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Registered number: 01435068
Charity number: 278173

CAMPHILL DEVON COMMUNITY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2026

Bishop Fleming

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 31 JANUARY 2026

Trustees	S E Gill (appointed 3 February 2000) F H R McPhail (appointed 6 June 2014) D L White (appointed 17 November 2000) N A De Pulford (appointed 25 September 2020, resigned 8 May 2026) K Gilbraith (appointed 21 January 2022) G H Gracie (appointed 22 May 2024) C S Bailey (appointed 17 May 2024, resigned 28 May 2026) J R Hounsell (appointed 1 January 2026) L E Dickinson (appointed 1 January 2026)
Company registered number	01435068
Charity registered number	278173
Registered office	Hapstead Village Buckfastleigh TQ11 0JN
Chief executive officer	S Whittingham (resigned 31/05/2026) Amanda Greenaway (appointed 01/05/2026)
Independent auditors	Bishop Fleming Audit Limited Chartered Accountants Brook House Winslade Park Manor Drive Clyst St Mary Exeter EX5 1GD
Bankers	National Westminster Bank Plc 250 Bishopsgate London EC2M 4AA
Solicitors	WBW Church House Queen Street Newton Abbot Devon TQ12 2QP

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT
FOR THE YEAR ENDED 31 JANUARY 2026

Introduction

The Trustees present their annual report together with the audited financial statements of the charitable company for the year ended 31 January 2026. This Annual Report fulfils the purposes of both a Trustees' Report and a Directors' Report as required under company law.

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

As the company qualifies as small under section 382 of the Companies Act 2006, the Strategic Report normally needed for medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) has been omitted

Objectives and Activities

a. Policies and Objectives

Charitable Objects

The Charity's objects are, for the public benefit, to relieve sickness, promote good health, provide care to and advance the education and training of people with a disability (whether mental or physical, the young, the old, or people otherwise in need, in accordance with the principles of Dr Rudolf Steiner (as summarised in the Appendix to the Memorandum of Association), 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.

Aims

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

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

Objectives for the Year

During the year under review, the Trustees found and agreed the following key goals:

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

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

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

- Ongoing development of accommodation, support, and day service activities, with future needs assessed regularly.
- Individual Support Plans, which are updated continuously and formally reviewed at least annually, forming the foundation for personalised care and support.
- Regular engagement with local authorities, ensuring that the fees received are reflective of assessed needs and the physical environment is appropriate and fit for purpose.
- Robust financial oversight, including budget planning and review by the Finance Committee, to ensure that operations remain within available resources while continuing to deliver quality outcomes.

Statement of Public Benefit
Following Principles 1 and 2 of the Charity Commission's guidance on public benefit, the Trustees confirm the following:

1. Aims and Benefits
Camphill Devon Community ('the Community') aims to:

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

The benefits resulting from these aims include:
- A safe, supportive, and nurturing environment tailored to the need of adults with special needs.
- Access to meaningful day-time activities, training opportunities, and the development of practical and social skills, all contributing to improved self-esteem and greater independence.
- The benefits resulting from these aims include:
    - Integration with local life,
    - enabling access to education,
    - leisure, and
    - work opportunities.

2. Absence of Harm or Detriment
The Trustees are not aware of any aspect of the Charity's aims or activities that could be seen to cause harm or detriment to individuals or organisations, either within or outside the Community. Stakeholders or external bodies have raised no concerns of this nature.

3. Beneficiaries
The intended beneficiaries of the Charity's work are adults with special needs who require care and support in a Registered Care Home or Supported Living environment, or who wish to participate in the Community's Day services.

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

5. Geographical Reach
There is no defined geographical boundary restricting who may receive help from the Community's aims. Camphill Devon Community accepts referrals from across the UK.

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6.Eligibility Based on Assessed Need
The Charity's support is restricted to adults with special needs who have been assessed by local authorities or independent social workers as needing services provided by a Registered Residential Care Home, Independent Supported Living, or Day Care provision.

7. Adaptability of Environment
The Hapstead site, while found on a steep and rural terrain, has been adapted to suit the needs of individuals. The Charity is committed to making reasonable modifications to support accessibility wherever possible.

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

9. Access Criteria
The Trustees do not apply any criteria beyond those set out above when deciding eligibility for support.

