaries, staff costs, agency fees	363	15,032	2,645	66	4,062	**22,168**
Staff expenses and other costs	18	92	6	34	440	**591**
Food	-	24	-	-	-	**24**
Household expenditure	-	37	12	-	12	**61**
Light, heating and fuel	-	1,554	18	-	29	**1,602**
Repairs, renewals/ alterations and general maintenance	2	1,120	45	-	95	**1,262**
Rent, rates and water	-	512	36	-	54	**602**
Insurance	-	2	-	-	384	**387**
Training	-	(5)	-	1	108	**104**
Bad debts	-	137	-	-	-	**137**
Workshop/production materials and expenses	5	53	585	-	-	**643**
Subcontractor costs	70	39	2	-	-	**110**
Equipment leasing	12	14	5	-	21	**52**
Depreciation - freehold buildings	10	912	181	-	-	**1,103**
Depreciation - P&M & office Equip	1	403	80	-	-	**484**
Depreciation - F&F	-	131	26	-	-	**157**
Depreciation - Motor vehicles	-	5	1	-	-	**6**
Amortisation - leasehold buildings	-	14	3	-	-	**17**
Bank charges	9	-	9	-	28	**47**
Office and administration	89	138	32	-	452	**712**
IT costs	-	2	-	-	960	**963**
Legal and Professional	25	22	7	-	489	**542**
Audit and accountancy	-	-	-	59	-	**59**
Shared Lives Carer Fees	-	1,323	-	-	-	**1,323**
Personal Protective Equipment	-	55	25	-	1	**80**
Loss on disposal of fixed asset	-	22	1	-	72	**95**
	679	21,961	3,732	160	7,574	**34,106**
Support costs	-	6,678	897	(160)	(7,574)	**(160)**
Governance costs	26	117	17	-	-	**160**
Total expenditure 2025	705	28,756	4,645	-	-	**34,106**

8. Net income/(expenditure) for the year

	2026 £'000	2025 £'000
This is stated after charging/(crediting):		
Depreciation	**1,792**	1,767
(Profit)/Loss on disposal of fixed assets	**41**	95
Operating lease rentals payable:		
Property	**323**	327
Other	**257**	381
Auditor's remuneration (excluding VAT): Audit	**53**	51

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2026 £'000	2025 £'000
Salaries & wages	**18,774**	17,967
Redundancy & termination costs	**158**	37
Social security costs	**2,284**	1,568
Employer's contribution to defined contribution pension schemes	**409**	410
	21,625	19,982
Agency fees	**1,771**	2,187
	23,396	22,169

Redundancy and termination costs of £158k (2025: £37k) were either paid or accrued during the year and related to compensation for loss of office.

The following number of employees received employee benefits (excluding employer pension costs and employer's national insurance) during the year between:

	2026 Number	2025 Number
£60,000 - £69,999	**6**	5
£70,000 - £79,999	**3**	4
£80,000 - £89,999	**1**	-
£90,000 - £99,999	**2**	-
£100,000 - £109,999	**-**	1
£110,000 - £119,999	**1**	1
£120,000 - £129,999	**-**	1
£130,000 - £139,999	**-**	-
£140,000 - £149,999	**1**	1
£210,000 - £219,999	**1**	-

9. Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel (continued)

The total remuneration including employer's pension and national insurance of key management (who are the Chief Executive, Resource Director, Supported Living and Green Care Director, Estates Director and Fundraising Director) was £792k (2025: £683k). Included in this is the termination payments of £72k and £22k paid to former CEO Sara Thakkar and former Estate Director Claire Twaites respectively.

	Employees (Excluding Chief Executive)		Chief Executive	
	2026 £'000	**2025 £'000**	**2026 £'000**	**2025 £'000**
Salary	**472**	444	**218**	146
Employer's national insurance	**64**	56	**21**	19
Employer's pension contribution	**15**	17	**1**	1
	551	517	**240**	166

The ratio of the Chief Executive's emoluments to the lowest paid employee is 16.01:1 (2025: 8.5:1).
In 2024 there was a restructure within the Executive team creating vacancies . Posts were being covered by senior interim staff.

