

WORDSLEY HOUSING SOCIETY

England & Wales · Charity number 1001178

Details

Status Registered

Legal form Charitable company

Company number [02537864](#)

Registered 1990-12-11

Register [View on the Charity Commission register](#)

Contact

Address 30 Brook Street
Wordsley
Stourbridge
DY8 5YW

Phone 01384 480770

Email mail@wordsleyhousing.co.uk

Website www.wordsleyhousing.co.uk

Activities

Objects: TO PROVIDE HOUSING AND ASSOCIATED AMENITIES FOR DISCHARGED PSYCHIATRIC PATIENTS AND PERSONS SUFFERING FROM MENTAL ILLNESS

Activities: Wordsley Housing Society delivers 24/7 accommodation and specialist support for people with mental ill-health, offering personalised care and rehabilitation while promoting independence, wellbeing, and active participation in community life.

Classification

- **How:** Provides Services
- **What:** Accommodation/housing
- **Who:** People With Disabilities

Geography

- Dudley

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,184,585	£1,052,045	£686,499	38
2024-03-31	£1,020,867	£971,892	£540,179	37
2023-03-31	£882,664	£892,947	£481,229	39
2022-03-31	£885,235	£834,403	£507,445	40
2021-03-31	£14,707	£820,175	£451,871	35

Trustees

Name	Role	Appointed
PETER JOHN	Chair	
Alan Graham		2023-10-10
CHRIS GRAY		2012-10-05
Elizabeth Mary Walker		
Jane Clarke MBE		2018-09-06
Rose Cook-Monk		2023-10-10
STEPHEN JAMES WALTHO MBE		2017-09-19

Accounts

REGISTERED COMPANY NUMBER: 02537864 (England and Wales)
REGISTERED CHARITY NUMBER: 1001178

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025
FOR
WORDSLEY HOUSING SOCIETY**

**J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH**

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of 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).

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

OBJECTIVES AND ACTIVITIES

Our Vision

Our vision is a world where people are not labelled or judged for having a mental illness and are assisted to recover their independence.

Our Mission

Our mission is to provide people who have a mental illness and associated problems in the Dudley borough with a service that:

- Provides person centred support packages that meet the needs of the individual.
- Empowers individuals to reach their full potential by improving their confidence, self-esteem, hope and resilience.
- Encourages and provides opportunities for individuals to have choice and take control over their lives.
- Enables participation in a wide range of activities and promotes community social inclusion.

OBJECTIVES AND AIMS

Wordsley Housing Society is a registered charity and private limited company. The Society operates from premises owned by, and rented from, the Churches Housing Association of Dudley and District (CHADD). The objects of the Society are "to provide housing and associated amenities for discharged psychiatric patients and persons suffering from mental illness who are in necessitous circumstances."

The main building at 30 Brook Street in Wordsley was completed and opened in 1987 as a mental health residential care home in response to the predicted closure of two psychiatric hospitals in Dudley - Burton Road Hospital and Barnsley Hall Hospital.

In March 2015, we transitioned from a residential care home to a supported living service offering tenants more personal choice and control that comes from having a tenancy agreement.

In 1996, the Society added an extension to the main building offering further accommodation and recreational space.

Since then, three two-bed properties have been added to our portfolio, two in 2002 and one in 2009. These homes provide tenants with the opportunity to experience independent living with reduced hours of support as a stepping stone before living completely independently as integrated members of the community.

Through regular investment by the Society and CHADD, all buildings, the surrounding environment, and living accommodations are decorated, furnished, and maintained to a very high standard. Throughout 2024-2025, the following improvements have been carried out: -

- 6, 9 and 10 Sutton Street had new doors, fascias, and guttering fitted
- 6 Sutton Street had a new bathroom fitted
- The old circuit board at 30 Brook Street was replaced by a new one
- New windows were installed in the office and activity room at 30 Brook Street
- New blinds were fitted in the newly decorated offices and activity room
- Large conifer trees on the boundary of 30 Brook Street were removed and replaced with new secure fencing
- The old analogue telephone system was replaced with an up to date VOIP system
- CCTV was installed to enhance the security of the building and tenants' property

Purchases made by WHS to enhance the living and learning space and experiences for tenants included: -

- A set of garden chairs
- A new sofa in the quiet room
- A new carpet in one of the lounges
- A new computer and printer in the computer room of 30 Brook Street
- The replacement bedroom furniture, beds, etc in some bedrooms

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

OBJECTIVES AND ACTIVITIES

Significant activities

Our Accommodation

30 Brook Street - Supported Living Accommodation

30 Brook Street accommodates up to 19 people on two levels and is made up of 19 rooms over the two floors.

The ground floor offers single bedroom accommodation with shared bathroom and living spaces. There are two communal lounges, a computer room with free internet access, a spacious dining room, laundry, and a large well-maintained garden with patio areas. Our cook can cater for tenants in our commercial-style kitchen located on the ground floor and there is also a kitchenette available for tenants to use.

The first floor offers bedsit-style single bedrooms with two people sharing a kitchen and bathroom, there is also a very pleasant communal lounge/ dining room available to use.

Sutton Street - Independent Living with Support

Our three, shared two bed properties on Sutton Street can accommodate 6 people and is located in a quiet cul-de-sac in close proximity to 30 Brook Street.

The Supported Living Service

The service is registered and regulated by the Care Quality Commission under the Health and Social Care Act 2008 to provide personal care as well as being commissioned by Dudley Metropolitan Borough Council (DMBC) for the provision of care and support for people with complex needs. In July 2023 the Care Quality Commission's review of the Society's work maintained the previously rated standard of "Good" and reported that 'We reviewed the information and data available to us about Wordsley Housing and Independent Living Services. We have not found evidence that we need to reassess the rating at this stage.'

Throughout 2024 - 2025 we provided accommodation and support to 27 individuals, most of whom were from the Dudley area, reaching a 97% occupancy rate.

We recognise that everyone has individual needs and expectations, and we offer flexible person-centred support packages with the aim to maximise each tenant's life opportunities, achieve greater independence, develop daily living skills and promote social inclusion.

Tenants can receive support with the following interventions if necessary - the list is not exhaustive:

- Maintaining a tenancy
- Maintaining their mental, physical, and emotional health
- Looking after personal care
- Supporting medication management
- Attending appointments
- Developing daily living skills
- Managing finances (budgeting, claiming benefits, and managing debts)
- Providing access to leisure, cultural, and social activities (holidays, day trips, and celebrations)
- Building and sustaining social networks and positive relationships
- Developing hobbies and interests
- Gaining access to education, training, volunteering, and employment opportunities

Services are delivered by qualified and experienced staff who share our recovery-based values and aim to support people in a variety of ways that enable people to:

- Develop skills and strategies that assist them in managing their mental illness and its symptoms
 - Live independently without reliance on mental health services
 - Build resilience, boost self-esteem, and develop independent thinking and living skills
 - Set realistic life goals
 - Proceed to less supported or independent accommodation if required and appropriate
-

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

OBJECTIVES AND ACTIVITIES

Public benefit

How our activities deliver public benefit

All our charitable activities focus on our ability to enable individuals who are suffering from mental ill health to maintain an independent and valued role within the community.

The Society operates as a social business in that it has no shareholders, and all surpluses are used for the furtherance of its charitable aims.

Social investments

Social Investment is about investing in people. It means having policies designed to strengthen people's skills and capacities and supporting them to participate fully in employment and social life. Key policy areas include education, healthcare, training, volunteering, job-search assistance and rehabilitation.

Everything we do represents a social investment for both the tenants we serve and the staff who support them.

We encourage every tenant to maximise their development and participate fully within the community and every member of staff is encouraged to develop their skills to enhance their sense of wellbeing and feeling valued and respected.

Protection of Vulnerable Adults

We have reviewed our responsibilities as laid out in the Care Act 2014 and in the Charity Commission's Guidance of Strategy for dealing with safeguarding issues in charities and confirm that we have complied with statutory requirements.

The organisation is committed to the safeguarding of vulnerable adults. We have policies and procedures for the protection of people who use our services and provide regular staff training.

Every new member of staff receives an employee handbook. In this, the organisation's values are reiterated, and staff are reminded of the policies on safeguarding and whistleblowing.

Tenants are also informed and educated on how to safeguard themselves, this includes what to look out for and how to report it.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

OBJECTIVES AND ACTIVITIES

Our Staff Team

Our Registered Manager, Ms Karen Barr, has extensive experience managing mental health services and developing high-quality responses to meet diverse needs. Working with a small team providing administrative and financial support, she ensures the effective operation of the entire staff team and the development and implementation of new initiatives. She oversees the day-to-day management of the home and supports the Trustees by providing bi-monthly reports to the board.

We have a well-trained, friendly, diverse team of 36 staff members, including a Deputy Manager, three Supervisors, twenty-two Support Workers, two Cooks, a Finance Officer, an Admin Officer, and a Handyman/Gardener. All of them possess the right values, behaviours, and experience to work in the social and mental health care sector.

We continue to manage our recruitment programme to ensure we appoint the right people to deliver personalised services while maintaining our skilled, motivated, and dedicated workforce. We adhere to safe recruitment and selection procedures. All staff members undergo an enhanced Disclosure and Barring Service (DBS) check and pre-employment checks to confirm their suitability to work with vulnerable individuals.

We believe that staff are our most valuable asset. Their exceptional skills and abilities distinguish our organisation from competitors and contribute significantly to our success.

All staff undergo induction, ongoing mandatory training, professional development, and performance reviews to ensure they stay up to date with recommended practice and regulatory requirements, enabling them to perform their roles and responsibilities to the high standards we expect.

The performance reviews also give the senior team a chance to support and guide employees, as well as provide a space for them to share their problems and concerns. This also helps strengthen the team's relationships: these conversations can reduce friction and other negative feelings that may arise from working in a potentially stressful environment.

Recent quality assurance feedback from relatives has included:-

When asked for suggestions to improve the quality of care, they replied:

- 'The quality of care is good already, it doesn't need enhancing'

When asked about the main strengths of the service, the following responses were given:

- 'Very welcoming, very clean environment and care needs for individuals are met'
- 'Kindness to the residents'
- 'Helpfulness & desire to help & offer support & guidance'

In the additional comments section, a daughter of one of our tenants said:

- 'The staff at Wordsley Housing are absolutely amazing at everything they do! We can't thank them enough for everything they have done!'
- 'I will be eternally grateful to the staff at Wordsley for the care and understanding given to my son. My son's illness is complicated, but I know he is looked after'
- Thank you so much to whoever did Michelle's hair and let Mark be with her on this occasion, at her mom's funeral'

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

STRATEGIC REPORT

Achievement and performance

Charitable activities

Ensuring our work delivers our aims

We review our aims, objectives and activities annually. This review looks at our achievements and outcomes over the previous 12 months. The success of each activity and the benefits they have brought to the people we support are fundamental to our service delivery.

Key aims and achievements for the year included:

1. The introduction of Atlas E-mar, a digital medication management system, replaced the inefficient practice of recording data on paper
2. To ensure that tenants and staff feel valued & supported
4. Improved and enhanced the accommodation and living space for the tenants and staff
5. Updated systems that include antivirus & cloud back-up
6. Contribute to delivering mental health services to the local community
7. Review all income and expenditure and agree uplifts to eligible and ineligible charges with Housing Benefit and tenants
8. Acquired and reinvest in two financial bonds to further increase our reserves and investments

Improvements made to the service throughout the year included:

- Implementation of the Atlas E-mar system
- Conducted a tenant food choice analysis
- Launched a Culture and Diversity Programme for every month of the year
- Supported staff by restructuring the senior management team

STRATEGIC REPORT

These are the strategic aims that guide the organisation's work:

Promoting good mental health and preventing poor mental health - helping people lead better lives as equal citizens.

Continue providing supported living contracts for the local council.

Continue to build relationships with other professionals that promote our services.

Financial review

Financial position

The Statement of Financial Activities for the year ended 31 March 2025 shows incoming resources for the year totalling £1,184,585 (2024: £1,020,867) and resources expended totalling £1,052,045 (2024: £971,892).

Net incoming resources before gains on investments for the year ended 31 March 2025 amounted to £132,540 (2024: £48,975).