10. Funding Requirement
All adults supported by the Community must have adequate funding in place – either via local authorities or other sources – to meet their care and support needs. The Charity does not impose financial barriers but works in partnership to ensure that support is appropriately resourced.

Achievements and Performance
a. Review of Activities
Voids and Admissions
- The number of individuals supported remained stable during the year.
- The Charity has increased capacity slightly and currently has five potential voids across three residential houses. Two of the viods relate to a recently acquired property undergoing remedial works.
- Referrals - particularly with more complex needs from out-of-county authorities - continue causing enhanced staffing and training needs.

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

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

Volunteers
- Volunteer recruitment has been variable and unpredictable, affected by changes to UK immigration policy.
- The introduction of the Skilled Worker Visa (Tier 2) and Volunteer Visa (Tier 5) have added complexity to recruitment, with lengthy Home Office delays impacting intake. These delays have placed added pressure on staffing, particularly in keeping levels of engagement and support for residents.
- The Community has experienced a growing percentage of refused visa applications, alongside an increase in early placement breakdowns - often due to a mismatch between volunteers' expectations and the reality of life and work in a rural care setting.
- These challenges increase administrative workload and affect placement success rates and volunteer retention.

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- Nevertheless, volunteers are still an important and valued part of the culture at Camphill Devon, and the Trustees are still optimistic that the situation will stabilise over time.

Fees and Contractual Funding
- The organisation has successfully negotiated fee uplifts, particularly for new admissions, often incorporating cost-of-living increases.
- Fee increases are partly driven by the need to improve recruitment and retention of paid staff in the absence of sufficient volunteer numbers.
- Camphill Devon's broad and holistic offer sometimes makes it difficult for commissioning councils to compare directly with other providers, leading to variable contract demand and outcomes.
- Harmonisation of fees across placements will take time.

Regulation and Inspection
- Despite considerable investment and sustained improvements, Camphill Devon continues to hold a 'Requires Improvement' rating from the Care Quality Commission (CQC), originally issued in July 2022.
- The organisation has not yet received a re-inspection, although Provider Information Returns (PIRs) were sent in May 2024, April 2025 and March 2026, detailing progress made against earlier breaches and outlining significant service developments.

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

Staff Engagement and Survey
- A staff survey was conducted again this year, with Trustees reviewing and sharing feedback themes.
- Positive feedback was received, highlighting the strong commitment and camaraderie within the team and recognising Camphill Devon as a unique and rewarding place to work.

Key Developments
Essential Services:
- Investment was made to improve water resilience, including access upgrades and added tank capacity.

Estates:
Over £898k was invested in property improvements, including:
- Refurbishment of kitchens across several houses
- A Garden Kitchen supporting "fork-to-plate' activities
- Major accessibility upgrades to one residential property
- More bathroom improvements.
- Following damage in the storms during January and February 2026, substantial repair work was undertaken.

The Charity bought a property in Buckfastleigh with the intention of providing added Supported Living accommodation and of opening a Café as a Social Enterprise to enable People we Support to have more interaction with the local community. The building is currently undergoing remedial works prior to opening.

The Charity also gave notice to the tenant farmer and have leased the land to a new family.

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

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Merlin House Refurbishment:

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

Digital Transformation:

The HIVE digital recording system was implemented to:

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

Summary

The year has been marked by both challenges and achievements.

- Recruitment, retention, and visa-related hurdles have required sustained focus, but our team has shown resilience, professionalism, and compassion throughout. Despite pressures, the ethos and quality of care at Camphill Devon remain central.

The Community continues to deliver its 2024-2027 Business Plan, with particular emphasis on:

- Workforce development and stability.
- Fee negotiation and financial stability.
- Quality assurance and digital innovation.
- Estate improvements and future-proofing service provision.

Financial Review

a. Performance Overview

	Year ended 31 January 2026 (£000's)	Year ended 31 January 2025 (£000's)
Total income	3,301	3,192
Total expenditure	3,076	2,788
Surplus	224	404
Unrestricted reserves	4,522	4,295

b. Going Concern

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

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

Reserves Policy

On 31 January 2026, the Charity's unrestricted funds were primarily represented by its fixed assets - namely the premises, fixtures, fittings, and motor vehicles required for the operation of the organisation - alongside a designated development fund to support planned improvements to the Charity's infrastructure.