Trustees' remuneration and expenses

The Board members, who are directors for Companies Act purposes and trustees for the Charities Act purposes, comprise independent directors. None of the directors receive any remuneration from the charity in respect of their duties as trustees. Under the powers vested in the trustees by the Memorandum of Association under the paragraphs supporting limitation on private benefits, no trustee may receive any remuneration or other benefit in money or money's worth from the charity, except for reasonable travel and subsistence expenses for attending Board, subcommittee meetings and other Trust business. The total expenses in the year was £4k paid to 7 Trustees (2025: £2k, paid to 5 Trustees).

10. Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2026 £'000	**2025 £'000**
Raising funds	**12**	11
Charitable activities	**700**	650
Support	**59**	93
	771	754

11. Population figures

In addition to the staff numbers above, the residents of the communities at year end can be analysed as follows:

	2026 £'000	2025 £'000
Residents we support who live in our communities	**316**	333
Green Care activities only	**139**	139
People we support who live outside our communities	**71**	59
	526	531

12. Pension scheme

The charity pays contributions on behalf of certain employees into a defined contribution pension scheme. The charge for the year amounted to £409k (2025: £410k). There are no material unfunded pension commitments. At 31 March 2026, there was £84k outstanding pension contributions (2025: £32k).

13. Related party transactions

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

14. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes. The Charity is operating a partial VAT scheme and is unable to claim 100% of its VAT.

15. Fixed assets

	Freehold property	Leasehold land & buildings	Plant & machinery & IT	Motor vehicles	Fixtures & fittings	Assets Under Construction	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COST							
At the start of the year	86,393	902	7,160	336	2,577	-	97,368
Reclassification	(1,110)	-	(109)	-	(225)	1,445	-
Additions in year	1,251	-	304	73	31	(285)	1,374
Impairment	(888)	-	-	-	-	(249)	(1,137)
Disposals in year	(1,551)	-	-	-	-		**(1,551)**
At the end of the year	84,096	902	7,354	409	2,383	**911**	**96,054**
DEPRECIATION							
At the start of the year	14,632	634	4,167	189	1,772	-	21,394
Charge for the year	1,217	17	375	38	144	-	1,792
Eliminated on disposal	(110)	-	-	-	-		(110)
At the end of the year	15,739	651	4,542	226	1,916	-	23,076
NET BOOK VALUE							
At the end of the year	**68,357**	**251**	**2,812**	**183**	**467**	**911**	**72,978**
At the start of the year	71,762	267	2,993	147	806	-	75,976

Land with a value of £40,733k (2025: £42,991k) is included within freehold property and not depreciated. Included within assets under constuction is £911k of work in progress (2025: £1,445k) which are not depreciated. These are mainly costs relating to freehold property refurbishment and software related costs. All of the above assets are used or their intended use is for charitable purposes.

16. Listed investments

	2026 £'000	2025 £'000
Fair value at the start of the year	**21,464**	20,530
Additions at cost	**9,448**	8,063
Disposal proceeds	**(8,718)**	(7,316)
Net gain/(loss) on change in fair value	**2,232**	188
Cash movement	**199**	511
Fair value at the end of the year	**24,625**	21,976
	2026 £'000	**2025 £'000**
Listed investments held at fair value	**24,426**	21,465
Cash and cash equivalents	**199**	511
	24,625	21,976

17. Stock

	2026 £'000	2025 £'000
Raw materials and consumables	**63**	66
Work in progress	**156**	100
Finished goods and goods for resale	**289**	282
	508	448

18. Debtors

	2026 £'000	2025 £'000
Trade debtors	**1,431**	2,330
Other debtors	**414**	338
Prepayments	**426**	244
Accrued income	**2,096**	1,332
	4,367	4,244

19. Creditors: Amounts falling due within one year

	2026 £'000	2025 £'000
Trade creditors	**1,489**	739
Taxation and social security	**666**	664
Other creditors	**240**	566
Accruals	**2,225**	1,332
Deferred Income	**290**	636
	4,910	3,937

The Trust has given notice to the landlord at Eagle House Office (Stourbridge) to terminate the lease on 29 August 2026. We are currently negotiating with the landlord over dilapidations and carrying out a refurbishment to try and get this down as low as possible. We won't know the final figures now until for a few weeks at least.