Gains on investments for the year amounted to £13,780 (2024: £9,975).

As a result, the Society's total funds have increased from £540,179 as at 31 March 2024 to £686,499 as at 31 March 2025.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

STRATEGIC REPORT

Financial review

Reserves policy

Most of our funding comes from Dudley MBC, which contributes to the individual's support and accommodation costs. Any surplus funds are either reinvested into the service or reserved for future use.

The trustees have assessed the appropriate reserve levels for the Society and agreed that they should be increased to roughly six months of operational costs.

The trustees believe it is necessary to regularly review this requirement to ensure that the Society has sufficient resources to sustain the standard of accommodation, care, and support for its tenants in case of funding fluctuations, unplanned vacancies, or redundancy costs arising from contract cancellations that may require winding up the Society. This approach helps the Society manage its finances responsibly in relation to its daily operations.

Future developments

The organisation will continue to offer a wide range of mental health support services to the people of Dudley across various settings, together with our social inclusion programme that will include:

- Dudley MBC informed the organisation of the New Supported Living Framework and that all contracts with supporting people will end, and a re-tendering of services will occur in the next two years
- Working within the new Care Quality Commission framework

We will also endeavour to:

- Enhance our reputation and position to be the preferred choice for referrals through performance and quality
- Be an employer of choice
- Provide specialised developmental mental health and social inclusion training to staff annually
- Aim to sustain an occupancy rate above 95%

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wordsley Housing Society is a company limited by guarantee in England (registered company number 02537864) which was incorporated on 7 September 1990 and achieved charitable status on 11 December 1990 (registered charity number 1001178).

The Society was established under a Memorandum of Association, which established the objects and powers of the Society, and a Board of Trustees, which acts for and in the name of the Society, governs the Society under its Articles of Association.

Recruitment and appointment of new trustees

Trustees are selected through an open process and are appointed at the Annual General Meeting for a three-year term, after which they may seek re-election.

The Society aims to recruit trustees with appropriate skills and local knowledge, who will make a positive contribution to its work.

New trustees are given a trustee handbook and go through an induction process to brief them on their legal obligations and responsibilities.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

We have a volunteer Board of Trustees who share ultimate responsibility for governing the Society and overseeing its management. All trustees dedicate their time voluntarily and receive no benefits from the Society.

The Board consists of seven members, including the Chairman, Deputy Chairman, Treasurer, and other elected trustees who support the Manager with the daily duties and management of the Society.

The Board of Trustees meets every two months throughout the year, and the day-to-day management of the Society is the responsibility of the manager, who is directly accountable to the Board of Trustees.

The Board retains overall authority over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

The trustees fulfil their duty to ensure our investments are prudent, properly managed, and carry the appropriate level of risk to produce the desired returns.

Since the Society is registered as a public limited company, the trustees are considered to be its directors.

Induction and training of new trustees

New trustees receive a trustee handbook and undergo an induction process to brief them on their legal obligations and responsibilities.

Risk management

The Board of Trustees holds overall responsibility for establishing and maintaining the Society's internal control system and for reviewing its effectiveness.

The internal control system is intended to oversee major risks and offer reasonable assurance that the company's planned objectives and outcomes are met.

It also aims to provide reasonable assurance about the accuracy and reliability of financial and operational information, as well as the protection of the Society's assets and interests.

In fulfilling its responsibilities, the Board of Trustees adopts a risk-based approach to internal controls to ensure that all major risks faced by the Society are identified and reviewed, and that procedures have been implemented to manage those risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02537864 (England and Wales)

Registered Charity number

1001178

Registered office

30 Brook Street
Wordsley
Stourbridge
West Midlands
DY8 5YW

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

Trustees

P D R John (Chairman)
S J Waltho (MBE) (Vice-Chair)
J H Clarke (MBE) (Treasurer)
E M Walker
C P Gray
R Cook-Monk
A J Graham

Company Secretary

K Barr

Senior Statutory Auditor

James Cruse FCA, FCCA, BSc (Econ) Hons

Auditors

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Solicitors

Higgs LLP
3 Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

Bankers

Lloyds Bank plc
134 High Street
Stourbridge
West Midlands
DY8 5AF

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Wordsley Housing Society for the purposes of company law) are responsible for preparing the Report of the Trustees 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

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

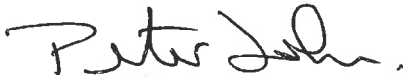
In so far as the trustees are aware:

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

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 2 September 2025 and signed on the board's behalf by:



P D R John (Chairman) - Trustee

Opinion

We have audited the financial statements of Wordsley Housing Society (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

Our 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 a Report of the Independent Auditors 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:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and discussed the policies and procedures regarding compliance.

Specific areas considered were as follows:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected all irregularities including those leading to material misstatements in the financial statements or non-compliance with regulation, even though we have properly planned and performed our audit in accordance with auditing standards.

This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities 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 Report of the Independent Auditors.

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



James Cruse FCA, FCCA, BSc (Econ) Hons (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

2 September 2025

WORDSLEY HOUSING SOCIETY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Grants receivable		-	-	-	4,500
Fees receivable for care and support		597,142	-	597,142	520,356
Rent and service charges		570,611	-	570,611	485,871
Investment income	2	16,832	-	16,832	10,140
Total		1,184,585	-	1,184,585	1,020,867
EXPENDITURE ON					
Charitable activities	4				
Charitable activities		904,696	-	904,696	826,833
Support costs		147,349	-	147,349	145,059
Total		1,052,045	-	1,052,045	971,892
Net gains on investments		13,780	-	13,780	9,975
NET INCOME		146,320	-	146,320	58,950
RECONCILIATION OF FUNDS					
Total funds brought forward		540,179	-	540,179	481,229
TOTAL FUNDS CARRIED FORWARD		686,499	-	686,499	540,179

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	12	11,320	-	11,320	3,436
Investments	13	192,258	-	192,258	162,671
		<u>203,578</u>	<u>-</u>	<u>203,578</u>	<u>166,107</u>
CURRENT ASSETS					
Debtors	14	72,387	-	72,387	52,383
Cash at bank and in hand		437,125	-	437,125	362,952
		<u>509,512</u>	<u>-</u>	<u>509,512</u>	<u>415,335</u>
CREDITORS					
Amounts falling due within one year	15	(26,591)	-	(26,591)	(41,263)
		<u>482,921</u>	<u>-</u>	<u>482,921</u>	<u>374,072</u>
NET CURRENT ASSETS					
		<u>482,921</u>	<u>-</u>	<u>482,921</u>	<u>374,072</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>686,499</u>	<u>-</u>	<u>686,499</u>	<u>540,179</u>
NET ASSETS		<u>686,499</u>	<u>-</u>	<u>686,499</u>	<u>540,179</u>
FUNDS	17				
Unrestricted funds				686,499	540,179
TOTAL FUNDS				<u>686,499</u>	<u>540,179</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 2 September 2025 and were signed on its behalf by:



P D R John (Chairman) - Trustee

WORDSLEY HOUSING SOCIETY

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	<u>85,901</u>	<u>29,763</u>
Net cash provided by operating activities		<u>85,901</u>	<u>29,763</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(12,753)	(3,008)
Purchase of fixed asset investments		(78,045)	(25,189)
Sale of fixed asset investments		58,364	19,816
Sale of fixed asset investments		3,874	-
Interest received		<u>16,832</u>	<u>10,140</u>
Net cash (used in)/provided by investing activities		<u>(11,728)</u>	<u>1,759</u>
Change in cash and cash equivalents in the reporting period		<u>74,173</u>	<u>31,522</u>
Cash and cash equivalents at the beginning of the reporting period		<u>362,952</u>	<u>331,430</u>
Cash and cash equivalents at the end of the reporting period		<u><u>437,125</u></u>	<u><u>362,952</u></u>

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	146,320	58,950
Adjustments for:		
Depreciation charges	4,869	1,342
Gain on investments	(13,780)	(9,975)
Interest received	(16,832)	(10,140)
Increase in debtors	(20,004)	(2,339)
Decrease in creditors	(14,672)	(8,075)
Net cash provided by operations	85,901	29,763

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank and in hand	362,952	74,173	437,125
	<u>362,952</u>	<u>74,173</u>	<u>437,125</u>
Total	362,952	74,173	437,125

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

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 £.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Interest income is recognised using the effective interest rate method and dividend income is recognised as the Charities right to receive payment is established. Investment management costs are included in expenditure.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

ALLOCATION AND APPORTIONMENT OF COSTS

Costs are allocated between direct charitable and other expenditure according to the nature of the cost. Where items involve more than one category they are apportioned between the categories according to the nature of the cost. A detailed analysis of the allocation costs is given in the notes to the accounts.

TANGIBLE FIXED ASSETS

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

Computer equipment	- 25% straight line method.
Fixtures and fittings	- 25% and 33.3% reducing balance method.

TAXATION

The charity is exempt from corporation tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. The annual contributions payable are charged to the statement of financial activities.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES - continued

INVESTMENTS

Current asset investments comprise fixed term deposits and are stated at cost plus accrued interest earned up to the balance sheet date. Investments are held to provide an investment return for the charity.

GOVERNMENT GRANTS

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

OPERATING LEASE AGREEMENTS

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

2. INVESTMENT INCOME

	2025	2024
	£	£
Bank interest receivable	11,931	4,928
Dividends received	4,901	5,212
	<u>16,832</u>	<u>10,140</u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Grants receivable	Grants receivable	-	4,500
Fees received from residents	Fees receivable for care and support	597,142	520,356
Fees received from residents	Rent and service charges	570,611	485,871
		<u>1,167,753</u>	<u>1,010,727</u>

Grants received, included in the above, are as follows:

	2025	2024
	£	£
West Midlands Care Association	-	4,500
	<u>-</u>	<u>4,500</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5) £	Support costs (see note 6) £	Totals £
Charitable activities	904,696	-	904,696
Support costs	-	147,349	147,349
	<u>904,696</u>	<u>147,349</u>	<u>1,052,045</u>

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025 £	2024 £
Staff costs	633,742	599,170
Hire of equipment	12,698	12,320
Rent, rates and water	107,644	101,227
Light and heat	40,366	24,928
Repairs and maintenance	29,620	18,030
Insurance	7,242	6,248
Food costs	51,955	49,020
Cleaning costs	9,008	8,714
Recreational and occupational	6,983	3,412
Motor and travel	569	145
Depreciation	4,869	1,342
	<u>904,696</u>	<u>824,556</u>

6. SUPPORT COSTS

	Other £	Governance costs £	Totals £
Support costs	141,409	5,940	147,349

Support costs are those costs that have been incurred in order to further the continued development of the Society's charitable activities.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

6. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2025	2024
	Support costs	Total activities
	£	£
Wages	76,936	78,132
Social security	8,146	8,257
Pensions	17,612	15,933
General expenses	4,845	6,670
Legal and professional	6,325	5,442
Telephone	5,735	5,219
Subscriptions	5,075	4,055
Security	2,492	2,399
Printing, postage and stationery	7,731	10,920
Staff training costs	5,925	4,537
Bad debts	587	-
Auditors' remuneration	5,940	5,772
	<u>147,349</u>	<u>147,336</u>

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Auditors' remuneration	5,940	5,772
Depreciation - owned assets	4,869	1,342
Other operating leases	<u>12,698</u>	<u>12,320</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

TRUSTEES' EXPENSES

During the year expenses totalling £27 (2024: £63) were reimbursed to trustees.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

9. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	675,419	647,920
Social security costs	43,405	37,639
Other pension costs	17,612	15,933
	<u>736,436</u>	<u>701,492</u>

The average monthly number of employees during the year was as follows:

	2025	2024
	38	37
Management, administration and support	<u>38</u>	<u>37</u>

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

All of the funds in the Statement of Financial Activities in 2024 were unrestricted.

11. PENSION COMMITMENTS

The Society contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the Society in independently administered funds.

The total contributions for the year amounted to £17,612 (2024: £15,933) and outstanding contributions as at 31 March 2024 amounted to £1,879 (2024: £3,053).

12. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2024	100,660	17,719	118,379
Additions	6,420	6,333	12,753
	<u>107,080</u>	<u>24,052</u>	<u>131,132</u>
At 31 March 2025	107,080	24,052	131,132
DEPRECIATION			
At 1 April 2024	99,480	15,463	114,943
Charge for year	2,533	2,336	4,869
	<u>102,013</u>	<u>17,799</u>	<u>119,812</u>
At 31 March 2025	102,013	17,799	119,812
NET BOOK VALUE			
At 31 March 2025	5,067	6,253	11,320
	<u>5,067</u>	<u>6,253</u>	<u>11,320</u>
At 31 March 2024	1,180	2,256	3,436
	<u>1,180</u>	<u>2,256</u>	<u>3,436</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

13. FIXED ASSET INVESTMENTS

	2025 £	2024 £
Investments	<u>192,258</u>	<u>162,671</u>

There were no investment assets outside the UK.

Investments (neither listed nor unlisted) were as follows:

	2025 £	2024 £
Brought forward	162,671	147,323
Investment additions	87,886	25,189
Investment disposals	(68,205)	(19,816)
Revaluations	9,906	9,975
	<u>192,258</u>	<u>162,671</u>

All listed investments are carried at their fair value which is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

The historical cost of listed investments amounted to £178,026 (2024: £152,807).

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	47,027	38,417
Accrued income	25,231	10,573
Prepayments	129	3,393
	<u>72,387</u>	<u>52,383</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Trade creditors	5,274	9,380
Social security and other taxes	-	8,884
Other creditors	6,675	3,862
Accrued expenses	14,642	19,137
	<u>26,591</u>	<u>41,263</u>

16. LEASING AGREEMENTS

Minimum lease and commitment payments under non-cancellable arrangements fall due as follows:

	2025	2024
	£	£
Within one year	106,268	103,383
Between one and five years	109,058	210,070
	<u>215,326</u>	<u>313,453</u>

17. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	At 31.3.25
	£	£	£
Unrestricted funds			
General fund	55,179	146,320	201,499
Designated fund - Reserves fund	485,000	-	485,000
	<u>540,179</u>	<u>146,320</u>	<u>686,499</u>
TOTAL FUNDS	<u>540,179</u>	<u>146,320</u>	<u>686,499</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	1,184,585	(1,052,045)	13,780	146,320
	<u>1,184,585</u>	<u>(1,052,045)</u>	<u>13,780</u>	<u>146,320</u>
TOTAL FUNDS	<u>1,184,585</u>	<u>(1,052,045)</u>	<u>13,780</u>	<u>146,320</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

17. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	31,229	58,950	(35,000)	55,179
Designated fund - Reserves fund	450,000	-	35,000	485,000
	<u>481,229</u>	<u>58,950</u>	<u>-</u>	<u>540,179</u>
TOTAL FUNDS	<u>481,229</u>	<u>58,950</u>	<u>-</u>	<u>540,179</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,016,367	(967,392)	9,975	58,950
Restricted funds				
West Midland Care Association	4,500	(4,500)	-	-
	<u>1,020,867</u>	<u>(971,892)</u>	<u>9,975</u>	<u>58,950</u>
TOTAL FUNDS	<u>1,020,867</u>	<u>(971,892)</u>	<u>9,975</u>	<u>58,950</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
General fund	31,229	205,270	(35,000)	201,499
Designated fund - Reserves fund	450,000	-	35,000	485,000
	<u>481,229</u>	<u>205,270</u>	<u>-</u>	<u>686,499</u>
TOTAL FUNDS	<u>481,229</u>	<u>205,270</u>	<u>-</u>	<u>686,499</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2025

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	2,200,952	(2,019,437)	23,755	205,270
Restricted funds				
West Midland Care Association	4,500	(4,500)	-	-
TOTAL FUNDS	<u>2,205,452</u>	<u>(2,023,937)</u>	<u>23,755</u>	<u>205,270</u>

Purpose of unrestricted funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Designated fund - Reserves fund

This designated fund represents the approximate costs that would be incurred if the Society, for whatever reason, is unable to continue operating.

Purposes of restricted funds

West Midlands Care Association - Nourish Grant

Adults Social Care Transformation Fund from The Black Country ICS on behalf of NHS England and the Digitising Social Care Programme (DiSC).

These funds were awarded to the organisation to assist with the procurement & implementation costs of the Nourish digital social care system which is an NHS Assured Supplier of social care technology which is a requirement of the fund.

Nourish was chosen because it was considered to be the most compatible to our service and enabled us to purchase five handsets and deliver training and provide additional admin time to successfully implement the system and transfer from a paper based system to a digital system.

18. RELATED PARTY DISCLOSURES

Lunch on the Run Limited

P D R John, a trustee of Wordsley Housing Society also served as trustee of a charitable company called Lunch on the Run Limited (Company number: 03736856. Charity number: 1080900).

S J Alliband, a responsible individual of Wordsley Housing Society also served as trustee of Lunch on the Run Limited.

During the year ended 31 March 2025 the following transactions occurred between the Society and Lunch on the Run Limited.

Buffets purchased

Buffets costs totalling £nil (2024: £505) were paid to Lunch on the Run Limited.

Amounts due from Wordsley Housing Society to Lunch on the Run Limited

As at the balance sheet date £nil (2024: £nil) was due to Lunch on the Run Limited.

19. ULTIMATE CONTROLLING PARTY

The charity is controlled by the trustees as listed in the Report of the Trustees.

20. COMPANY LIMITED BY GUARANTEE

The Society is a charitable company limited by guarantee and does not have any share capital. The members of the charitable company are the trustees named in the trustees report of the financial statements. The liability of members is limited and shall not exceed £1. Any surplus on winding up is to be donated to a charity whose objects are of similar nature. The charitable company has taken advantage of section 60(1) of the Companies Act 2006 and deleted the word "Limited" from its name.

WORDSLEY HOUSING SOCIETY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Bank interest receivable	11,931	4,928
Dividends received	4,901	5,212
	16,832	10,140
Charitable activities		
Grants receivable	-	4,500
Fees received from residents	1,167,753	1,006,227
	1,167,753	1,010,727
Total incoming resources	1,184,585	1,020,867
EXPENDITURE		
Charitable activities		
Wages and salaries	598,483	569,788
Social security costs	35,259	29,382
Hire of equipment	12,698	12,320
Rent, rates and water	107,644	101,227
Light and heat	40,366	24,928
Repairs and maintenance	29,620	18,030
Insurance	7,242	6,248
Food costs	51,955	49,020
Cleaning costs	9,008	8,714
Recreational and occupational	6,983	3,412
Motor and travel	569	145
Depreciation	4,869	1,342
	904,696	824,556
Support costs		
Other		
Wages	76,936	78,132
Social security	8,146	8,257
Pensions	17,612	15,933
General expenses	4,845	6,670
Legal and professional	6,325	5,442
Telephone	5,735	5,219
Subscriptions	5,075	4,055
Security	2,492	2,399
Carried forward	127,166	126,107

This page does not form part of the statutory financial statements

WORDSLEY HOUSING SOCIETY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2025**

	2025 £	2024 £
Other		
Brought forward	127,166	126,107
Printing, postage and stationery	7,731	10,920
Staff training costs	5,925	4,537
Bad debts	587	-
	<u>141,409</u>	<u>141,564</u>
Governance costs		
Auditors' remuneration	5,940	5,772
	<u>1,052,045</u>	<u>971,892</u>
Total resources expended		
Net income before gains and losses	132,540	48,975
Realised recognised gains and losses		
Unrealised gains/(losses) on fixed asset investments	9,906	12,839
Realised gains/(losses) on fixed asset investments	3,874	(2,864)
	<u>146,320</u>	<u>58,950</u>
Net income		

This page does not form part of the statutory financial statements

Accounts

REGISTERED COMPANY NUMBER: 02537864 (England and Wales)
REGISTERED CHARITY NUMBER: 1001178

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024
FOR
WORDSLEY HOUSING SOCIETY**

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

WORDSLEY HOUSING SOCIETY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Our Vision

Our vision is a world where people are not labelled or judged for having a mental illness and are assisted to recover their independence.

Our Mission

Our mission is to provide people who have a mental illness and associated problems in the Dudley borough with a service that:

- Provides person centred support packages that meet the needs of the individual.
- Empowers individuals to reach their full potential by improving their confidence, self-esteem, hope and resilience.
- Encourages and provides opportunities for individuals to have choice and take control over their lives.
- Enables participation in a wide range of activities and promotes community social inclusion.

OBJECTIVES AND AIMS

Wordsley Housing Society is a registered charity and private limited company. The Society operates from premises owned by, and rented from, the Churches Housing Association of Dudley and District (CHADD). The objects of the Society are "to provide housing and associated amenities for discharged psychiatric patients and persons suffering from mental illness who are in necessitous circumstances."

The main building at 30 Brook Street in Wordsley was completed and opened in 1987 as a mental health residential care home in response to the predicted closure of two psychiatric hospitals in Dudley - Burton Road Hospital and Barnsley Hall Hospital.

In March 2015, we transitioned from a residential care home to a supported living service offering tenants more personal choice and control that comes from having a tenancy agreement.

In 1996, the Society added an extension to the main building offering further accommodation and recreational space.

Since then, three two-bed properties have been added to our portfolio, two in 2002 and one in 2009. These homes provide tenants with the opportunity to experience independent living with reduced hours of support as a stepping stone before living completely independently as integrated members of the community.

All buildings, the surrounding environment and living accommodation are decorated, furnished and maintained to a very high standard through regular investment by the Society and CHADD.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

OBJECTIVES AND ACTIVITIES

Significant activities

Our Accommodation

30 Brook Street - Supported Living Accommodation

30 Brook Street accommodates up to 19 people on two levels and is made up of 19 rooms over the two floors.

The ground floor offers single bedroom accommodation with shared bathroom and living spaces. There are two communal lounges, a computer room with free internet access, a spacious dining room, laundry, and a large well-maintained garden with patio areas. Our cook can cater for tenants in our commercial-style kitchen located on the ground floor and there is also a kitchenette available for tenants to use.

The first floor offers bedsit-style single bedrooms with two people sharing a kitchen and bathroom, there is also a very pleasant communal lounge/ dining room available to use.

Sutton Street - Independent Living with Support

Our three, shared two bed properties on Sutton Street can accommodate 6 people and is located in a quiet cul-de-sac in close proximity to 30 Brook Street.

The Supported Living Service

The service is registered and regulated by the Care Quality Commission under the Health and Social Care Act 2008 to provide personal care as well as being commissioned by Dudley Metropolitan Borough Council (DMBC) for the provision of care and support for people with complex needs. In July 2023 the Care Quality Commission's review of the Society's work maintained the previously rated standard of "Good" and reported that 'We reviewed the information and data available to us about Wordsley Housing and Independent Living Services. We have not found evidence that we need to reassess the rating at this stage.'

Throughout 2023 - 2024 we provided accommodation and support to 29 individuals, the majority of whom were from the Dudley area, and achieved an occupancy rate of 93%.

We recognise that everyone has individual needs and expectations, and we offer flexible person-centred support packages with the aim to maximise each tenant's life opportunities, achieve greater independence, develop daily living skills and promote social inclusion.

Tenants can receive support with the following interventions if necessary - the list is not exhaustive:

- Maintaining a tenancy
- Maintaining their mental, physical, and emotional well-being
- Attending to personal care
- Assisting with the management of medication
- Attending appointments
- Developing daily living skills
- Managing finances (budgeting, claiming benefits, debts)
- Providing access to leisure, cultural and social activities (holidays, day trips and celebrations)
- Developing and maintaining social networks and positive relationships
- Developing hobbies / interests
- Accessing education, training, volunteering and employment opportunities

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

OBJECTIVES AND ACTIVITIES

Services are delivered by qualified and experienced staff who share our recovery-based values and aim to support people in a variety of ways that enable people to:

- Develop skills and strategies that enable them to manage their mental illness and its symptoms.
- Live independently beyond any mental health service.
- Develop resilience, improve self-esteem and independent thinking and living skills.
- Identify realistic life goals.
- Move on to less supported or independent accommodation if required and appropriate.

Public benefit

How our activities deliver public benefit

All our charitable activities focus on our ability to enable individuals who are suffering from mental ill health to maintain an independent and valued role within the community.

