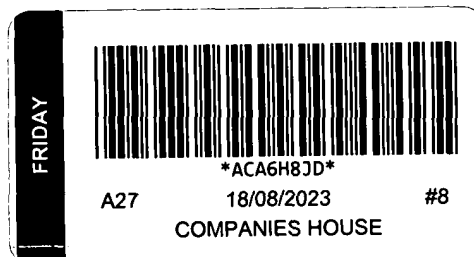


Charity registration number 900339

Company registration number 02459323 (England and Wales)

GAIA HOUSE TRUST
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022



GAIA HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

S Wood
T Blanch
A Lacey
A Goraya
H Higginson
P Sutherland (Appointed 20 July 2022)
P Stevenson (Appointed 26 March 2023)
A Rodogovsky (Appointed 26 March 2023)
S Alyce (Appointed 26 March 2023)

Secretary

T Blanch

Charity number

900339

Company number

02459323

Principal address

Gaia House
West Ogwell
Newton Abbot
Devon
TQ12 6EW

Registered office

Gaia House
West Ogwell
Newton Abbot
Devon
TQ12 6EW

Auditor

Rupp & Fraser
Chartered Accountants and Statutory Auditor
7 St Paul's Road
Newton Abbot
Devon
TQ12 2HP

Bankers

HSBC Newton Abbot
42 Courtenay Street
Newton Abbot
Devon
TQ12 2EB

Solicitors

Tozers
Broadwalk House
Southernhay West
Exeter
Devon
EX1 1UA

GAIA HOUSE TRUST

CONTENTS

	Page
Trustees' report	1 - 9
Statement of trustees' responsibilities	10
Independent auditor's report	11 - 12
Statement of financial activities	13
Balance sheet	14 - 15
Statement of cash flows	16
Notes to the financial statements	17 - 30

GAIA HOUSE TRUST

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT AND STRATEGIC REPORT) FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their report and financial statements for the year ended 31 December 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016)

Objectives and activities

Our purposes are set out in the objects within our memorandum of association, and are:

- To preserve, protect and enhance physical, mental, emotional and spiritual health by the provision of a centre for the instruction and practice of meditation; and
- To provide education and instruction in meditation.

In pursuit of these purposes, we aim to provide a year-round programme of residential meditation retreats of varying length led by teachers from different backgrounds. The meditation and instruction are all drawn from the Buddhist tradition. We are not sectarian, but primarily draw upon teachings that are compatible with the contemporary Vipassana or Insight Meditation tradition and its focus on meditation as a beneficial transformative process, with our retreats concentrating on silent meditation rather than a ritual-based or liturgical content.

To maintain an inspiring and reflective environment for our retreats, we also aim to support the resident coordinators who care for those who stay with us and do the day-to-day work of running the house; we aim to look after the grounds and fabric of the retreat centre; and to maintain silence within the house and gardens. We aim to make retreats and other activities accessible to all, subsidising and offering financial assistance with the cost of retreats for people for whom the cost is too high.

Ensuring our work delivers its aims

Each year we review the successes and otherwise of the previous year's programme as we embark upon compiling the next year's programme. After each retreat we ask retreatants to complete feedback forms, and we note comments on our administration, facilities, the quality of teaching, and the types of retreat on offer. Our resident staff are central to the success of our centre, so they have regular supervision sessions from department managers which provide opportunities for feedback from them. The Teacher Council members provide advice and feedback on our strategic development, the quality of the programme and the quality of the environment offered by our buildings and grounds. Trustees, teachers, the director and staff work closely together to ensure that our activities are aligned with our objects and that we comply with the Charity Commission's guidance on public benefit.

The focus of our work

We continue to develop our meditation programme; we are working to make our offerings available to people of all backgrounds; and to care for our buildings and grounds. We work in a way that embodies our ethical principles, based on compassion and non-harming. Alongside the intention to enhance wellbeing we bring into the instruction of meditation an awareness of our impact upon others by taking care to lessen our environmental impact.

We aim to offer a balanced residential Retreat Programme that caters for those new to meditation as well as those who are more experienced. Residential retreatants are normally accommodated in a range of single, double and dormitory style rooms. One wing of the house is set aside for individuals to come on self-directed meditation retreats of one week or more whilst receiving instruction from our teacher in residence. We also offer a variety of online and livestreamed retreats.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

We are committed to enhancing our offering and making it more widely available to a more diverse population and moving our events online has contributed to this significantly. Gaia House has a Diversity and Inclusion Working Group that explores the ways we might put up unintentional barriers to people who may benefit from what Gaia House offers. This working group has developed resources and explored training opportunities to raise our collective awareness of prejudice and privilege, and ways that unconscious communication and action might leave people excluded from our offerings.

We support new teachers by inviting them to lead short retreats as well as working alongside experienced teachers on longer retreats. This ensures that there are sufficient teachers available to lead retreats and provide us with support in the longer term.