Included within designated reserves are £2.35m relating to the net book value of land and buildings and £0.42m representing the Hapstead development fund.

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The unrestricted reserves of the Charity totalled £4.52m of which general funds (free undesignated reserves) formed £1.75m. While economic inflationary pressures are beginning to ease, sufficient uncertainty remains for the Trustees to continue to apply a prudent reserves policy. Accordingly, they have maintained the policy of holding free reserves equivalent to approximately six months of operating costs. This provides a target level for free general reserves of £1.54m.

Structure, Governance and Management

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

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

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

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

During the year, we welcomed two new Trustees: Louise Dickinson and Jo Hounsell. Sadly, we said goodbye to John Hitchins, who retired after a long stint on the Board.

c. Organisational Structure and Decision-Making
The Board of Trustees is legally responsible for the overall management and control of Camphill Devon Community. The Board meets at least four times per year.

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

The board delegates management of the day-to-day operations to the Chief Executive (CEO). The CEO is supported by a Management Group which meets regularly.

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

The Board is currently reviewing its Governance Framework with the aim of improving strategic management.

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

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

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

f. Risk Management
The Board of Trustees holds overall responsibility for managing the risks faced by the Charity. Operational management of risk is delegated to the Chief Executive and the Management Group.

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

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

Plans for Future Periods
The Charity has identified the following key priorities for the next fiscal year:
- Enhancing the Governance Framework
- Enhancing staff recruitment and retention
- Embedding the Workforce Development Plan to build a robust workforce and foster internal skills development
- Developing plans for a "transition" service bridging Registered Care and Supported Living
- Continuing to enhance the physical infrastructure to benefit those we support
- Maintaining the financial stability of the Charity amid ongoing inflationary and macroeconomic pressures

Information on Fundraising Practices
No significant fundraising activities took place during the current reporting period. The Charity's main ongoing fundraising events are fairs held at Hapstead. Along with voluntary donations, funds raised support social, cultural, and other activities not covered by Local Authority funding.

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

Disclosure of Information to Auditors
Each Trustee who held office at the date of approval of this Trustees' Report confirms that:
- As far as that Trustee is aware, there is no relevant audit information of which the Charity's auditors are unaware; and
- That Trustee has taken all the steps that ought to have been taken as a Trustee to make themselves aware of any relevant audit information and to establish that the Charity's auditors are aware of that information.

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Auditors
The auditors, Bishop Fleming Audit Limited, have shown their willingness to continue in office.

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

DocuSigned by:
Gavin Gracie
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G H Gracie
Trustee

Date: 24/7/2026

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 31 JANUARY 2026

The Trustees (who are also the directors of the Company for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law, the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

DocuSigned by:
Gavin Gracie
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G H Gracie
Trustee

Date: 24/7/2026

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

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

OPINION

We have audited the financial statements of Camphill Devon Community Limited (the 'charitable company') for the year ended 31 January 2026 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 January 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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

OTHER INFORMATION

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

We have nothing to report in this regard.

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OPINION ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

- the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of our 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' Report.

We have nothing to report in respect of the following matters in relation to which 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.

RESPONSIBILITIES OF TRUSTEES

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

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

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AUDITORS' 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 Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

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

- the nature of the sector, control environment and the Charity's performance;
- results of our enquiries of management and the Trustees, about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the Charity's documentation of their policies and procedures relating to: identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance; detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud; the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. As a result of these procedures, we considered the opportunities and incentives that may exist within the Charity for fraud, which included incorrect recognition of income, management override of controls using manual journal entries, and identified the greatest potential for fraud as incorrect recognition of revenue and management override using manual journal entries.

We identified and obtained an understanding of the laws and regulations that are of significance to the Charity by discussions with Trustees and by updating our understanding of the sector in which the Charity operated in. Laws and regulations that are of direct significance to the Charity and of which non compliance could result in material misstatement are the Charities Act, Companies Act, Charities SORP, FRS 102, Charities legislation and UK tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the Charity's ability to operate or to avoid a material penalty. These include compliance with CQC, data protection regulations, health and safety regulations, building legislation and employment legislation.