The Society operates as a social business in that it has no shareholders, and all surpluses are used for the furtherance of its charitable aims.

Social investments

Social Investment is about investing in people. It means having policies designed to strengthen people's skills and capacities and supporting them to participate fully in employment and social life. Key policy areas include education, healthcare, training, volunteering, job-search assistance and rehabilitation.

Everything we do represents a social investment for both the tenants we serve and the staff who support them.

We encourage every tenant to maximise their development and participate fully within the community and every member of staff is encouraged to develop their skills to enhance their sense of wellbeing and feeling valued and respected.

Protection of Vulnerable Adults

We have reviewed our responsibilities as laid out in the Care Act 2014 and in the Charity Commission's Guidance of Strategy for dealing with safeguarding issues in charities and confirm that we have complied with statutory requirements.

The organisation is committed to the safeguarding of vulnerable adults. We have policies and procedures for the protection of people who use our services and provide regular staff training.

Every new member of staff receives an employee handbook. In this, the organisation's values are reiterated, and staff are reminded of the policies on safeguarding and whistleblowing.

Tenants are also informed and educated on how to safeguard themselves, this includes what to look out for and how to report it.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

OBJECTIVES AND ACTIVITIES

The Staff Team

Our Registered Manager, with extensive experience of managing mental health services and developing high quality responses to meet diverse needs, is Ms Karen Barr. Working with a small team which provides administrative and financial support to enable the whole staff team to operate effectively and to develop and implement new initiatives she carries out the day-to-day management of the home and supports the Trustees in managing the service by providing bi-monthly reports to the board.

We have a well-trained, friendly, diverse team of 38 staff including 31 support workers, all of whom have the right values, behaviours and experience to work in the social and mental health care sector.

We continue to manage our recruitment programme to ensure we appoint the right people to deliver personalised services whilst retaining our skilled, motivated and dedicated workforce. We use safe recruitment and selection procedures. All members of staff undergo an enhanced Disclosure and Barring Service (DBS) check and have pre-employment checks to confirm that they are suitable to work with vulnerable people.

We consider that staff are our most valuable asset. Their exceptional skills and abilities differentiate our organisation from our competitors, and they contribute significantly towards our success.

All staff receive induction, ongoing mandatory training, professional development and performance reviews to ensure that they remain up to date with recommended practice and regulatory requirements to enable them to carry out their role and responsibilities to the high standards we expect.

The performance reviews also provide an opportunity for the senior team to offer support and guidance to employees and the space to share their problems and concerns. This has an added benefit of improving the team's relationships: the conversations can remove friction and other negative emotions which may be generated through working in what may be stressful working environment.

In July a member of the public emailed the manager to compliment a member of staff she had observed with one of our tenants who was accompanied on an external visit and who became distressed. The Support Worker dealt with the situation calmly and directly, as reported by the observer who said 'she was warm friendly, respectful and ensured the lady she was with was comfortable and safe. It was clear that the young lady regarded the lady she was with as a peer and treated her as such. It was such a lovely interaction to observe, and I felt I should pass it on' - Alice.

In our last Care Quality Commission report comments about staff included:

"Relatives told us they felt confident staff were appropriately trained and equipped to carry out their role." "The staff are very good. They know what they're doing," and "I think the staff are excellent."

In June a relative emailed us to say that her bother in law "had been very happy living at WHS and his family felt reassured that he was safe and settled."

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

STRATEGIC REPORT

Achievement and performance

Charitable activities

Ensuring our work delivers our aims

We review our aims, objectives and activities annually. This review looks at our achievements and outcomes over the previous 12 months. The success of each activity and the benefits they have brought to the people we support are fundamental to our service delivery.

Key aims and achievements for the year included:

1. The introduction of Nourish - a digital care system which replaced the inefficient recording of data on paper
2. To ensure that tenants and staff feel valued, supported and given the confidence to achieve their goals.
3. To retain our experienced well-trained staff
4. To have increased our bank staff team
5. To have reviewed the training methods to enable staff to comfortably meet their training requirements.
6. To play our part in providing mental health services to the local community
7. To review all income and expenditure and agree uplifts to ineligible and eligible charges with Housing Benefit and tenants.
8. To source and re-invest in a 2-year financial bond.
9. To employ an experienced and knowledgeable Deputy Manager to help drive the Society's continuous development.

Enhancements to the service during the year included:

- Carried out a tenant food choice analysis.
- Completed Quality Assurance Tenant questionnaires.
- Carried out a tenant engagement event for future leisure activities.
- Introduced a Culture and Diversity Programme for each month of the year.
- Provided additional support to staff through a restructured senior management.

STRATEGIC REPORT

These are the strategic aims that define the work of the organisation:

Promoting good mental health and preventing poor mental health - helping people lead better lives as equal citizens

Continue to deliver supported living contracts for the local council.

To explore alternative routes of referrals

Continue to develop relationships with other professionals that promote our services.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

STRATEGIC REPORT

Financial review

Financial position

The Statement of Financial Activities for the year ended 31 March 2024 shows incoming resources for the year totalling £1,020,867 (2023: £882,664) and resources expended totalling £971,892 (2023: £892,947).

Net incoming resources before losses on investment for the year ended 31 March 2024 amounted to £48,975 (2023: net outgoing resources before gains on investments amounted to £10,283).

Gains on investments for the year amounted to £9,975 (2023: losses of £15,933).

As a result, the Society's total funds have increased from £481,229 as at 31 March 2023 to £540,179 as at 31 March 2024.

Reserves policy

The majority of our funding is received from Dudley MBC who contribute towards the individual's support and accommodation costs. Any excess funds are either re-invested into the service or set aside for reserves.

The trustees have considered the appropriate level of reserves for the Society and agreed that the levels needed to be increased to approximately 6 months of running costs.

The trustees believe that it is necessary to continually review this requirement to ensure that the Society has sufficient resources to sustain the standard of accommodation, care and support to its tenants in the event of funding changes, unplanned vacancies or the cost of redundancies in the event of contract termination necessitating the winding up of the Society. This measure ensures that the Society acts in a prudent manner with regard to the financing of its day-to-day activities.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

STRATEGIC REPORT

Future developments

The organisation will continue to deliver a wide range of mental health support services to the people of Dudley in a variety of settings and our social inclusion programme that will include: -

- Introduction of an E-MAR system to work alongside the Nourish digitalisation system.
- Retender for Dudley MBC supported living service contract.
- Working within the new Care Quality Commission framework.
- Expanding social networks for people with enduring mental health needs.
- Encouraging friendships to develop outside of mental health services.

For people with mental health problems to recover and rebuild their lives they need access to social, economic, educational, recreational and cultural opportunities, and physical health services, that most citizens take for granted.

A sense of personal identity, aside from ill health or disability, supports recovery and inclusion. We believe that people with mental health problems are more than just a diagnosis and have valuable contributions to make, not just needs to be met. Services should support people to access the opportunities available within the many communities to which they belong and to make valued contributions as active citizens.

Why it's important

Mental well-being is fundamental to a person's quality of life. It is linked to good physical health, better cognitive and physical functioning, increased productivity, better interpersonal relationships, longer life expectancy and greater capacity to deal with stress and adversity

We aim to reduce the impacts of mental disorder in adulthood which can be the cause of:

- unemployment
- debt problems
- increased risk of addictive behaviour
- an increase in the risk of physical health problems especially heart disease and cancer.
- dysfunctional relationships with friends & family.

Supported housing provides crucial help to some of the most vulnerable people in our country. It has an enormous positive impact on an individual's quality of life: from their physical and mental health to their engagement with the community.

Dudley Borough has a small number of supported housing services for people with a mental health illness; therefore, it can be difficult to find suitable services for the range of needs people present with.

We will also endeavour to:

- Advance our reputation and position to be the preferred choice for referrals due performance and quality.
- Be an employer of choice.
- Provide specialist developmental mental health and social inclusion training to staff on an annual basis.
- To maintain an occupancy rate of over 95%.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wordsley Housing Society is a company limited by guarantee in England (registered company number 02537864) which was incorporated on 7 September 1990 and achieved charitable status on 11 December 1990 (registered charity number 1001178).

The Society was established under a Memorandum of Association, which established the objects and powers of the Society, and a Board of Trustees, which acts for and in the name of the Society, governs the Society under its Articles of Association.

Recruitment and appointment of new trustees

Trustees are recruited through an open process of selection and are appointed at the Annual General Meeting for a period of three years after which they may stand for re-election.

The Society endeavours to recruit trustees with appropriate skills and local knowledge who will make a positive contribution to the work of the Society.

New trustees receive a trustee handbook and undergo an induction process to brief them on their legal obligations and responsibilities.

Organisational structure

We have a Board of Trustees who are volunteers that share ultimate responsibility for governing the Society and directing how it is managed and run. All trustees give their time voluntarily and receive no benefits from the Society.

The Board consists of seven members and is comprised of the Chairman, Deputy Chairman, Treasurer and other elected trustees who support the Manager with the day-to-day responsibilities and management of the Society.

The Board of Trustees meet bi-monthly throughout the year and day to day responsibility for the management of the Society rests with the manager who is directly accountable to the Board of Trustees.

The Board retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

The trustees fulfil their duty to ensure our investments are prudent, appropriately managed and have the right level of risk to produce the right level of returns.

As the Society is incorporated as a company limited by guarantee, the trustees are deemed to be directors of the Society.

Induction and training of new trustees

New trustees receive a trustee handbook and undergo an induction process to brief them on their legal obligations and responsibilities.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The Board of Trustees has overall responsibility for establishing and maintaining the Society's system of internal control and for reviewing its effectiveness.

The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved.

It also exists to give reasonable assurance about the preparation and reliability of financial and operational information along with the safeguarding of the Society's assets and interests.

In meeting its responsibilities, the Board of Trustees adopts a risk-based approach to internal controls to ensure that all major risks that the Society is exposed to have been identified and reviewed and that procedures have been established to manage those risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02537864 (England and Wales)

Registered Charity number

1001178

Registered office

30 Brook Street
Wordsley
Stourbridge
West Midlands
DY8 5YW

Trustees

P D R John (Chairman)

E M Walker (Vice-Chairman)

C P Gray

S J Waltho (MBE)

J H Clarke (MBE) (Treasurer)

R Cook-Monk

- appointed 10 October 2023

A J Graham

- appointed 10 October 2023

Company Secretary

K Barr

Senior Statutory Auditor

James Cruse ACA, FCCA, BSc (Econ) Hons

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Solicitors

Higgs LLP
3 Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

Bankers

Lloyds Bank plc
134 High Street
Stourbridge
West Midlands
DY8 5AF

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Wordsley Housing Society for the purposes of company law) are responsible for preparing the Report of the Trustees 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

In so far as the trustees are aware:

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

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 17 September 2024 and signed on the board's behalf by:



P D R John (Chairman) - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Opinion

We have audited the financial statements of Wordsley Housing Society (the 'charitable company') for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Our 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 a Report of the Independent Auditors 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:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and discussed the policies and procedures regarding compliance.

Specific areas considered were as follows:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected all irregularities including those leading to material misstatements in the financial statements or non-compliance with regulation, even though we have properly planned and performed our audit in accordance with auditing standards.