In addition to our policies and procedures that help to safeguard vulnerable adults who might come to Gaia House, our induction and training offers staff and teachers support in taking appropriate care of everyone who visits as well as our responsibilities to prevent and respond to safeguarding issues.

We use a variety of media to communicate with those who use our services to ensure that their needs are met and that they have a sense of being well looked-after. Our website is regularly updated and contains clear information about our prices and the subsidies we offer in order to support those for whom standard prices are too high. We use email newsletters and social media alongside our website to ensure that those who wish to keep in touch with our offerings and activities are kept up to date during the year. Prior to 2020 we would publish our yearly programme on our website in the autumn of the preceding year as well as circulating as a paper leaflet to our mailing list, and on request, to other meditation centres and meditation sitting groups in the UK. Since the start of the covid pandemic we had only published our retreat programme online and updated it on a rolling basis as retreats are confirmed. In November 2022 we again released a full programme of retreats for 2023 and produced a paper leaflet which we distributed in January 2023.

We continue to maintain the Grade 2 listed building, which we occupy, and manage the grounds using organic gardening methods.

Our team of resident staff play a key role in supporting those who stay at Gaia House on retreat and taking care of the building. We provide them with a support package to ensure that they are able to live and work here whilst still finding it a rewarding and fulfilling experience that contributes to their own well-being.

In accordance with the tradition of insight meditation our teachers offer their services free of charge. At the end of retreats the retreatants are invited to make donations to the teachers to help them with their living costs. This helps us keep our prices low whilst still being able to offer retreats led by experienced and well-known teachers.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Significant Activities

In 2022 we continued to experience significant disruption from the Coronavirus pandemic. All group retreats between January and April were run with reduced numbers and with everyone sleeping in single rooms. We were forced to cancel three retreats during this period due to covid outbreaks and related staff shortages.

From May to July we gradually reintroduced room sharing on group retreats and in August we re-launched our personal retreat programme.

We continued to offer a varied programme of online retreats throughout the year.

Our Organisational Health Project has matured, developing a spacious and practice-focused working culture, particularly for residential staff. We are now attending to senior management resilience and organisational culture.

Developing the house and grounds

Work on the new Dartmoor Wing was completed in 2022 with staff offices moving to the new building in June. The old offices were redecorated and converted into bedrooms increasing the number of single rooms available.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

Developing our Human Resources

2022 began with most staff working from home as the Omicron outbreak reached its peak. As the year progressed, we gradually moved to on-site working with this becoming the default for most staff by the end of the year.

We recruited an Online Events Coordinator, starting in April 2022 to manage and develop our online programme.

We created a new Development Manager role, starting in September 2022, focusing on fundraising.

We recruited a new Garden and Volunteer Coordinator role, starting in November 2022.

Developing our technological resources

The online retreat programme is going from strength to strength with the recruitment of a full-time online coordinator who manages a group of volunteers to support the retreats. Changes to the sound cabling in the meditation hall have improved the quality of the livestreamed retreats.

The creation of a new Gaia House Online website has enabled the use of forums for some online programmes.

Moving of the offices to the Dartmoor wing is complete and the internet connection to both the house and the new wing is more reliable.

We have migrated our email system over to Office 365.

Maintaining financial stability and resourcing our future plans

2022 was a challenging year financially. The ongoing pandemic continued to disrupt our retreat programme and significantly reduced our income during the year. At the same time, government grants and furlough schemes were phased out, so our costs returned to close to normal levels.

We received a £4,000 Omicron Hospitality and Leisure Grant which was the last government support relating to the pandemic.

Demand for retreats remained strong and most retreats were full, though we were only offering a limited number of spaces for much of the year.

Toward the end of the year, we began to feel the impact of soaring inflation, with significant increases in many of our costs. Advance bookings for 2023 were slower than expected as potential retreatants also experienced increasing costs.

In response to these challenges, we have:

- Increased investment in advertising and promotion.
- Targeted personalised emails to people who have booked on similar retreats in the past to invite them to book again.
- Updated our website to guide visitors more directly to booking pages.
- Made the FAB fund freely available on under-booked retreats.
- Planned the 2024 programme with greater attention to what is likely to optimise income.
- Planned to release the first few months of the 2024 group retreat programme earlier than in the past, so these have more time to book up.
- Continued to develop online events and fundraising activities.
- Reduced expenditure where possible.

Prior to 2020 the Trust has set aside a proportion of its annual income from retreat income to put towards strategic development. In 2022 the Trust decided to stop maintaining a separate Strategic Development Fund and instead to set an annual budget for strategic development from 2023.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

The charity continued to operate a Financial Assistance and Bursaries (FAB) Fund, supported by donations, and money from cancellation fees, providing financial help with retreat costs for people for whom our standard prices are too high. The Trust has decided to stop fundraising specifically for the FAB fund, but instead emphasise the charitable nature of the whole organisation whose mission is to improve financial accessibility to all. From 2023 we will set an annual budget for financial assistance and support this with general fundraising.