Our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- reviewing the financial statement disclosures and testing to supporting documentation to assess the recognition of revenue;
- enquiring of Trustees and management concerning actual and potential litigation and claims;
- performing procedures to confirm material compliance with the requirements of the above regulations;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reviewing the charities compliance and correspondence with CQC;
- reading minutes of Trustee meetings; and

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- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; and assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from an error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

USE OF OUR REPORT

This report is made solely to the charitable company's members, as a body, in accordance with 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 Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its members, as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:
Mark Munro
26665DD45E7245F...

Mark Munro BA FCA (Senior statutory auditor)
for and on behalf of
Bishop Fleming Audit Limited
Chartered Accountants
Statutory Auditors
Brook House
Winslade Park
Manor Drive
Clyst St Mary
Exeter
EX5 1GD

Date: 20/8/2026

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 JANUARY 2026

	Note	Restricted funds 2026 £	Unrestricted funds 2026 £	Total funds 2026 £	Total funds 2025 £
Income from:					
Donations and legacies	4	**2,500**	**112,023**	**114,523**	51,004
Charitable activities	5	**-**	**3,079,416**	**3,079,416**	3,027,892
Investments	6	**-**	**91,009**	**91,009**	87,772
Other income	7	**-**	**15,713**	**15,713**	25,376
Total income		**2,500**	**3,298,161**	**3,300,661**	3,192,044
Expenditure on:					
Raising funds	8	**-**	**1,927**	**1,927**	1,787
Charitable activities	9	**3,395**	**3,071,084**	**3,074,479**	2,786,607
Total expenditure		**3,395**	**3,073,011**	**3,076,406**	2,788,394
Net (expenditure)/income		**(895)**	**225,150**	**224,255**	403,650
Transfers between funds	18	**(2,044)**	**2,044**	**-**	-
Net movement in funds		**(2,939)**	**227,194**	**224,255**	403,650
Reconciliation of funds:					
Total funds brought forward		**30,882**	**4,294,652**	**4,325,534**	3,921,884
Net movement in funds		**(2,939)**	**227,194**	**224,255**	403,650
Total funds carried forward		**27,943**	**4,521,846**	**4,549,789**	4,325,534

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 18 to 33 form part of these financial statements.

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

BALANCE SHEET
AS AT 31 JANUARY 2026

	Note		2026 £		2025 £
Fixed assets					
Tangible assets	14		**2,936,283**		2,289,227
			2,936,283		2,289,227
Current assets					
Stocks	15	**4,415**		14,230	
Debtors	16	**192,736**		119,435	
Cash at bank and in hand		**1,630,159**		2,109,999	
		1,827,310		2,243,664	
Current liabilities					
Creditors: amounts falling due within one year	17	**(213,804)**		(207,357)	
Net current assets			**1,613,506**		2,036,307
Total net assets			**4,549,789**		4,325,534
Charity funds					
Restricted funds	18		**27,943**		30,882
Unrestricted funds	18		**4,521,846**		4,294,652
Total funds			**4,549,789**		4,325,534

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

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

DocuSigned by:
Gavin Gracie
240F47EB03864A8...

G H Gracie
Trustee

Date: 24/7/2026

The notes on pages 18 to 33 form part of these financial statements.

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CAMPHILL DEVON COMMUNITY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 JANUARY 2026

	2026 £	2025 £
Cash flows from operating activities		
Net cash used in operating activities	**351,409**	475,730
Cash flows from investing activities		
Interest received	**86,196**	83,152
Proceeds from the sale of tangible fixed assets	**3,850**	18,747
Purchase of tangible fixed assets	**(921,295)**	(663,806)
Net cash used in investing activities	**(831,249)**	**(561,907)**
Change in cash and cash equivalents in the year	**(479,840)**	**(86,177)**
Cash and cash equivalents at the beginning of the year	**2,109,999**	2,196,176
Cash and cash equivalents at the end of the year	**1,630,159**	2,109,999

The notes on pages 18 to 33 form part of these financial statements

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1. GENERAL INFORMATION

Camphill Devon Community is a company limited by guarantee and is constituted under a Memorandum of Association dated 5 July 1979, amended on 16 March 2007. It is registered in England and Wales, and the company's registered number is 01435068. The company is also a registered charity, and its registered charity number is 278173. The company's registered office address and principal place of business is Camphill Devon Community Limited, Hapstead Village, Buckfastleigh, TQ11 0JN.