This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities 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 Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



James Cruse ACA, FCCA, BSc (Econ) Hons (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

17 September 2024

WORDSLEY HOUSING SOCIETY

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2024**

		Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Grants receivable		-	4,500	4,500	-
Fees receivable for care and support		520,356	-	520,356	458,201
Rent and service charges		485,871	-	485,871	417,167
Investment income	2	10,140	-	10,140	7,296
Total		1,016,367	4,500	1,020,867	882,664
EXPENDITURE ON					
Charitable activities	4				
Charitable activities		826,833	-	826,833	740,831
Support costs		140,559	4,500	145,059	152,116
Total		967,392	4,500	971,892	892,947
Net gains/(losses) on investments		9,975	-	9,975	(15,933)
NET INCOME/(EXPENDITURE)		58,950	-	58,950	(26,216)
RECONCILIATION OF FUNDS					
Total funds brought forward		481,229	-	481,229	507,445
TOTAL FUNDS CARRIED FORWARD		540,179	-	540,179	481,229

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**BALANCE SHEET
31 MARCH 2024**

	Notes	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	12	3,436	-	3,436	1,770
Investments	13	162,671	-	162,671	147,323
		166,107	-	166,107	149,093
CURRENT ASSETS					
Debtors	14	52,383	-	52,383	50,044
Cash at bank and in hand		362,952	-	362,952	331,430
		415,335	-	415,335	381,474
CREDITORS					
Amounts falling due within one year	15	(41,263)	-	(41,263)	(49,338)
NET CURRENT ASSETS		374,072	-	374,072	332,136
TOTAL ASSETS LESS CURRENT LIABILITIES		540,179	-	540,179	481,229
NET ASSETS		540,179	-	540,179	481,229
FUNDS	17				
Unrestricted funds				540,179	481,229
TOTAL FUNDS				540,179	481,229

The financial statements were approved by the Board of Trustees and authorised for issue on 17 September 2024 and were signed on its behalf by:



P D R John (Chairman) - Trustee

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	2024 £	2023 £
Cash flows from operating activities			
Cash generated from operations	1	29,763	8,740
Net cash provided by operating activities		29,763	8,740
Cash flows from investing activities			
Purchase of tangible fixed assets		(3,008)	-
Purchase of fixed asset investments		(25,189)	(4,742)
Sale of fixed asset investments		19,816	4,742
Interest received		10,140	7,296
Net cash provided by investing activities		1,759	7,296
Change in cash and cash equivalents in the reporting period		31,522	16,036
Cash and cash equivalents at the beginning of the reporting period		331,430	315,394
Cash and cash equivalents at the end of the reporting period		362,952	331,430

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2024**

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2024	2023
	£	£
Net income/(expenditure) for the reporting period (as per the Statement of Financial Activities)	58,950	(26,216)
Adjustments for:		
Depreciation charges	1,342	885
(Gain)/losses on investments	(9,975)	15,933
Interest received	(10,140)	(7,296)
(Increase)/decrease in debtors	(2,339)	6,280
(Decrease)/increase in creditors	(8,075)	19,154
Net cash provided by operations	29,763	8,740

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.23	Cash flow	At 31.3.24
	£	£	£
Net cash			
Cash at bank and in hand	331,430	31,522	362,952
	331,430	31,522	362,952
Total	331,430	31,522	362,952

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

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 £.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Interest income is recognised using the effective interest rate method and dividend income is recognised as the Charities right to receive payment is established. Investment management costs are included in expenditure.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

ALLOCATION AND APPORTIONMENT OF COSTS

Costs are allocated between direct charitable and other expenditure according to the nature of the cost. Where items involve more than one category they are apportioned between the categories according to the nature of the cost. A detailed analysis of the allocation costs is given in the notes to the accounts.

TANGIBLE FIXED ASSETS

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

Computer equipment	- 25% straight line method.
Fixtures and fittings	- 25% and 33.3% reducing balance method.

TAXATION

The charity is exempt from corporation tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES - continued

FUND ACCOUNTING

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. The annual contributions payable are charged to the statement of financial activities.

INVESTMENTS

Current asset investments comprise fixed term deposits and are stated at cost plus accrued interest earned up to the balance sheet date. Investments are held to provide an investment return for the charity.

GOVERNMENT GRANTS

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

OPERATING LEASE AGREEMENTS

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

2. INVESTMENT INCOME

	2024	2023
	£	£
Bank interest receivable	4,928	3,126
Dividends received	5,212	4,170
	<u>10,140</u>	<u>7,296</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024**

3. INCOME FROM CHARITABLE ACTIVITIES

		2024	2023
	Activity	£	£
Grants receivable	Grants receivable	4,500	-
Fees received from residents	Fees receivable for care and support	520,356	458,201
Fees received from residents	Rent and service charges	485,871	417,167
		<u>1,010,727</u>	<u>875,368</u>

Grants received, included in the above, are as follows:

	2024	2023
	£	£
West Midlands Care Association	<u>4,500</u>	-

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Charitable activities	826,833	-	826,833
Support costs	(2,277)	147,336	145,059
	<u>824,556</u>	<u>147,336</u>	<u>971,892</u>

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024	2023
	£	£
Staff costs	599,170	531,926
Hire of equipment	12,320	11,636
Rent, rates and water	101,227	88,930
Light and heat	24,928	20,523
Repairs and maintenance	18,030	19,161
Insurance	6,248	7,469
Food costs	49,020	48,687
Cleaning costs	8,714	7,867
Recreational and occupational	3,412	3,518
Motor and travel	145	229
Depreciation	1,342	885
	<u>824,556</u>	<u>740,831</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024**

6. SUPPORT COSTS

	Other £	Governance costs £	Totals £
Support costs	141,564	5,772	147,336

Support costs are those costs that have been incurred in order to further the continued development of the Society's charitable activities.

Support costs, included in the above, are as follows:

	2024	2023
	Support costs £	Total activities £
Wages	78,132	76,963
Social security	8,257	8,524
Pensions	15,933	13,398
General expenses	6,670	4,210
Legal and professional	5,442	5,859
Telephone	5,219	4,306
Subscriptions	4,055	3,679
Security	2,399	2,844
Printing, postage and stationery	10,920	4,918
Staff training costs	4,537	6,312
Bad debts	-	224
Exceptional items - redundancy	-	15,179
Auditors' remuneration	5,772	5,700
	147,336	152,116

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Auditors' remuneration	5,772	5,700
Depreciation - owned assets	1,342	885
Other operating leases	12,320	11,636

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024**

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

TRUSTEES' EXPENSES

During the year expenses totalling £63 (2023: £25) were reimbursed to trustees.

9. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	647,920	585,293
Social security costs	37,639	32,120
Other pension costs	15,933	13,398
	<u>701,492</u>	<u>630,811</u>

The average monthly number of employees during the year was as follows:

	2024	2023
Management, administration and support	<u>37</u>	<u>39</u>

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

All of the funds in the Statement of Financial Activities in 2023 were unrestricted.

11. PENSION COMMITMENTS

The Society contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the Society in independently administered funds.

The total contributions for the year amounted to £15,933 (2023: £13,398) and outstanding contributions as at 31 March 2024 amounted to £3,053 (2023: £60).

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024

12. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2023	100,660	14,711	115,371
Additions	-	3,008	3,008
At 31 March 2024	100,660	17,719	118,379
DEPRECIATION			
At 1 April 2023	98,890	14,711	113,601
Charge for year	590	752	1,342
At 31 March 2024	99,480	15,463	114,943
NET BOOK VALUE			
At 31 March 2024	1,180	2,256	3,436
At 31 March 2023	1,770	-	1,770

13. FIXED ASSET INVESTMENTS

	2024 £	2023 £
Investments	162,671	147,323

There were no investment assets outside the UK.

Investments (neither listed nor unlisted) were as follows:

	2024 £	2023 £
Brought forward	147,323	163,256
Investment additions	25,189	-
Investment disposals	(19,816)	-
Revaluations	9,975	(15,933)
	162,671	147,323

All listed investments are carried at their fair value which is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

The historical cost of listed investments amounted to £152,807 (2023: £149,210).

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024**

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade debtors	38,417	35,401
Accrued income	10,573	7,800
Prepayments	3,393	6,843
	52,383	50,044

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	9,380	7,371
Social security and other taxes	8,884	8,370
Other creditors	3,862	11,639
Accrued expenses	19,137	21,958
	41,263	49,338

16. LEASING AGREEMENTS

Minimum lease and commitment payments under non-cancellable arrangements fall due as follows:

	2024	2023
	£	£
Within one year	103,383	95,975
Between one and five years	210,070	285,660
	313,453	381,635

17. MOVEMENT IN FUNDS

	At 1.4.23	Net movement	Transfers between funds	At 31.3.24
	£	in funds	funds	£
		£	£	
Unrestricted funds				
General fund	31,229	58,950	(35,000)	55,179
Designated fund - Reserves fund	450,000	-	35,000	485,000
	481,229	58,950	-	540,179
TOTAL FUNDS	481,229	58,950	-	540,179

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024

17. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,016,367	(967,392)	9,975	58,950
Restricted funds				
West Midland Care Association	4,500	(4,500)	-	-
TOTAL FUNDS	<u>1,020,867</u>	<u>(971,892)</u>	<u>9,975</u>	<u>58,950</u>

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General fund	57,205	(25,581)	(395)	31,229
Designated fund - Fundraising	240	(635)	395	-
Designated fund - Reserves fund	450,000	-	-	450,000
	<u>507,445</u>	<u>(26,216)</u>	<u>-</u>	<u>481,229</u>
TOTAL FUNDS	<u>507,445</u>	<u>(26,216)</u>	<u>-</u>	<u>481,229</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	882,664	(892,312)	(15,933)	(25,581)
Designated fund - Fundraising	-	(635)	-	(635)
	<u>882,664</u>	<u>(892,947)</u>	<u>(15,933)</u>	<u>(26,216)</u>
TOTAL FUNDS	<u>882,664</u>	<u>(892,947)</u>	<u>(15,933)</u>	<u>(26,216)</u>

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2024

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	57,205	33,369	(35,395)	55,179
Designated fund - Fundraising	240	(635)	395	-
Designated fund - Reserves fund	450,000	-	35,000	485,000
	<u>507,445</u>	<u>32,734</u>	<u>-</u>	<u>540,179</u>
TOTAL FUNDS	<u>507,445</u>	<u>32,734</u>	<u>-</u>	<u>540,179</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,899,031	(1,859,704)	(5,958)	33,369
Designated fund - Fundraising	-	(635)	-	(635)
	<u>1,899,031</u>	<u>(1,860,339)</u>	<u>(5,958)</u>	<u>32,734</u>
Restricted funds				
West Midland Care Association	4,500	(4,500)	-	-
	<u>4,500</u>	<u>(4,500)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>1,903,531</u>	<u>(1,864,839)</u>	<u>(5,958)</u>	<u>32,734</u>

Purpose of unrestricted funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Designated fund - Fundraising

This fund represents money that was raised by a member of staff and will be used for the sole use of tenants to enable them to participate in activities and events as part of our social inclusion programme.

Designated fund - Reserve fund

This designated fund represents the approximate costs that would be incurred if the Society, for whatever reason, is unable to continue operating.

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2024

17. MOVEMENT IN FUNDS - continued

Purposes of restricted funds

West Midlands Care Association - Nourish Grant

Adults Social Care Transformation Fund from The Black Country ICS on behalf of NHS England and the Digitising Social Care Programme (DiSC).

These funds were awarded to the organisation to assist with the procurement & implementation costs of the Nourish digital social care system which is an NHS Assured Supplier of social care technology which is a requirement of the fund.

Nourish was chosen because it was considered to be the most compatible to our service and enabled us to purchase five handsets and deliver training and provide additional admin time to successfully implement the system and transfer from a paper based system to a digital system.

18. RELATED PARTY DISCLOSURES

Lunch on the Run

P D R John, a trustee of Wordsley Housing Society also served as trustee of a charitable company called Lunch on the Run (Company number: 03736856. Charity number: 1080900)

S J Alliband, a responsible individual of Wordsley Housing Society also served as trustee of Lunch on the Run .

During the year ended 31 March 2024 the following transactions occurred between the Society and Lunch on the Run.

Buffets purchased

Buffets costs totalling £505 (2023: £215) were paid to Lunch on the Run.

Amounts due from Wordsley Housing Society to Lunch on the Run

As at the balance sheet date £nil (2023: £nil) was due to Lunch on the Run.

19. ULTIMATE CONTROLLING PARTY

The charity is controlled by the trustees as listed in the Report of the Trustees.

20. COMPANY LIMITED BY GUARANTEE

The Society is a charitable company limited by guarantee and does not have any share capital. The members of the charitable company are the trustees named in the trustees report of the financial statements. The liability of members is limited and shall not exceed £1. Any surplus on winding up is to be donated to a charity whose objects are of similar nature. The charitable company has taken advantage of section 60(1) of the Companies Act 2006 and deleted the word "Limited" from its name.