How our activities deliver public benefit

The main activities in support of our charitable objectives are described in earlier sections of this report. Information about the number of people who have attended our programme and the financial support with costs that they have received is detailed in the section on "Achievement and Performance" below.

Volunteers

Gaia House is supported throughout the year by the dedicated work of a community of volunteers who help to take care of the running of the house, and maintenance of its grounds. During 2022 15 volunteers offered 250 hours of service.

Strategic report

The description under the headings "Achievements and performance" and "Financial review" meet the company law requirements for the trustees to present a strategic report.

Achievements and performance

Charitable activities

Key facts (figures in brackets relate to year ending 31/12/21 where this information is available):

- 38 (20) in-house residential group retreats from 1 to 28 days long were attended by 1070 (431) people for a total of 5554 (2725) nights.
- 65 people stayed on personal retreat for a total of 1057 nights.
- 31 (47) online events were attended by 2032 (2744) people.
- The charity's Financial Assistance and Bursaries Fund made grants of £43,040 (£15,763) to 233(123) retreatants.
- This includes £10,870 (£4,548) to 46 (23) young people.
- And £6,319 (£3,779) to help 84 (60) people to pay our lower supported rates.

Our charitable activities are also described in the sections on 'Focus of our work' and 'Significant Activities'.

Fundraising activities

Fundraising remained important in 2022 as retreat income continued to be impacted by covid. The main areas of fundraising were:

- Two Dharma fundraising events were held in 2022 with Ayya Yeshe, Stephen Batchelor & Ajahn Brahm (June), and Martine Batchelor & Vimalasara (October).
- An end-of year appeal letter was distributed via our e-news distribution list and social media. The focus was around ensuring that Gaia House can continue offering subsidised retreat places.
- We discontinued fundraising directly for our FAB Fund. We now collect donations simply for 'Gaia House' – with donations supporting all aspects of Gaia House's offerings, including making the Dharma accessible to all.
- We are in the process of reviewing and developing our vision and mission to clearly articulate our charitable purpose and support our fundraising efforts.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

Investment Performance

Investments are held in Epworth Investment Management Company and were valued at £184,276 on the 31 December 2022 (2021, £206,540) a decrease of £22,264 which equates to a decrease of 10.8% (2021, 16.3%).

General Data Protection Regulation (GDPR)

In line with our commitment to best practice around data protection, we continue to meet the requirements of the GDPR which came into effect in May 2018 across all areas of Gaia House including the newly offered online activities. We will continue to review and monitor in this area.

Financial review

Financial Position

The charity made a deficit in 2022 of £82,512 compared with a surplus in 2021 of £24,185.

Total incoming resources in 2022 were £751,127 compared to £581,530 in 2021, an increase of £169,597.

Retreat income increased in 2022 from £296,477 to £503,039 as the full in-house retreat programme restarted.

Expenditure increased from £582,028 to £805,458, an increase of £223,430.

Reserves policy

At the end of a difficult year and with continued expenditure on the building project, Gaia House reserves remain adequate, and we continue to hold cash reserves at least equivalent to the value of three months' outgoings and sufficient to reimburse retreatants for retreats paid in advance.

The turbulence of the last three years has shown the importance of maintaining healthy levels of reserves. The Trust agreed to update our reserves policy and to target holding six months of estimated typical expenditure, plus any funds held in reserve accounts and the Cyclical Maintenance fund, plus sufficient to reimburse retreatants for retreats paid in advance.

At the end of 2022 reserves were slightly below this updated target and we will aim to rebuild reserves over the next several years, following the impact of the pandemic and the building project.

Investment policy and objectives

We have, in line with our ethical principles, chosen to invest with Epworth Investment Management Company and in 2022 they yielded dividends of £5,917 (2021 £4,256).

Risk management

The trustees have assessed the major risks to which the charity is exposed and are satisfied that there are systems in place to mitigate exposure to the major risks.

The Gaia House risk register is reviewed annually by the Trust. It is also updated as required in response to new events or changes in legislation which need to be reflected and managed by Gaia House. Appropriate actions are taken to minimise the impact of risks to acceptable levels, whilst taking into account the size of our organisation.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

Plans for future periods

With our premises now much improved, our future development plans are focused more on making what we offer universally accessible, both financially and culturally.

There is enthusiasm to further extend the principle of offering Dharma teachings freely from not just teachers being supported by people's generosity, but also as much as possible to support the running costs of retreats this way also. This emphasis not only embraces and nurtures a culture of generosity, which is very much in-line with the meditation teachings Gaia House promotes, but additionally, makes events that are offered on a 'Dana' or generosity/donation basis accessible to anyone, no matter their financial circumstances.