The principal activity of Camphill Devon Community is to provide residential care activities for individuals with learning difficulties, mental health challenges, or substance abuse.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Camphill Devon Community Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

2.2 GOING CONCERN

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

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

2.3 INCOME

All income is recognised once the Company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

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2. ACCOUNTING POLICIES (continued)

2.4 EXPENDITURE

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Company to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

2.5 INTEREST RECEIVABLE

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the Company; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

2.6 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold Property	- 50 years
Freehold land	- Not depreciated
Motor vehicles	- 5 years
Fixtures and fittings	- 5 years
Solar panels	- 5 years

2.7 STOCKS AND WORK IN PROGRESS

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.8 DEBTORS

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

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2. ACCOUNTING POLICIES (continued)

2.9 CASH AT BANK AND IN HAND

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 LIABILITIES AND PROVISIONS

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

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

2.11 FINANCIAL INSTRUMENTS

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

2.12 PENSIONS

The Company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Company to the fund in respect of the year.

2.13 FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Company and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

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3. CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGMENT

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. There are no significant accounting estimates that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities for future years.

4. INCOME FROM DONATIONS AND LEGACIES

	Restricted funds 2026 £	**Unrestricted funds 2026 £**	**Total funds 2026 £**	Total funds 2025 £
Donations	2,500	11,984	**14,484**	27,844
Legacies	-	95,660	**95,660**	22,500
Other income	-	4,379	**4,379**	660
TOTAL 2026	2,500	112,023	**114,523**	51,004
TOTAL 2025	31,500	19,504	51,004	

5. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2026 £	**Total funds 2026 £**	Total funds 2025 £
Fees received	3,070,172	**3,070,172**	3,017,391
Workshop sales	9,244	**9,244**	10,501
TOTAL 2026	3,079,416	**3,079,416**	3,027,892
TOTAL 2025	3,027,892	3,027,892	

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6. INVESTMENT INCOME

	Unrestricted funds 2026 £	Total funds 2026 £	Total funds 2025 £
Farm rent	4,813	**4,813**	4,620
Bank interest	86,196	**86,196**	83,152
TOTAL 2026	91,009	**91,009**	87,772
TOTAL 2025	87,772	87,772	

7. OTHER INCOMING RESOURCES

	Unrestricted funds 2026 £	Total funds 2026 £	Total funds 2025 £
(Loss)/Profit on sale of fixed assets	3,850	**3,850**	8,133
Solar energy income	11,863	**11,863**	17,243
TOTAL 2026	15,713	**15,713**	25,376
TOTAL 2025	25,376	25,376	

8. EXPENDITURE ON RAISING FUNDS

COSTS OF RAISING VOLUNTARY INCOME

	Unrestricted funds 2026 £	Total funds 2026 £	Total funds 2025 £
Raising funds	1,927	**1,927**	1,787

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9. ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES

Summary by fund type

	Restricted funds 2026 £	Unrestricted funds 2026 £	**Total 2026 £**	Total 2025 £
Charitable activities	3,395	3,071,084	**3,074,479**	2,786,607

10. ANALYSIS OF EXPENDITURE BY ACTIVITIES

	Activities undertaken directly 2026 £	**Total funds 2026 £**	Total funds 2025 £
Charitable activities	3,074,479	**3,074,479**	2,786,607

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10. ANALYSIS OF EXPENDITURE BY ACTIVITIES (CONTINUED)

ANALYSIS OF DIRECT COSTS

	Activities 2026 £	**Total funds 2026 £**	Total funds 2025 £
Staff costs	2,199,738	**2,199,738**	1,913,018
Depreciation	250,536	**250,536**	233,264
Support of residents	147,225	**147,225**	148,975
Medical expenses	1,589	**1,589**	277
Cultural and educational activities	-	**-**	564
Cost of farm and workshop activities	9,203	**9,203**	9,655
Staff training	13,314	**13,314**	17,188
Subscriptions	12,006	**12,006**	12,137
Premises	255,063	**255,063**	293,675
Motor and travel expenses	53,504	**53,504**	34,348
Sundry expenses	23,978	**23,978**	20,556
Printing, postage, telephone and office expenses	61,120	**61,120**	55,641
Accountancy and audit	11,250	**11,250**	14,280
Professional fees	24,842	**24,842**	18,988
Bank charges	2,942	**2,942**	4,224
Marketing	28	**28**	446
Governance costs	8,141	**8,141**	9,371
	3,074,479	**3,074,479**	2,786,607