Accounts

REGISTERED COMPANY NUMBER: 02537864 (England and Wales)
REGISTERED CHARITY NUMBER: 1001178

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
FOR
WORDSLEY HOUSING SOCIETY**

**J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH**

WORDSLEY HOUSING SOCIETY

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FOR THE YEAR ENDED 31 MARCH 2023**

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WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the society are "to provide housing and associated amenities for discharged psychiatric patients and persons suffering from mental illness who are in necessitous circumstances".

Review of the Society (Purpose of the Charity)

Wordsley Housing Society opened 30 Brook Street in 1987 as a mental health residential care home in response to the predicted closure of two psychiatric hospitals - Burton Road Hospital and Barnsley Hall Hospital.

In 1996, an extension was added to the building offering further accommodation and recreational space.

In 2002 and 2009, two-bed properties were added to our portfolio, two in 2002 and one in 2009 that provided tenants with the opportunity to experience independent living with reduced hours of support as a stepping stone before living completely independently as an integrated member of the community.

In March 2015, we transitioned from a residential care home to a supported living service offering tenants more choice and control that comes from having a tenancy agreement.

Ensuring our work delivers our aims

We review our aims, objectives and activities annually. This review looks at our achievements and outcomes over the previous 12 months. The success of each activity and the benefits they have brought to the people are fundamental to our service delivery.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

OBJECTIVES AND ACTIVITIES

Significant activities

The Service

Mental health isn't hidden anymore. It's on the front pages. On the political agenda. Spoken about by royalty. For millions of people, mental health is now something to be honest about - not ashamed of.

Access to housing & support changes lives; it can be the first step to recovery. Our service provides a range of quality housing solutions on a tenancy basis with integrated support in a community setting, services are delivered over 24 hours, 365 days of the year.

Services are delivered by qualified and experienced staff who share recovery based values and aim to support people in a variety of ways that enables people to: -

- Develop skills and strategies that enable people to manage their mental illness and its symptoms.
- Live independently beyond any mental health service.
- Develop resilience, improve self-esteem and independent thinking & living skills.
- Identify realistic life goals.
- Move on to less supported or independent accommodation if required and appropriate.

We offer flexible person-centred support packages with the aim to maximise tenant's life opportunities, achieve greater independence, develop daily living skills and promote social inclusion.

We support tenants by:

- Offering one-to-one, tailored support from staff who are onsite 24 hours a day, 7 days a week
- Providing nourishing meals that allow people to focus on their recovery without worrying about going hungry
- Providing a clean, comfortable and friendly living environment

We also support tenants with:

- Managing finances (budgeting, claiming benefits, debts)
- Personal care and medication management
- Attending medical appointments
- Developing hobbies / interests
- Access to education, training, volunteering and employment
- Access to leisure, cultural and social activities (holidays, day trips and celebrations)
- Maintaining a tenancy
- Developing daily living skills
- Maintaining physical, mental and emotional well-being
- Developing and maintaining social networks and positive relationships

Throughout 2022 - 2023 we provided accommodation and support to 29 individuals, the majority of whom were from the Dudley borough. We were once again fortunate to achieve an occupancy rate of 96%, which was above the target set when the organisation's operating budgets were devised at the beginning of the year.

The organisation is registered and regulated by the Care Quality Commission under the Health and Social Care Act 2008 to provide personal care; as well as being commissioned by Dudley Metropolitan Borough Council (DMBC) for the provision of care and support for people with complex needs.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

OBJECTIVES AND ACTIVITIES

The majority of our funding has been received from Dudley MBC who pay for the individual's support and accommodation costs, any excess funds are either re-invested into the service or set aside for reserves.

The Staff Team

Management and Administration

The registered manager Ms K Barr carries out the day-to-day management of the home. She provides bi-monthly reports to the board.

We have a friendly, diverse team of 37 staff including 29 support workers who have the right values, behaviours and experience to work in social care. They love making a difference, some of our support workers have been with us since 1999.

We continue to manage our recruitment programme to ensure we have the right people to deliver personalised services whilst retaining our skilled, motivated and dedicated workforce. We increased our pool of bank support workers and cleaning staff this year with the specific aim of reducing agency usage.

Staff receive induction, ongoing training, professional development and performance reviews to ensure that they remain up to date with recommended practice and regulatory requirements to enable them to carry out their role and responsibilities to the standards we expect.

We use safe recruitment and selection procedures. All members of staff undergo an enhanced Disclosure and Barring Service (DBS) check and have pre-employment checks to confirm that they are suitable to work with vulnerable people.

In our last Care Quality Commission report comments about staff included:

Relatives told us they felt confident staff were appropriately trained and equipped to carry out their role. Comments included, "The staff are very good. They know what they're doing," and "I think the staff are excellent."

A community psychiatric nurse who has regular contact with the service told us in July 2022:

'I just wanted to send a quick note to say that it has been a pleasure working with you all over the past 18 months, and it's great to see the progression that **** has made over this time. Medication and support from CMHT can only go so far, the real credit should go to the care staff at Wordsley Housing who has persisted with *** to engage him in meaningful activities. His quality of life is much improved thanks to the kind, caring and professional qualities you all demonstrate'.

Our Accommodation

30 Brook Street - Supported Living Accommodation

30 Brook Street accommodates up to 19 people on two levels and is made up of 19 rooms over the two floors.

The ground floor offers single bedroom accommodation with shared bathroom and living spaces. There are two communal lounges; a computer room with free internet access; a spacious dining room; laundry; and a large well-maintained garden with patio areas. Our cook can cater for tenants in our commercial-style kitchen located on the ground floor and there is also a kitchenette available for the tenants to use.

The first floor offers bedsit-style single bedrooms with two people sharing a kitchen and bathroom facility with a communal lounge/ dining room available to use.

Sutton Street - Independent Living with Support

Our three, shared two bed properties on Sutton Street can accommodate 6 people on a quiet cul-de-sac in close proximity to 30 Brook Street.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

OBJECTIVES AND ACTIVITIES

They offer single bedroom accommodation, furnished and maintained to a high standard, with shared bathroom, kitchen and living spaces. There is also a driveway and garden with patio area.

Key Objectives for the Year Included: -

1. To ensure tenants and staff feels valued, supported and given the confidence to achieve their goals.
2. To maintain a high occupancy rate.
3. To retain our experienced well-trained staff
4. To play our part in providing mental health services to the local community.
5. To review all income and expenditure and agree uplifts to ineligible and eligible charges with Housing Benefit and tenants.
6. To conduct a comprehensive Fire Risk Assessment of the building.
3. To source and re-invest in a 2-year bond.

Public benefit

How our activities deliver public benefit

All of our charitable activities focus on our ability to enable individuals who are suffering from mental ill health to maintain an independent and valued role within the community.

The Society operates as a social business in that it has no shareholders, and all surpluses are used for the furtherance of its charitable aims.

Social investments

Everything we do represents a social investment for both the tenants we serve and the staff who support them.

We encourage every tenant to maximize their development and participate fully within the community and every member of staff is encouraged to develop their skills to enhance their sense of wellbeing and feeling valued and respected.

Social Investment is about investing in people. It means policies designed to strengthen people's skills and capacities and support them to participate fully in employment and social life. Key policy areas include education, healthcare, training, volunteering, job-search assistance and rehabilitation.

Protection of Vulnerable Adults

We have reviewed our responsibilities as laid out in the Care Act 2014 and in the Charity Commission's guidance of strategy for dealing with safeguarding issues in charities and confirm that we have complied with statutory requirements.

The organisation is committed to the safeguarding of vulnerable adults. We have policy and procedures for the protection of people who use our services and provide regular staff training.

Every new member of staff receives an employee handbook. In this, the organisation's values are reiterated, and staff are reminded of the policies on safeguarding and whistleblowing.

Tenants are also informed and educated on how to safeguard themselves, this includes what to look out for and how to report it.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STRATEGIC REPORT

Achievement and performance

Charitable activities

Care Quality Commission (CQC) Desk Top Review

The organisation had a desk top review in July 2023 which stated 'We reviewed the information and data available to us about Wordsley Housing and Independent Living Services. We have not found evidence that we need to reassess the rating at this stage. We will continue to monitor information about this service.'

Food Standards Agency Inspection

On 6th November 2018, we were inspected by Dudley MBC Food Standards Agency and awarded 5 out of 5 stars (5*). The next inspection was due November 2020 however since the Covid-19 Pandemic this has not yet taken place.

Interior Upgrades

Investment by Churches Housing Association of Dudley & District (CHADD) and Wordsley Housing Society into the fabric of the building has enabled the accommodation to be maintained to be refurbished and maintained to a very high standard.

Board of Trustees

We have a Board of Trustees who are volunteers that share ultimate responsibility for governing the Society and directing how it is managed and run.

The Board consists of six members and is comprised of the Chairman, Deputy Chairman, Treasurer and other elected trustees who support the manager with the day-to-day responsibilities and management of the Society, the manager is directly accountable to the Board.

The Board retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

The trustees fulfilled their duty to ensure our investments are prudent, appropriately managed and have the right level of risk to produce the right level of returns.

Covid-19

New ways of working have become embedded since the COVID-19 pandemic and the organisation continues to follow updated Gov.UK guidance on infection prevention and control. Last updated 8th June 2023.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STRATEGIC REPORT

Achievement and performance

Our Vision

'Our vision is a world where people are not labelled or judged for having a mental illness and are assisted to recover their independence'.

Our Mission

Our mission is to provide people who have a mental illness and associated problems in the Dudley borough with a service that: -

- Provides support.
- Provides short - medium term rehabilitation.
- Provides long term support packages
- Assists and supports recovery.
- Provides a person-centred approach that meets individual needs.
- Improves confidence, self-esteem, hope and resilience leading to independence.
- Empowers individuals to reach their full potential and become happy with themselves.
- Encourages individuals to have choice and take control over their lives.
- Enables participation in a wide range of activities and promotes community social inclusion.
- Protects vulnerable people from harm and enables them to recognise signs of abuse.

Financial review

Financial position

The Statement of Financial Activities for the year ended 31 March 2023 shows incoming resources for the year totalling £882,664 (2022: £885,234) and resources expended totalling £892,947 (2022: £834,402).

Net outgoing resources before losses on investment for the year ended 31 March 2023 amounted to £10,283 (2022: net incoming resources before gains on investments amounted to £50,832).

Losses on investments for the year totalled £15,933 (2022: gains of £4,742).

As a result, the Society's total funds have decreased from £507,445 as at 31 March 2022 to £481,229 as at 31 March 2023.

Reserves policy

The trustees have considered the appropriate level of reserves for the Society and agreed that the levels needed to be increased to approximately 6 months of running costs.

The trustees believe that it is necessary to continually review this requirement to ensure that the Society has sufficient resources to sustain the standard of accommodation, care and support to its tenants in the event of funding changes, unplanned vacancies or the cost of redundancies in the event of contract termination necessitating the winding up of the Society. This measure ensures that the Society acts in a prudent manner with regard to the financing of its day-to-day activities.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STRATEGIC REPORT

Future developments

The organisation will continue to deliver a wide range of mental health support services to the people of Dudley in a variety of settings and our social inclusion programme which will include: -

1. Providing established supported living accommodation.
- 2 Expanding social networks for people with enduring mental health needs.
3. Encouraging friendships to develop outside of mental health services.
4. Provide opportunities for people to experience new adventures and broaden their horizons, i.e., participating in holiday within the UK.
5. For people with mental health problems to recover and rebuild their lives they need access to those social, economic, educational, recreational and cultural opportunities, and physical health services, that most citizens take for granted.

Through partnership working, organisations from all sectors can build the bridges required to support community participation, active citizenship and build social capital. A sense of personal identity, aside from ill health or disability, supports recovery and inclusion. We believe that people with mental health problems are more than just a diagnosis and have valuable contributions to make, not just needs to be met. Services should support people to access the opportunities available within the many communities to which they belong and to make valued contributions as active citizens. In order to maintain and improve our service delivery we aim to provide more support for our staff through a restructured senior management team.

Strategic Aims

These are the strategic aims that define the work of the organisation:

- "Promoting good mental health and preventing poor mental health - helping people lead better lives as equal citizens"

Why it's Important

Mental well-being is fundamental to a person's quality of life. It is linked to good physical health, better cognitive and physical functioning, increased productivity, better interpersonal relationships, longer life expectancy and greater capacity to deal with stress and adversity

We aim to reduce the impacts of mental disorder in adulthood which can be the cause of:

- unemployment
- debt problems
- increased risk of addictive behaviour
- an increase in the risk of physical health problems especially heart disease and cancer.