There is an intention to evolve from our current system of offering a Financial Assistance and Bursaries fund to ensure that no-one is turned away to recruiting regular sponsors and donors to cover more of the running costs of Gaia House so that we can reduce rates and offer more 'Dana Retreats' which people need not pay anything to attend but are instead invited to make a donation after. This helps remove the off-putting stigma of applying to a bursary fund to attend.

Our continuing commitment to diversity and inclusion has developed in our communications practices, training and policy development. Our regular Diversity & Inclusion Working Group has recently been exploring how we can be sensitive to people who both prioritise sex and people who prioritise gender as a personal characteristic to be considered in room sharing arrangements. Our White Allies Affinity Group has been meeting to support the members to explore their own privilege and prejudices, and how they can be better allies to people with diverse ethnic backgrounds.

We endeavour to ensure that all our activities take into account a care and sensitivity to people's social location as well as historic and cultural contexts. In addition to the intended contribution to social justice that this represents, it is intended that people who come to Gaia House or take part in our events feel safe and at home, free from judgement or discrimination. Care is being taken to highlight teachers and events that represent communities who may be underrepresented at Gaia House, or experience exclusion or discrimination in society.

In 2024-2025, Gaia House will be running a Community Dharma Leaders training programme to prepare people to support meditation teaching and practice in their local and identity communities. Applications from people who are currently underrepresented in Insight Meditation Leadership are being prioritised for this training.

The Online Events Coordinator is now planning and developing online events that complement and integrate with our in-person programme, this is an area for growth that has significant potential, both in terms of accessibility, but also to support the Gaia House Trust's financial security.

Structure, governance and management

Governing document

Gaia House Trust is a company limited by guarantee, and registered as a charity in 1990. 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.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

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

K Malleson	(Resigned 26 March 2023)
S Wood	
T Blanch	
A Lacey	
A Goraya	
H Higginson	
V Brett	(Appointed 4 April 2022 and resigned 31 May 2023)
P Sutherland	(Appointed 20 July 2022)
P Stevenson	(Appointed 26 March 2023)
A Rodogovsky	(Appointed 26 March 2023)
S Alyce	(Appointed 26 March 2023)
S Brand	(Appointed 28 July 2022 and resigned 26 March 2023)

Recruitment and appointment of new trustees

All trustees give their time voluntarily and receive no benefits from the charity. Expenses are reclaimed by some, and this is noted in the accounts.

The Trust continues to develop, recruiting people with a diversity of perspective and breadth of social location, skills and professional experience amongst its members. New trustees are recruited via Gaia House's email newsletter, the website and by personal approaches. It is important for trustees to have an understanding of and sympathy with the work of the charity, so it is normally necessary for potential trustees to have attended retreats at Gaia House before they can be seriously considered for this role.

Organisational Structure and Decision Making

The Trust, consisting of 8 trustees at 31/12/2022, develop the strategic direction and policies for the charity with the support of a Strategic Steering Group comprised of experienced Trustees, Senior Staff and representatives from the Teacher Council. This body has representation across the organisation to ensure recommendations and decisions are joined up and grounded in practicable logistics. The Director also attends the Trust meetings along with other staff as appropriate. The Trust prefers to make decisions based on consensus, allowing individual views and concerns on particular issues to be addressed as thoroughly as possible. The Trust met three times in 2022.

The Finance and General Purposes Committee met three times during 2022. This group has a quorum of three Trustees, is also attended by the director and makes operational and strategic recommendations to the Trust.

The Gaia House Teacher Council continues to offer the essential role of offering expert advice to the board of trustees. The Teacher Council offer guidance on how the Dharma (the teachings of the Buddha) is best offered and by whom at Gaia House. This operates through the Strategic Steering Group, representation at Trust meetings and a system of Committees that include teachers and trustees, supported by relevant staff members.

Membership of our Advisory Committees that support a range of operational areas comprises at least one Trustee and one Teacher, the Director and other management staff support as appropriate. Specific areas covered by Committees and Working Groups are Programme, Retreatant Financial Support/ Financial Assistance and Bursaries Fund, Retreat Environment, Communications and Diversity & Inclusion.

Day to day responsibility for operations is delegated to the Director, supported by a team of 7 department managers (Finance, HR & Facilities, Retreat Management, Maintenance, Communications and Kitchen & Household), the managers in turn line manage 8 non-residential staff, and the team of 8 resident staff.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

The Director's responsibility covers the following operational areas:

- To help the Trust to develop its short-term survival strategy as well as its longer-term vision.
- To deliver an effective programme of online and in-house activities in consultation with representatives of the Teacher Council.
- To develop a strategy for the long-term sustainability and development of Gaia House building, minimising its carbon footprint as much as is practicable.
- To ensure that staff and volunteers achieve their full potential by means of mentoring, support and relevant training.
- To implement effective fund-raising and marketing strategies.
- To oversee financial and resource planning and to ensure compliance with relevant legislation and regulation.
- To develop as an organisation that challenges prejudice and ignorance of all kinds, including being actively anti-racist in support of the Trust's commitment to diversity, equality and inclusion.
- To ensure that retreats are culturally and financially accessible to all.