20. Deferred income

Deferred income comprises social care and rental income received in advance.

	2026 £'000	2025 £'000
Balance at the beginning of the year	**452**	367
Amount released to income in the year	**(308)**	(367)
Amount deferred in the year	**146**	636
Balance at the end of the year	**290**	636

21. Financial instruments

	2026 £'000	2025 £'000
FINANCIAL ASSETS MEASURED AT FAIR VALUE THROUGH PROFIT AND LOSS		
Listed Investments	**24,426**	21,465

22. Analysis of net assets between funds (current year)

	General Unrestricted £'000	Designated £'000	Restricted £'000	Total Funds £'000
Tangible fixed assets	-	72,978	-	**72,978**
Investments	21,946	2,679	-	**24,625**
Net current assets	(2,897)	14,288	4,545	**15,936**
Net assets at 31 March 2026	**19,049**	**89,945**	**4,545**	**113,540**

23. Analysis of net assets between funds (prior year)

	General Unrestricted £'000	Designated £'000	Restricted £'000	Total Funds £'000
Tangible fixed assets	-	75,976	-	**75,976**
Investments	19,287	2,689	-	**21,976**
Net current (liabilities) / assets	(4,129)	13,468	3,487	**12,826**
Net assets at 31 March 2025	**15,158**	**92,133**	**3,487**	**110,778**

24. Movement in funds (current year)

	At 1 April 2025	Income & Gains	Expenditure & losses	Transfers	At 31 March 2026
	£'000	£'000	£'000	£'000	£'000
RESTRICTED FUNDS:					
BOTTON VILLAGE					
St Martin fund	5	-	-	-	**5**
Creative Studio	1	-	-	-	**1**
Village store	13	-	-	-	**13**
Garden furniture	2	-	-	-	**2**
Martin Holmes	3	-	-	-	**3**
Gerhard Schleker	-	-	-	-	**-**
DM Morris Discretionary Trust	-	15	-	-	**15**
Lythe Community Shop	-	-	-	-	**-**
Small funds	10	-	-	-	**10**
General donations	-	-	-	-	**-**
Botton Master Plan	2,500	1,074	(121)	-	**3,453**
General legacies	-	319	(319)	-	**-**
DELROW COMMUNITY					
Richard Platt funds	16	-	-	-	**16**
Thomas Williams	8	-	-	-	**8**
Thornton Trust	41	-	-	-	**41**
Mr Robert Smith	-	40	-	-	**40**
General donations	-	26	(26)	-	**-**
ST ALBANS COMMUNITY					
General Donations	-	1	(1)	-	
Legacies	-	-	-	-	**-**
LARCHFIELD COMMUNITY					
General Donations	1	2	(2)	-	**1**
CROFT COMMUNITY					
Whittaker Trust	7	-	-	-	**7**
General donations	-	24	(24)	-	**-**
Croft Master Plan	810	28	(35)	-	**803**
Vehicle fund	43	-	-	-	**43**
Mr Stephen Willby					
General legacy	-	-	-	-	**-**
OAKLANDS PARK					
Residents Fund	6	-	-	-	**6**
Philip Winston	16	-	-	-	**16**
General Donations	-	37	(37)	-	
GRANGE VILLAGE					
Oak House Trust	-	-	-	-	**-**
General Donations	-	47	-	-	**47**
STOURBRIDGE COMMUNITY					
Bennett Family Trust	-	34	(24)	-	**10**
General Donations	-	3	(3)	-	**-**