Supported housing provides crucial help to some of the most vulnerable people in our country. It has an enormous positive impact on an individual's quality of life: from their physical and mental health to their engagement with the community.

Dudley Borough has a small number of supported housing services for people with a mental health illness; therefore, it can be difficult to find suitable services for the range of needs people present with.

We will also endeavour to:

- Advance our reputation and position to be the preferred choice for referrals due performance and quality.
- Be an employer of choice.
- Provide specialist developmental mental health and social inclusion training to staff on an annual basis.
- To maintain an occupancy rate of over 95%.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wordsley Housing Society is a company limited by guarantee in England (registered company number 02537864) which was incorporated on 7 September 1990 and achieved charitable status on 11 December 1990 (registered charity number 1001178).

The Society was established under a Memorandum of Association, which established the objects and powers of the Society, and a Board of Trustees, which acts for and in the name of the Society, governs the Society under its Articles of Association.

Recruitment and appointment of new trustees

Trustees are recruited through an open process of selection and are appointed at the Annual General Meeting for a period of three years after which they may stand for re-election.

The Society endeavours to recruit trustees with appropriate skills and local knowledge who will make a positive contribution to the work of the Society.

As the Society is incorporated as a company limited by guarantee, the trustees are deemed to be directors of the Society.

Organisational structure

The Society's Board of Trustees consists of up to seven members and is comprised of the Chairman, Deputy Chairman and other elected trustees all of whom are unpaid.

The Board of Trustees would meet bi-monthly throughout the year and day to day responsibility for the management of the Society rests with the manager who is directly accountable to the Board of Trustees.

The Board of Trustees retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

All trustees give their time voluntarily and receive no benefits from the Society.

Induction and training of new trustees

New trustees receive a trustee handbook and undergo an induction process to brief them on their legal obligations and responsibilities.

New trustees undertake a skills audit and are asked to identify any training needs, which are addressed either by in-house training sessions or by encouraging them to attend appropriate external training events.

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The Board of Trustees has overall responsibility for establishing and maintaining the Society's system of internal control and for reviewing its effectiveness.

The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved.

It also exists to give reasonable assurance about the preparation and reliability of financial and operational information along with the safeguarding of the Society's assets and interests.

In meeting its responsibilities, the Board of Trustees adopts a risk-based approach to internal controls to ensure that all major risks that the Society is exposed to have been identified and reviewed and that procedures have been established to manage those risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02537864 (England and Wales)

Registered Charity number

1001178

Registered office

30 Brook Street
Wordsley
Stourbridge
West Midlands
DY8 5YW

Trustees

P D R John (Chairman)

E M Walker (Vice-Chairman)

Reverend C S Jones

- resigned 24/05/2022

C P Gray

Cllr S J Waltho

J Clarke (MBE)

Company Secretary

K Barr

Senior Statutory Auditor

James Cruse ACA, FCCA, BSc (Econ) Hons

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Solicitors

Higgs LLP
3 Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

Bankers

Lloyds Bank plc
134 High Street
Stourbridge
West Midlands
DY8 5AF

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Wordsley Housing Society for the purposes of company law) are responsible for preparing the Report of the Trustees 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

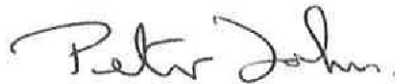
In so far as the trustees are aware:

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

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 26 September 2023 and signed on the board's behalf by:



P D R John (Chairman) - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Opinion

We have audited the financial statements of Wordsley Housing Society (the 'charitable company') for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Our 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 a Report of the Independent Auditors 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:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and discussed the policies and procedures regarding compliance.

Specific areas considered were as follows:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected all irregularities including those leading to material misstatements in the financial statements or non-compliance with regulation, even though we have properly planned and performed our audit in accordance with auditing standards.

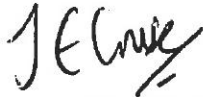
This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities 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 Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



James Cruse ACA, FCCA, BSc (Econ) Hons (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

26 September 2023

WORDSLEY HOUSING SOCIETY

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2023**

		Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Grants receivable		-	-	-	51,542
Fees receivable for care and support		458,201	-	458,201	465,621
Rent and service charges		417,167	-	417,167	361,084
Investment income	2	7,296	-	7,296	6,964
Other income		-	-	-	23
Total		882,664	-	882,664	885,234
EXPENDITURE ON					
Charitable activities	4				
Charitable activities		740,831	-	740,831	712,465
Support costs		152,116	-	152,116	121,937
Total		892,947	-	892,947	834,402
Net gains/(losses) on investments		(15,933)	-	(15,933)	4,742
NET INCOME/(EXPENDITURE)		(26,216)	-	(26,216)	55,574
RECONCILIATION OF FUNDS					
Total funds brought forward		507,445	-	507,445	451,871
TOTAL FUNDS CARRIED FORWARD		481,229	-	481,229	507,445

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

BALANCE SHEET
31 MARCH 2023

	Notes	Unrestricted funds £	Restricted funds £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	12	1,770	-	1,770	2,655
Investments	13	147,323	-	147,323	163,256
		149,093	-	149,093	165,911
CURRENT ASSETS					
Debtors	14	50,044	-	50,044	56,324
Cash at bank and in hand		331,430	-	331,430	315,394
		381,474	-	381,474	371,718
CREDITORS					
Amounts falling due within one year	15	(49,338)	-	(49,338)	(30,184)
NET CURRENT ASSETS		332,136	-	332,136	341,534
TOTAL ASSETS LESS CURRENT LIABILITIES		481,229	-	481,229	507,445
NET ASSETS		481,229	-	481,229	507,445
FUNDS	17				
Unrestricted funds				481,229	507,445
TOTAL FUNDS				481,229	507,445

The financial statements were approved by the Board of Trustees and authorised for issue on 26 September 2023 and were signed on its behalf by:



J Clarke - Trustee

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2023**

	Notes	2023 £	2022 £
Cash flows from operating activities			
Cash generated from operations	1	<u>8,740</u>	<u>(1,960)</u>
Net cash provided by/(used in) operating activities		<u>8,740</u>	<u>(1,960)</u>
Cash flows from Investing activities			
Purchase of tangible fixed assets		-	(216)
Purchase of current asset investments		<u>(4,742)</u>	<u>(32,767)</u>
Sale of current asset investments		<u>4,742</u>	<u>33,000</u>
Interest received		<u>7,296</u>	<u>6,964</u>
Net cash provided by investing activities		<u>7,296</u>	<u>6,981</u>
Change in cash and cash equivalents in the reporting period		<u>16,036</u>	<u>5,021</u>
Cash and cash equivalents at the beginning of the reporting period		<u>315,394</u>	<u>310,373</u>
Cash and cash equivalents at the end of the reporting period		<u>331,430</u>	<u>315,394</u>

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2023**

1. RECONCILIATION OF NET (EXPENDITURE)/INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2023	2022
	£	£
Net (expenditure)/income for the reporting period (as per the Statement of Financial Activities)	(26,216)	55,574
Adjustments for:		
Depreciation charges	885	1,328
Losses/(gain) on investments	15,933	(4,742)
Interest received	(7,296)	(6,964)
Decrease/(increase) in debtors	6,280	(2,409)
Increase/(decrease) in creditors	19,154	(44,747)
Net cash provided by/(used in) operations	8,740	(1,960)

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.22	Cash flow	At 31.3.23
	£	£	£
Net cash			
Cash at bank and in hand	315,394	16,036	331,430
	315,394	16,036	331,430
Total	315,394	16,036	331,430

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

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 £.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Interest income is recognised using the effective interest rate method and dividend income is recognised as the Charities right to receive payment is established. Investment management costs are included in expenditure.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

ALLOCATION AND APPORTIONMENT OF COSTS

Costs are allocated between direct charitable and other expenditure according to the nature of the cost. Where items involve more than one category they are apportioned between the categories according to the nature of the cost. A detailed analysis of the allocation costs is given in the notes to the accounts.

TANGIBLE FIXED ASSETS

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

Computer equipment	- 25% straight line method.
Fixtures and fittings	- 25% and 33.3% reducing balance method.

TAXATION

The charity is exempt from corporation tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES - continued

FUND ACCOUNTING

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. The annual contributions payable are charged to the statement of financial activities.

INVESTMENTS

Current asset investments comprise fixed term deposits and are stated at cost plus accrued interest earned up to the balance sheet date. Investments are held to provide an investment return for the charity.

GOVERNMENT GRANTS

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

OPERATING LEASE AGREEMENTS

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

2. INVESTMENT INCOME

	2023	2022
	£	£
Bank interest receivable	3,126	3,498
Dividends received	4,170	3,466
	<u>7,296</u>	<u>6,964</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

3. INCOME FROM CHARITABLE ACTIVITIES

		2023	2022
	Activity	£	£
Grants receivable	Grants receivable	-	51,542
Fees received from residents	Fees receivable for care and support	458,201	465,621
Fees received from residents	Rent and service charges	417,167	361,084
		875,368	878,247

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Dudley MBC	-	49,623
Grants under £1,000	-	1,919
	-	51,542

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5) £	Support costs (see note 6) £	Totals £
Charitable activities	740,831	-	740,831
Support costs	-	152,116	152,116
	740,831	152,116	892,947

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023	2022
	£	£
Staff costs	531,926	536,076
Hire of equipment	11,636	10,666
Rent, rates and water	88,930	53,698
Light and heat	20,523	22,059
Repairs and maintenance	19,161	16,686
Insurance	7,469	5,783
Covid-19 expenditure	-	5,085
Food costs	48,687	47,232
Cleaning costs	7,867	10,344
Recreational and occupational	3,518	3,447
Motor and travel	229	61
Depreciation	885	1,328
	<u>740,831</u>	<u>712,465</u>

6. SUPPORT COSTS

	Other £	Other 2 £	Governance costs £	Totals £
Support costs	<u>131,237</u>	<u>15,179</u>	<u>5,700</u>	<u>152,116</u>

Support costs are those costs that have been incurred in order to further the continued development of the Society's charitable activities.

Support costs, included in the above, are as follows:

	2023 Support costs £	2022 Total activities £
Wages	76,963	64,169
Social security	8,524	6,414
Pensions	13,398	13,380
General expenses	4,210	4,772
Legal and professional	5,859	5,197
Telephone	4,306	3,075
Subscriptions	3,679	3,151
Security	2,844	2,885
Printing, postage and stationery	4,918	7,314
Staff training costs	6,312	7,980
Bad debts	224	-
Carried forward	<u>131,237</u>	<u>118,337</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

6. SUPPORT COSTS - continued

	2023	2022
	Support costs	Total activities
	£	£
Brought forward	131,237	118,337
Exceptional items - redundancy	15,179	-
Auditors' remuneration	5,700	3,600
	152,116	121,937

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Auditors' remuneration	5,700	3,600
Depreciation - owned assets	885	1,328
Other operating leases	11,636	10,666

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

TRUSTEES' EXPENSES

During the year expenses totalling £25 (2022: £7) were paid to trustees.

9. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	585,293	579,076
Social security costs	32,120	27,583
Other pension costs	13,398	13,380
	630,811	620,039

The average monthly number of employees during the year was as follows:

	2023	2022
	39	40

No employees received emoluments in excess of £60,000.

WORDSLEY HOUSING SOCIETY**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023****10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

All of the funds in the Statement of Financial Activities in 2022 were unrestricted.

11. PENSION COMMITMENTS

The Society contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the Society in independently administered funds.

The total contributions for the year amounted to £13,398 (2022: £13,397) and outstanding contributions as at 31 March 2023 amounted to £60 (2022: £74).

12. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2022 and 31 March 2023	100,660	14,711	115,371
DEPRECIATION			
At 1 April 2022	98,005	14,711	112,716
Charge for year	885	-	885
At 31 March 2023	98,890	14,711	113,601
NET BOOK VALUE			
At 31 March 2023	1,770	-	1,770
At 31 March 2022	2,655	-	2,655

13. FIXED ASSET INVESTMENTS

	2023 £	2022 £
Investments	147,323	163,256

There were no investment assets outside the UK.