Induction and training of new trustees

Attendance on retreats over a number of years is an effective introduction to the work of the charity. New trustees follow an induction programme that includes spending time with staff in order to become fully familiar with the work of Gaia House. They now attend two Trust meetings as provisional trustees in order to gain a thorough understanding of their roles and responsibilities. This gives the Trust an opportunity to assess the applicant's suitability for the role and gives the applicant an opportunity to understand the role they are applying for. New trustees are formally appointed only after they have successfully completed the recruitment process. We welcome requests to join the Gaia House Trust through our website.

Wider network

Gaia House has links with a wide network of mindfulness and meditation organisations throughout the UK. Through its teachers it maintains close links with Mindfulness Programmes at Oxford, Exeter and Bangor universities as well as Bodhi College and similar centres such as Sharpham Trust. Via its website, Gaia House also facilitates networking between meditation sitting groups throughout the UK.

Gaia House also operates within a western tradition of Insight Meditation centres, and links are maintained with similar centres in the USA and Europe; the Insight Meditation Society in Barre, Massachusetts; Spirit Rock in California; Dharmagiri in South Africa; and the Beatenberg Centre in Switzerland.

Related parties

Any related party interests are declared by trustees and other participants in meetings. None of our trustees receive remuneration or other benefits from their work as trustees other than the reimbursement of expenses.

All new members of Trust, its Committees and Advisory and Working Groups are made aware of the Charity Commission guidance and definition of related party interests and the need to declare any interest either at the start of a meeting or when an item becomes relevant to make a declaration. Depending on the item appropriate action is then taken regarding that item and the trustee's involvement.

GAIA HOUSE TRUST

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

FOR THE YEAR ENDED 31 DECEMBER 2022

Auditor

So far as the trustees are aware, there is no relevant information (as defined by Section 418 of the Companies Act 2006) of which the charitable company's auditors are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make them aware of any audit information and to establish that the charitable company's auditors are aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

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


T Blanch
Trustee

23 July 2023

GAIA HOUSE TRUST

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

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

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

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

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

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

GAIA HOUSE TRUST

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF GAIA HOUSE TRUST

Opinion

We have audited the financial statements of Gaia House Trust (the 'charity') for the year ended 31 December 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 28 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and 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.

Matters on which we are required to report by exception

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

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

GAIA HOUSE TRUST

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF GAIA HOUSE TRUST

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, the trustees, who are also the directors of the charity for the purpose of company law, are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

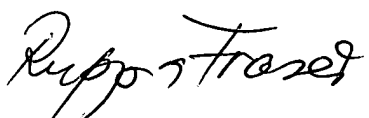
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Ian Stuart Fraser FCA (Senior Statutory Auditor)
for and on behalf of Rupp & Fraser

23 July 2023

Chartered Accountants
Statutory Auditor

Chartered Accountants and Statutory
Auditor
7 St Paul's Road
Newton Abbot
Devon
TQ12 2HP

Rupp & Fraser is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

GAIA HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Income from:							
Donations and legacies	3	191,660	41,442	233,102	231,724	46,514	278,238
Charitable activities	4	508,833	1,793	510,626	297,828	330	298,158
Investments	5	7,399	-	7,399	5,134	-	5,134
Total income		707,892	43,235	751,127	534,686	46,844	581,530
Expenditure on:							
Charitable activities	6	757,753	47,705	805,458	566,268	15,763	582,031
Other	11	-	-	-	(3)	-	(3)
Total expenditure		757,753	47,705	805,458	566,265	15,763	582,028
Net gains/(losses) on investments	12	(28,181)	-	(28,181)	24,683	-	24,683
Net (outgoing)/incoming resources before transfers		(78,042)	(4,470)	(82,512)	(6,896)	31,081	24,185
Gross transfers between funds		139,792	(139,792)	-	94,946	(94,946)	-
Net movement in funds		61,750	(144,262)	(82,512)	88,050	(63,865)	24,185
Fund balances at 1 January 2022		1,120,033	216,545	1,336,578	1,031,983	280,410	1,312,393
Fund balances at 31 December 2022		1,181,783	72,283	1,254,066	1,120,033	216,545	1,336,578

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

All income and expenditure derive from continuing activities.