11. AUDITORS' REMUNERATION

	2026 £	2025 £
Fees payable to the Company's auditor for the audit of the Company's annual accounts	**13,125**	12,500

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12. STAFF COSTS

	2026 £	2025 £
Wages and salaries	**1,910,710**	1,708,440
Social security costs	**228,488**	153,493
Contribution to defined contribution pension schemes	**60,540**	51,085
	2,199,738	1,913,018

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

	2026 No.	2025 No.
Care and support, farm and maintenance and administrative staff	**81**	74

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

	2026 No.	2025 No.
Care and support staff	**54**	50
Maintenance staff	**4**	4
Administrative staff	**7**	7
Farm staff	**-**	1
	65	62

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

	2026 No.	2025 No.
In the band £80,001 - £90,000	**1**	1

13. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no Trustees received any remuneration or other benefits (2025 - £NIL).

During the year ended 31 January 2026, expenses totalling £Nil were reimbursed or paid directly to Trustee (2025 - £151) for mileage expenses.

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14. TANGIBLE FIXED ASSETS

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Total £
COST OR VALUATION				
At 1 February 2025	**2,975,713**	**195,222**	**1,328,519**	**4,499,454**
Additions	**644,540**	**19,515**	**233,537**	**897,592**
Disposals	**-**	**(16,246)**	**-**	**(16,246)**
At 31 January 2026	**3,620,253**	**198,491**	**1,562,056**	**5,380,800**
DEPRECIATION				
At 1 February 2025	**1,208,680**	**106,286**	**895,261**	**2,210,227**
Charge for the year	**63,242**	**27,922**	**159,372**	**250,536**
On disposals	**-**	**(16,246)**	**-**	**(16,246)**
At 31 January 2026	**1,271,922**	**117,962**	**1,054,633**	**2,444,517**
NET BOOK VALUE				
At 31 January 2026	**2,348,331**	**80,529**	**507,423**	**2,936,283**
At 31 January 2025	1,767,033	88,936	433,258	2,289,227

15. STOCKS

	2026 £	2025 £
Farm	**-**	558
Workshop	**1,990**	5,965
Heating oil	**2,425**	7,707
	4,415	14,230

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16. DEBTORS

	2026 £	2025 £
DUE WITHIN ONE YEAR		
Trade debtors	**163,518**	106,293
Other debtors	**17,234**	2,955
Prepayments and accrued income	**11,984**	10,187
	192,736	119,435

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026 £	2025 £
Trade creditors	**153,003**	143,624
Other taxation and social security	**44,582**	34,324
Accruals and deferred income	**16,219**	29,409
	213,804	207,357

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18. STATEMENT OF FUNDS

STATEMENT OF FUNDS - CURRENT YEAR

	Balance at 1 February 2025 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2026 £
UNRESTRICTED FUNDS					
DESIGNATED FUNDS					
Land and buildings	**1,767,033**	**-**	**(63,242)**	**644,540**	**2,348,331**
Hapstead development fund	**1,065,973**	**-**	**-**	**(644,773)**	**421,200**
	2,833,006	**-**	**(63,242)**	**(233)**	**2,769,531**
GENERAL FUNDS					
General Funds	**1,461,646**	**3,298,161**	**(3,009,769)**	**2,277**	**1,752,315**
TOTAL UNRESTRICTED FUNDS	**4,294,652**	**3,298,161**	**(3,073,011)**	**2,044**	**4,521,846**
RESTRICTED FUNDS					
Ralph Brereton fund	**921**	**-**	**-**	**-**	**921**
Workshop	**1,749**	**1,500**	**(1,080)**	**-**	**2,169**
Covid support funding	**26,897**	**-**	**-**	**(2,044)**	**24,853**
Vehicle purchase	**1,315**	**1,000**	**(2,315)**	**-**	**-**
	30,882	**2,500**	**(3,395)**	**(2,044)**	**27,943**
TOTAL OF FUNDS	**4,325,534**	**3,300,661**	**(3,076,406)**	**-**	**4,549,789**

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18. STATEMENT OF FUNDS (CONTINUED)

The land and buildings fund represents the net book value of freehold land and buildings, which are not available for distribution by the Charity.