24. Movement in funds (current year) continued

TAURUS CRAFTS					
Micro Enterprises	5	-	-	-	**5**
Taurus EDF	-	-	-	-	**-**
Mr John Blake - SS Skills	-	10	-10	-	**-**
General Donations	-	-	-	-	**-**
Total Restricted Funds	**3,487**	**1,660**	**(602)**	**-**	**4,545**
UNRESTRICTED FUNDS:					
DESIGNATED FUNDS:					
Building Fund	3,909	-	-	(3,220)	**689**
Social Farm	439	-	(1)	-	**438**
Innovation & Development	4,258	-	(17)	-	**4,241**
Asset Fund	4,097	1,000	(1,453)	-	**3,644**
Ruth Fund	2,690	-	(96)	86	**2,680**
Albion & Linden	695	-	(25)	3,220	**3,890**
Jubilee Fund	70	-	()	-	**70**
Fixed Assets Fund	75,976	-	(1,683)	-	**74,293**
Total Designated Funds	**92,133**	**1,000**	**(3,273)**	**86**	**89,946**
General Funds	**15,158**	**36,784**	**(32,807)**	**(86)**	**19,049**
Total Unrestricted Funds	**107,291**	**37,784**	**(36,080)**	**-**	**108,995**
Total Funds at 31 March 2026	**110,778**	**39,444**	**(36,683)**	**-**	**113,540**

25. Movement in funds (prior year)

	At 1 April 2024	Income & Gains	Expenditure & losses	Transfers	At 31 March 2025
	£'000	£'000	£'000	£'000	£'000
RESTRICTED FUNDS:					
BOTTON VILLAGE					
St Martin Fund	5	-	-	-	**5**
Creative Studio	1	-	-	-	**1**
Village store	13	-	-	-	**13**
Garden furniture	2	-	-	-	**2**
Martin Holmes	4	-	(1)	-	**3**
Gerhard Schleker	3	-	(3)	-	**-**
DM Morris Discretionary Trust	10	-	(10)	-	**-**
Botton Patio	-	10	-	-	**10**
Small fegacies	(1)	1	-	-	**-**
General donations	-	20	(20)	-	**-**
Botton Master Plan	2,000	500	-	-	**2,500**
General legacies	-	533	(533)	-	**-**
DELROW COMMUNITY					
Richard Platt Fund	16	-	-	-	**16**
Thomas Williams	8	-	-	-	**8**
Thornton Trust	41	-	-	-	**41**
General Donations	-	9	(9)	-	**-**
ST ALBANS COMMUNITY					
General donations	-	-	-	-	**-**
Legacies	-	10	(10)	-	**-**
LARCHFIELD COMMUNITY					
General Donations	-	1	-	-	**1**
CROFT COMMUNITY					
Whittaker Trust	7	-	-	-	**7**
General donations	-	9	(9)	-	**-**
Croft Master Plan	465	345	-	-	**810**
Vehicle fund	-	43	-	-	**43**
General legacy	-	50	(50)	-	
OAKLANDS PARK					
Residents Fund	9	-	(3)	-	**6**
Philip Winston	20	-	(4)	-	**16**
GRANGE VILLAGE					
Oak House Trust	-	-	-	-	**-**
General Donations	-	-	-	-	**-**
TAURUS CRAFTS					
Micro Enterprises	5	-	-	-	**5**
Taurus EDF	-	-	-	-	**-**
Total Restricted Funds	**2,608**	**1,530**	**(652)**	**-**	**3,487**

25. Movement in funds (prior year)

UNRESTRICTED FUNDS:					
DESIGNATED FUNDS:					
Building fund	3,909	-	-	-	**3,909**
Social Farm	1,014	-	(575)	-	**439**
Innovation & development	4,258	-	-	-	**4,258**
Asset Innovation fund	2,992	1,505	(400)	-	**4,097**
Ruth fund	2,763	-	(162)	88	**2,690**
Albion & Linden	-	695	-	-	**695**
Jubilee fund	-	70	-	-	**70**
Fixed Assets fund	78,433	-	(1,764)	(693)	**75,976**
Total Designated Funds	93,369	2,269	(2,901)	(604)	**92,133**
General Funds	13,308	31,799	(30,553)	604	**15,158**
Total Unrestricted Funds	106,677	34,069	(33,454)	-	**107,291**
Total Funds at 31 March 2025	109,285	35,599	(34,105)	-	**110,778**

25. Movements in funds (continued)

Purpose of restricted funds

Restricted funds relate to grants, legacies and donations within the individual centres where there is a restricted element to the donation. The two largest restricted funds are Botton and Croft Masterplan. At both communities, we will be using these monies to support development of the sites. Our plans will be co-produced with the people we support and staff during 25-26.