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

GAIA HOUSE TRUST

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	14		967,958		792,864
Investments	15		184,276		206,540
			<u>1,152,234</u>		<u>999,404</u>
Current assets					
Debtors	16	33,854		40,748	
Cash at bank and in hand		278,555		435,424	
			<u>312,409</u>		<u>476,172</u>
Creditors: amounts falling due within one year	18	(201,126)		(129,831)	
Net current assets			<u>111,283</u>		<u>346,341</u>
Total assets less current liabilities			<u>1,263,517</u>		<u>1,345,745</u>
Creditors: amounts falling due after more than one year	19		(9,451)		(9,167)
Net assets			<u><u>1,254,066</u></u>		<u><u>1,336,578</u></u>
Income funds					
Restricted funds	20		72,283		216,545
<u>Unrestricted funds - general</u>					
Designated funds	21	1,181,783		1,120,033	
			<u>1,181,783</u>		<u>1,120,033</u>
			<u><u>1,254,066</u></u>		<u><u>1,336,578</u></u>

GAIA HOUSE TRUST

BALANCE SHEET (CONTINUED)

AS AT 31 DECEMBER 2022

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 December 2022, although an audit has been carried out under section 144 of the Charities Act 2011.

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

The members have not required the company to obtain an audit of its financial statements under the requirements of the Companies Act 2006, for the year in question in accordance with section 476.

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

The financial statements were approved by the Trustees on 23 July 2023

T Blanch
Trustee



Company registration number 02459323

GAIA HOUSE TRUST

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Cash flows from operating activities					
Cash generated from operations	26		48,111		115,047
Investing activities					
Purchase of tangible fixed assets		(206,746)		(308,485)	
Purchase of investments		(5,917)		(188,404)	
Proceeds from disposal of investments		-		184,145	
Investment income received		7,399		5,134	
Net cash used in investing activities			(205,264)		(307,610)
Financing activities					
Repayment of borrowings		284		202	
Net cash generated from financing activities			284		202
Net decrease in cash and cash equivalents			(156,869)		(192,361)
Cash and cash equivalents at beginning of year			435,424		627,785
Cash and cash equivalents at end of year			<u>278,555</u>		<u>435,424</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Gaia House Trust is a private company limited by guarantee incorporated in England and Wales. The registered office is Gaia House, West Ogwell, Newton Abbot, Devon, TQ12 6EW.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

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

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

1.2 Going concern

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

1.3 Charitable funds

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

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

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

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

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

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

1.5 Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- Expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities and the sale of donated goods.

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

- Expenditure on charitable activities includes all costs incurred by the charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to the charitable activities.
- Other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

1.6 Tangible fixed assets

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

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

Freehold land and buildings	1% straight line
Plant and equipment	20% reducing balance
Motor vehicles	25% straight line

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

1.7 Fixed asset investments

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

1.8 Impairment of fixed assets

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

1.9 Cash and cash equivalents

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

1.10 Financial instruments

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

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

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

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Basic financial assets

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

Basic financial liabilities

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

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

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

Derecognition of financial liabilities

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

1.11 Employee benefits

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

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

1.12 Retirement benefits

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

2 Critical accounting estimates and judgements

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

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

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

3 Donations and legacies

	Unrestricted funds general 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds general 2021 £	Restricted funds 2021 £	Total 2021 £
Donations and gifts	187,660	41,442	229,102	197,514	46,514	244,028
Government grants receivable	4,000	-	4,000	34,210	-	34,210
	<u>191,660</u>	<u>41,442</u>	<u>233,102</u>	<u>231,724</u>	<u>46,514</u>	<u>278,238</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

4 Charitable activities

	2022 £	2021 £
Retreat income - personal and online	104,346	144,326
Retreat income - groups	400,486	152,151
Book sales	-	29
Dharma talks	60	151
Administration fee income	4,413	1,104
Miscellaneous income	1,321	397
	<u>510,626</u>	<u>298,158</u>
Analysis by fund		
Unrestricted funds - general	508,833	297,828
Restricted funds	1,793	330
	<u>510,626</u>	<u>298,158</u>

5 Investments

	Unrestricted funds general 2022 £	Unrestricted funds general 2021 £
Income from listed investments	5,916	4,260
Interest receivable	1,483	874
	<u>7,399</u>	<u>5,134</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

6 Charitable activities

	2022 £	2021 £
Staff costs	417,595	378,131
Rates, water, insurance & light and heat	62,732	41,893
Food costs	69,599	30,361
Kitchen costs	6,332	2,694
Household costs	22,451	9,371
Garden costs	11,720	3,141
General maintenance costs	48,287	22,155
Direct and offsite retreat costs	2,622	510
Coordinator costs	3,802	5,358
Teacher costs	10,112	3,843
IT & office costs	15,399	12,856
Travel and vehicle costs	15,546	3,052
Publicity, newsletter and communications	5,793	6,499
Book & library costs	-	203
Other charitable expenditure	5,334	640
	<u>697,324</u>	<u>520,707</u>
Grant funding of activities (see note 7)	43,040	15,763
Share of support costs (see note 8)	56,154	34,843
Share of governance costs (see note 8)	8,940	10,718
	<u>805,458</u>	<u>582,031</u>
Analysis by fund		
Unrestricted funds - general	757,753	566,268
Restricted funds	47,705	15,763
	<u>805,458</u>	<u>582,031</u>