The Hapstead development fund represents the development of Hapstead including meeting the changing needs of residents. During the year we spent £644,773 on capital works associated with the development programme and this money was released from the fund.

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

The workshop equipment fund represents donations received towards the development of the workshop.

The Ralph Brereton fund represents a legacy received to be used for the benefit of residents.

The COVID support funding represented funds given to the Charity from the local authority to be used on supporting the home through the COVID pandemic. The remaining balance is to be used for the completion of additional accommodation for isolation/visitor use.

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

All transfers out of restricted and designated funds relate to expenditure out of those funds on tangible fixed assets.

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18. STATEMENT OF FUNDS (CONTINUED)

STATEMENT OF FUNDS - PRIOR YEAR

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

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19. SUMMARY OF FUNDS

SUMMARY OF FUNDS - CURRENT YEAR

	Balance at 1 February 2025 £	Income £	Expenditure £	Transfers in/out £	Balance at 31 January 2026 £
Designated funds	**2,833,006**	**-**	**(63,242)**	**(233)**	**2,769,531**
General funds	**1,461,646**	**3,298,161**	**(3,009,769)**	**2,277**	**1,752,315**
Restricted funds	**30,882**	**2,500**	**(3,395)**	**(2,044)**	**27,943**
	4,325,534	**3,300,661**	**(3,076,406)**	**-**	**4,549,789**

SUMMARY OF FUNDS - PRIOR YEAR

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

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS

ANALYSIS OF NET ASSETS BETWEEN FUNDS - CURRENT YEAR

	Restricted funds 2026 £	Unrestricted funds 2026 £	Total funds 2026 £
Tangible fixed assets	-	2,936,283	**2,936,283**
Current assets	27,943	1,799,367	**1,827,310**
Creditors due within one year	-	(213,804)	**(213,804)**
TOTAL	27,943	4,521,846	**4,549,789**

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20. ANALYSIS OF NET ASSETS BETWEEN FUNDS (CONTINUED)

ANALYSIS OF NET ASSETS BETWEEN FUNDS - PRIOR YEAR

	Endowment funds 2025 £	Restricted funds 2025 £	Unrestricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	2,289,227	-	-	2,289,227
Current assets	2,243,664	-	-	2,243,664
Creditors due within one year	(207,357)	-	-	(207,357)
TOTAL	4,325,534	-	-	4,325,534

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

	2026 £	2025 £
Net income for the year (as per Statement of Financial Activities)	**224,255**	403,650
ADJUSTMENTS FOR:		
Depreciation charges	**250,536**	233,264
Dividends, interests and rents from investments	**(86,196)**	(83,152)
Profit on the sale of fixed assets	**(3,850)**	(8,133)
Decrease/(increase) in stocks	**9,815**	(371)
Decrease/(increase) in debtors	**(73,301)**	22,684
Increase/(decrease) in creditors	**30,150**	(92,212)
NET CASH PROVIDED BY OPERATING ACTIVITIES	**351,409**	475,730

22. ANALYSIS OF CASH AND CASH EQUIVALENTS

	2026 £	2025 £
Cash in hand	**1,630,159**	2,109,999
TOTAL CASH AND CASH EQUIVALENTS	**1,630,159**	2,109,999

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23. ANALYSIS OF CHANGES IN NET DEBT

	At 1 February 2025	Cash flows	At 31 January 2026
	£	£	£
Cash at bank and in hand	**2,109,999**	**(479,840)**	**1,630,159**
	2,109,999	**(479,840)**	**1,630,159**

24. CAPITAL COMMITMENTS

	2026	2025
	£	£
CONTRACTED FOR BUT NOT PROVIDED IN THESE FINANCIAL STATEMENTS		
Acquisition of tangible fixed assets	**-**	78,950

25. PENSION COMMITMENTS

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £60,540 (2025: £51,085). Contributions totalling £3,774 (2025: £9,047) were payable to the fund at the balance sheet date and are included in creditors.

26. SHARE CAPITAL, MEMBERS' LIABILITY AND CONTROL

The company is limited by guarantee. It is under the control of its members, whose maximum liability in the event of the company being wound up is £1.

27. RELATED PARTY TRANSACTIONS

During the year, the key management personnel received a total remuneration of £156,689 (2025: £148,629).

During the year, donations were received from Trustees of £1,210 (2025: £1,200).