Purpose of designated funds

The Building fund recognises the funds raised, authorised and committed by the Board for the charity's on-going building programme. Movements in the year represent further funds designated to meet the charity's forthcoming building projects less transfers to the Camphill Fixed Asset Fund. There have been no movements within the 24-25 year.

Social farm fund represents fundraised monies available for use in running of the social care farms and gardens across the Trust.

An Innovation and development fund was created in 2019, to be used for investment in new services and technology to enable the Trust to meet changing needs.

The Asset Investment Fund has been established to provide funds for future repairs and maintenance within communities.

In the past Camphill Village Trust co-workers received no remuneration and were therefore not in a position to make provision for their old age or exceptional needs during their working lives. The charity therefore established the Ruth Fund to implement the charity's policy on helping to provide discretionary financial support, in the form of small grants, as necessary, towards meeting the needs of co-workers and ex-co-workers who have reached old age and financial need.

The Fixed Assets Fund represents the value of unrestricted funds that are held in the form of tangible fixed assets held for future use within the charity.

The Jubilee fund was created during our 70th year to support individual community projects.

The Albion and Linden fund will support the redevelopment of homes in our Grange community.

26. Reconciliation of net income/(expenditure) to net cash flow from operating activities

	2026 £'000	2025 £'000
Net income / (expenditure) for the reporting period (as per the statement of financial activities)	**530**	1,305
Depreciation charges	**1,792**	1,767
Impairment	**1,137**	-
Dividends and interest	**(792)**	(794)
Loss / (profit) on the disposal of fixed assets	**(41)**	95
(Increase)/Decrease in Stock	**(60)**	(42)
(Increase)/Decrease in Debtors	**(123)**	(525)
Increase/(Decrease) in Creditors	**974**	(91)
Net cash provided by operating activities	**3,417**	1,714

27. Analysis of cash and cash equivalents

	At 1 April 2025 £'000	Cash Flows £'000	Other Changes £'000	At 31 March 2026 £'000
Cash at bank & in hand	12,071	3,899	-	15,970
Total cash & cash equivalents	**12,071**	**3,899**	**-**	**15,970**

28. Operating lease commitments payable as a lessee

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property		Equipment	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Less than one year	**278**	318	**107**	113
One to five years	**264**	104	**45**	83
Over five years	**875**	960	**-**	-
	1,417	1,383	**152**	196

29. Capital commitments

At the balance sheet date, the charity had committed to £1.32m (2025: £1.54m) in respect of capital works:

	2026 £'000	2025 £'000
Contracted	-	1,536
Authorised but not contracted for	**1,323**	-

30. Company status and members' liability

The charity is a private company limited by guarantee, not having a share capital. The extent of the liability of the members of the company on winding up is limited to a maximum of £1 each. The company is incorporated in the United Kingdom.

31. Contingent assets

Contingent assets, relating to legacies which have been notified but do not yet meet the income recognition criteria detailed in note I of the financial statements, amount to £2,655k (2025: £1,870k).



Operational locations

Botton Village - Danby, North Yorkshire
Croft Community - Malton, North Yorkshire
Delrow Community - Watford, Hertfordshire
Grange Village - Newnham, Gloucestershire
Larchfield Community - Middlesbrough, Teesside
Oaklands Park - Newnham, Gloucestershire
St Albans Community - St. Albans, Hertfordshire
Shared Lives West Midlands - Dudley, West Midlands
Stourbridge - Stourbridge, West Midlands
Taurus Crafts - Lydney, Gloucestershire

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