7 Grants payable

	2022 £	2021 £
Grants to institutions:		
Grants to individuals	43,040	15,763
	<u>43,040</u>	<u>15,763</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

8 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Depreciation	31,651	-	31,651	19,372	-	19,372
Legal and professional fees	572	-	572	450	-	450
Telephone	3,976	-	3,976	3,751	-	3,751
Trustee insurance	-	-	-	437	-	437
Trustee training	50	-	50	-	-	-
Bank and credit card charges	19,905	-	19,905	10,833	-	10,833
Governance books etc	-	780	780	-	659	659
Accountancy fees	-	-	-	-	1,530	1,530
Audit fees	-	8,160	8,160	-	8,180	8,180
Cost of trustees' meetings	-	-	-	-	349	349
	<u>56,154</u>	<u>8,940</u>	<u>65,094</u>	<u>34,843</u>	<u>10,718</u>	<u>45,561</u>
Analysed between Charitable activities	<u>56,154</u>	<u>8,940</u>	<u>65,094</u>	<u>34,843</u>	<u>10,718</u>	<u>45,561</u>

Governance costs includes payments to the auditors of £9,620 (2021- £4,800) being £8,180 for audit fees, and £1,440 for accountancy fees.

9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

10 Employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Director	1	1
Administrator	9	5
Finance	2	3
IT & Communication	1	3
Building	2	2
Staff support teacher	1	1
Retreat operations	3	3
Coordinators	8	7
Total	<u>27</u>	<u>25</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

10 Employees	(Continued)	
Employment costs	2022 £	2021 £
Wages and salaries	400,774	361,143
Other pension costs	16,821	16,776
	<u>417,595</u>	<u>377,919</u>

There were no employees whose annual remuneration was more than £60,000.

11 Other	Total Unrestricted funds general	
	2022 £	2021 £
Net loss on disposal of tangible fixed assets	-	(3)
	<u>-</u>	<u>(3)</u>

12 Net gains/(losses) on investments	Unrestricted funds general	
	2022 £	2021 £
Revaluation of investments	(28,181)	18,137
Gain/(loss) on sale of investments	-	6,546
	<u>(28,181)</u>	<u>24,683</u>

13 Taxation

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

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

14 Tangible fixed assets

	Freehold land and buildings	Plant and Motor vehicles equipment		Total
	£	£	£	£
Cost				
At 1 January 2022	807,499	258,666	10,015	1,076,180
Additions	161,311	42,927	2,508	206,746
Disposals	-	(1,164)	-	(1,164)
At 31 December 2022	968,810	300,429	12,523	1,281,762
Depreciation and impairment				
At 1 January 2022	90,234	183,068	10,016	283,318
Depreciation charged in the year	10,599	20,947	104	31,650
Eliminated in respect of disposals	-	(1,164)	-	(1,164)
At 31 December 2022	100,833	202,851	10,120	313,804
Carrying amount				
At 31 December 2022	867,977	97,578	2,403	967,958
At 31 December 2021	717,265	75,599	-	792,864

Freehold land and buildings are held at cost less accumulated depreciation, although the Trustees are of the opinion that the market value of freehold property is significantly in excess of the book value. The Trustees have opted not to revalue freehold land and buildings to avoid the necessity and cost of then having to undertake valuations on a regular basis by a professionally qualified valuer as required by the Charities SORP (FRS102).

15 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2022	206,540
Additions	5,917
Valuation changes	(28,181)
At 31 December 2022	184,276
Carrying amount	
At 31 December 2022	184,276
At 31 December 2021	206,540

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

16 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Other debtors	15,188	18,573
Prepayments and accrued income	18,666	22,175
	<u>33,854</u>	<u>40,748</u>

17 Loans and overdrafts

	2022 £	2021 £
Other loans	<u>9,451</u>	<u>9,167</u>
Payable after one year	<u>9,451</u>	<u>9,167</u>

The original loan was for £10,000 repayable in two tranches: the first repayment being for £2,500 three years after receipt with a final payment of £7,500 five years after receipt. The loan is interest-free and unsecured but has been recognised at the present value of the final settlement value using a notional discount rate of 3%.

18 Creditors: amounts falling due within one year

	2022 £	2021 £
Other taxation and social security	5,843	6,204
Payments received on account	123,905	60,285
Trade creditors	37,879	25,453
Other creditors	15,594	16,555
Accruals and deferred income	17,905	21,334
	<u>201,126</u>	<u>129,831</u>

19 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Borrowings	<u>9,451</u>	<u>9,167</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

20 Restricted funds

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

	Movement in funds					Movement in funds				
	Balance at 1 January 2021	Incoming resources	Resources expended	Transfers	Balance at 1 January 2022	Incoming resources	Resources expended	Transfers	Balance at 31 December 2022	
	£	£	£	£	£	£	£	£	£	£
Green environment development	4,700	-	-	(4,700)	-	-	-	-	-	-
Save water project	17,503	1,020	-	-	18,523	1,007	-	-	19,530	-
Finance assistance and bursaries fund	44,700	27,207	(15,763)	-	56,144	39,374	(43,040)	-	52,478	-
Building appeal	96,976	-	-	(44,637)	52,339	-	-	(52,339)	-	-
Garage Development Fund	84,289	-	-	-	84,289	-	-	(84,289)	-	-
Shower Development Fund	32,242	13,367	-	(45,609)	-	-	-	-	-	-
Hermera grant	-	5,250	-	-	5,250	-	(4,594)	(656)	-	-
eBike appeal	-	-	-	-	-	2,854	(71)	(2,508)	275	-
	<u>280,410</u>	<u>46,844</u>	<u>(15,763)</u>	<u>(94,946)</u>	<u>216,545</u>	<u>43,235</u>	<u>(47,705)</u>	<u>(139,792)</u>	<u>72,283</u>	

Transfers from the restricted funds during the year represent funds expended on Tangible Fixed Assets.

The restricted funds in question were raised for the purpose of acquisition of an asset, and transfer to the unrestricted fund was completed when the asset was brought into use.

As the funds were raised for the purposes of acquiring the asset and there is no requirement for the charity to hold the asset for a specific purpose, the trustees feel that the asset became unrestricted upon acquisition in accordance with Charities SORP: 2.12.

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

21 Designated funds

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

	Balance at 1 January 2021	Incoming resources	Movement in funds			Balance at 1 January 2022	Incoming resources	Movement in funds			Balance at 31 December 2022
			Resources expended	Transfers	Revaluations, gains and losses			Resources expended	Transfers	Revaluations, gains and losses	
	£	£	£	£	£	£	£	£	£	£	£
General fund	774,308	534,686	(565,625)	94,946	24,683	862,998	707,892	(757,753)	372,228	(28,181)	1,157,184
Building restoration and development fund	30,619	-	-	-	-	30,619	-	-	(30,619)	-	-
Strategic development fund	202,457	-	(640)	-	-	201,817	-	-	(201,817)	-	-
Building cyclical maintenance fund	24,599	-	-	-	-	24,599	-	-	-	-	24,599
	<u>1,031,983</u>	<u>534,686</u>	<u>(566,265)</u>	<u>94,946</u>	<u>24,683</u>	<u>1,120,033</u>	<u>707,892</u>	<u>(757,753)</u>	<u>139,792</u>	<u>(28,181)</u>	<u>1,181,783</u>

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

22 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2022	2022	2022	2021	2021
	£	£	£	£	£
Fund balances at 31 December 2022 are represented by:					
Tangible assets	967,958	-	967,958	792,864	792,864
Investments	184,276	-	184,276	206,540	206,540
Current assets/(liabilities)	39,000	72,283	111,283	129,796	346,341
Long term liabilities	(9,451)	-	(9,451)	(9,167)	(9,167)
	<u>1,181,783</u>	<u>72,283</u>	<u>1,254,066</u>	<u>1,120,033</u>	<u>1,336,578</u>

23 Financial commitments, guarantees and contingent liabilities

At 31 December 2022 there is a contingent liability in the amount of £30,000. This amount will only become repayable should the property from which the charity operates cease to be used for the primary charitable purpose. The Trustees consider this to be unlikely and, as such, do not feel that a provision is necessary.

24 Capital commitments

2022
£

2021
£

At 31 December 2022 the charity had capital commitments as follows:

Contracted for but not provided in the financial statements:

Acquisition of property, plant and equipment

-

24,290

25 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

26 Cash generated from operations

2022
£

2021
£

(Deficit)/surplus for the year

(82,512)

24,185

Adjustments for:

Investment income recognised in statement of financial activities

(7,399)

(5,134)

Gain on disposal of tangible fixed assets

-

(3)

Gain on disposal of investments

-

(6,546)

Fair value gains and losses on investments

28,181

(18,137)

Depreciation and impairment of tangible fixed assets

31,652

19,372

Movements in working capital:

Decrease in debtors

6,894

26,029

Increase in creditors

71,295

75,281

Cash generated from operations

48,111

115,047

GAIA HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

27 Analysis of changes in net funds

	At 1 January 2022 £	Cash flows £	At 31 December 2022 £
Cash at bank and in hand	435,424	(156,869)	278,555
Loans falling due after more than one year	(9,167)	(284)	(9,451)
	<u>426,257</u>	<u>(157,153)</u>	<u>269,104</u>

28 Non-audit services provided by auditor

In common with many charities of our size and nature we use our auditor to assist with the preparation of the financial statements.