WORDSLEY HOUSING SOCIETY**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023****13. FIXED ASSET INVESTMENTS - continued**

Investments (neither listed nor unlisted) were as follows:

	2023	2022
	£	£
Brought forward	163,256	158,747
Adjustments/Transfers	-	(233)
Revaluations	(15,933)	4,742
	<u>147,323</u>	<u>163,256</u>

All listed investments are carried at their fair value which is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

The historical cost of listed investments amounted to £149,210 (2022: £149,210).

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade debtors	35,401	49,915
Accrued income	7,800	6,280
Prepayments	6,843	129
	<u>50,044</u>	<u>56,324</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	7,371	826
Social security and other taxes	8,370	7,189
Other creditors	11,639	4,532
Accrued expenses	21,958	17,637
	<u>49,338</u>	<u>30,184</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

16. LEASING AGREEMENTS

Minimum lease and commitment payments under non-cancellable arrangements fall due as follows:

	2023	2022
	£	£
Within one year	95,975	85,393
Between one and five years	285,660	338,249
	381,635	423,642

17. MOVEMENT IN FUNDS

	At 1.4.22	Net movement in funds	Transfers between funds	At 31.3.23
	£	£	£	£
Unrestricted funds				
General fund	57,205	(25,581)	(395)	31,229
Designated fund - Fundraising	240	(635)	395	-
Designated fund - Reserves fund	450,000	-	-	450,000
	507,445	(26,216)	-	481,229
TOTAL FUNDS	507,445	(26,216)	-	481,229

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	882,664	(892,312)	(15,933)	(25,581)
Designated fund - Fundraising	-	(635)	-	(635)
	882,664	(892,947)	(15,933)	(26,216)
TOTAL FUNDS	882,664	(892,947)	(15,933)	(26,216)

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

17. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	1,340	55,865	57,205
Designated fund - Fundraising	531	(291)	240
Designated fund - Reserves fund	450,000	-	450,000
	<u>451,871</u>	<u>55,574</u>	<u>507,445</u>
TOTAL FUNDS	<u>451,871</u>	<u>55,574</u>	<u>507,445</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	833,692	(782,569)	4,742	55,865
Designated fund - Fundraising	-	(291)	-	(291)
	<u>833,692</u>	<u>(782,860)</u>	<u>4,742</u>	<u>55,574</u>
Restricted funds				
Workforce Capacity Grant through Dudley				
CVS paid for by Dudley MBC	9,954	(9,954)	-	-
Infection Protection Control	3,783	(3,783)	-	-
Rapid Test Fund	9,861	(9,861)	-	-
Infection Control and Testing	9,343	(9,343)	-	-
Discretionary Testing Fund	8,174	(8,174)	-	-
Vaccine Grant	427	(427)	-	-
Workforce Capacity Fund DCVS	10,000	(10,000)	-	-
	<u>51,542</u>	<u>(51,542)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>885,234</u>	<u>(834,402)</u>	<u>4,742</u>	<u>55,574</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

17. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General fund	1,340	30,284	(395)	31,229
Designated fund - Fundraising	531	(926)	395	-
Designated fund - Reserves fund	450,000	-	-	450,000
	<u>451,871</u>	<u>29,358</u>	<u>-</u>	<u>481,229</u>
TOTAL FUNDS	<u>451,871</u>	<u>29,358</u>	<u>-</u>	<u>481,229</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,716,356	(1,674,881)	(11,191)	30,284
Designated fund - Fundraising	-	(926)	-	(926)
	<u>1,716,356</u>	<u>(1,675,807)</u>	<u>(11,191)</u>	<u>29,358</u>
Restricted funds				
Workforce Capacity Grant through Dudley				
CVS paid for by Dudley MBC	9,954	(9,954)	-	-
Infection Protection Control	3,783	(3,783)	-	-
Rapid Test Fund	9,861	(9,861)	-	-
Infection Control and Testing	9,343	(9,343)	-	-
Discretionary Testing Fund	8,174	(8,174)	-	-
Vaccine Grant	427	(427)	-	-
Workforce Capacity Fund DCVS	10,000	(10,000)	-	-
	<u>51,542</u>	<u>(51,542)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>1,767,898</u>	<u>(1,727,349)</u>	<u>(11,191)</u>	<u>29,358</u>

Purpose of unrestricted funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

17. MOVEMENT IN FUNDS - continued

Designated fund - Fundraising

This fund represents money that was raised by a member of staff and will be used for the sole use of tenants to enable them to participate in activities and events as part of our social inclusion programme.

Designated fund - Reserve fund

This designated fund represents the approximate costs that would be incurred if the Society, for whatever reason, is unable to continue operating.

Purposes of restricted funds

Infection Control Grant Round 1 from Dudley MBC

These funds were provided by Dudley MBC to assist with costs associated with reducing the risk of transmission to tenants, staff and any other people who need to enter the premises. We also purchased a large Gazebo which enabled visits from relatives and other professionals to continue and provide an area for staff to take frequent breaks from wearing PPE.

Infection Control Grant Round 2 from Dudley MBC

These funds were used to provide taxi services to staff to prevent them from using public transport. It also funded the cost of extra cleaning staff. Screens were purchased to enable face to face meetings to take place along with additional outdoor furniture to encourage everyone to spend time outdoor in a well ventilated environment.

Rapid Testing Discretionary Fund

This fund was used to pay for staff costs associated with training and carrying out, registering and recording Lateral Flow Tests.

Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC

The grant enabled the organisation to employ additional support staff. This enabled us to increase the levels of support to tenants and provide services safely it also enabled us to provide additional activities to keep the tenants engaged and entertained and staff were confident in carrying out their roles.

We were able to purchase additional supplies of cleaning products and equipment i.e. steamers, PPE which were needed due to the increased cleaning schedules.

Extension & Variant to infection Control Grant

These funds from Dudley MBC enabled us to maintain the enhanced cleaning schedules and increased staffing levels we require due to the Covid-19 virus.

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2023

18. RELATED PARTY DISCLOSURES

Churches Housing Association of Dudley & District

P D R John, a trustee of Wordsley Housing Society also served as trustee of a charitable housing association called Churches Housing Association of Dudley & District (Housing Corporation Registration number: LH2916, Industrial and Provident Society number: 22545R).

During the year ended 31 March 2023 the following transactions occurred between the Society and Churches Housing Association of Dudley & District.

Rent payable

Rent charges totalling £74,721 (2022: £43,757) were paid to Churches Housing Association Dudley & District.

Other Charges

Contribution towards electrical supplies of £174 (2022: £nil) were paid to Churches Housing Association Dudley & District.

Amounts due from Wordsley Housing Society to Churches Housing Association Dudley & District

As at the balance sheet date £nil (2022: £nil) was due to Churches Housing Association Dudley & District from the Society).

P D R John resigned as a trustee of Churches Housing Association of Dudley & District during September 2022.

Lunch on the Run

P D R John, a trustee of Wordsley Housing Society also served as trustee of a charitable company called Lunch on the Run (Company number: 03736856. Charity number: 1080900)

During the year ended 31 March 2023 the following transactions occurred between the Society and Lunch on the Run.

Buffets purchased

Buffets costs totalling £215 (2022: £nil) were paid to Lunch on the Run.

Amounts due from Wordsley Housing Society to Lunch on the Run

As at the balance sheet date £nil (2022: £nil) was due to Lunch on the Run.

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2023**

19. ULTIMATE CONTROLLING PARTY

The charity is controlled by the trustees as listed in the Report of the Trustees.

20. COMPANY LIMITED BY GUARANTEE

The Society is a charitable company limited by guarantee and does not have any share capital. The members of the charitable company are the trustees named in the trustees report of the financial statements. The liability of members is limited and shall not exceed £1. Any surplus on winding up is to be donated to a charity whose objects are of similar nature. The charitable company has taken advantage of section 60(1) of the Companies Act 2006 and deleted the word "Limited" from its name.

Accounts

REGISTERED COMPANY NUMBER: 02537864 (England and Wales)
REGISTERED CHARITY NUMBER: 1001178

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022
FOR
WORDSLEY HOUSING SOCIETY**

**J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH**

WORDSLEY HOUSING SOCIETY

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FOR THE YEAR ENDED 31 MARCH 2022**

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WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the society are "to provide housing and associated amenities for discharged psychiatric patients and persons suffering from mental illness who are in necessitous circumstances".

Review of the Society (Purpose of the Charity)

Wordsley Housing Society opened 30 Brook Street in 1987 as a mental health residential care home in response to the predicted closure of two psychiatric hospitals - Burton Road Hospital and Barnsley Hall Hospital.

In 1996, an extension was added to the building offering further accommodation and recreational space.

In 2002 and 2009, two-bed properties were added to our portfolio, two in 2002 and one in 2009 that provided tenants with the opportunity to experience independent living with reduced hours of support as a stepping stone before living completely independently as an integrated member of the community.

In March 2015, we transitioned from a residential care home to a supported living service offering tenants more choice and control that comes from having a tenancy agreement.

Ensuring our work delivers our aims

We review our aims, objectives and activities annually. This review looks at our achievements and outcomes over the previous 12 months. The success of each activity and the benefits they have brought to the people are fundamental to our service delivery.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

OBJECTIVES AND ACTIVITIES

Significant activities

What We Do

We offer 24-hour specialist mental health support and tenancy accommodation in Stourbridge to adults with complex mental health care needs from Dudley and neighbouring boroughs.

We support people to develop skills and strategies that enable recovery and develop resilience in managing their mental illness and its symptoms, as well as maximising life opportunities, achieving greater independence, developing daily living skills and promoting social inclusion.

The organisation is registered and regulated by the Care Quality Commission under the Health and Social Care Act 2008 to provide personal care; as well as being commissioned by Dudley Metropolitan Borough Council (DMBC) for the provision of care and support for people with complex needs.

Throughout 2021-2022 we provided accommodation and support to 26 individuals, the majority of whom were from the Dudley borough. We were once again fortunate to achieve an occupancy rate of 98%, which was above the target set when the organisation's operating budgets were devised at the beginning of the year.

The majority of our funding has been received from Dudley MBC who pay for the individual's support and accommodation costs, any excess funds are either re-invested into the service or set aside for reserves.

Our Accommodation

30 Brook Street - Supported Living Accommodation

30 Brook Street accommodates up to 19 people on two levels and is made up of 19 rooms over the two floors.

The ground floor offers single bedroom accommodation with shared bathroom and living spaces. There are two communal lounges; a computer room with free internet access; a spacious dining room; laundry; and a large well-maintained garden with patio areas. Our cook can cater for tenants in our commercial-style kitchen located on the ground floor and there is also a kitchenette available for the tenants to use.

The first floor offers bedsit-style single bedrooms with two people sharing a kitchen and bathroom facility with a communal lounge/ dining room available to use.

Sutton Street - Independent Living with Support

Our three, shared two bed properties on Sutton Street can accommodate 6 people on a quiet cul-de-sac in close proximity to 30 Brook Street.

They offer single bedroom accommodation, furnished and maintained to a high standard, with shared bathroom, kitchen and living spaces. There is also a driveway and garden with patio area.

Our Team

We have a friendly, diverse team of 42 staff including 29 support workers who have the right values, behaviours and experience to work in social care. They love making a difference, some of our support workers have been with us since 1999.

We continue to manage our recruitment programme to ensure we have the right people to deliver personalised services whilst retaining our skilled, motivated and dedicated workforce. We increased our pool of bank support workers and cleaning staff this year with the specific aim of reducing agency usage. Since the beginning of the pandemic we minimised the movement of staff within the organisation to reduce the risk of asymptomatic transmission of the virus.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

OBJECTIVES AND ACTIVITIES

Over the last two years we have managed our services through a global pandemic by introducing robust preventable and containing work practices which were welcomed by our workforce, tenants and their relatives alike.

An enhanced cleaning programme is now well established this ensures all areas of the organisation are cleaned twice daily, these steps have been taken in addition to routine systems of infection control and where appropriate the use of personal protective equipment (PPE).

Staff receive induction, ongoing training, professional development and performance reviews to ensure that they remain up to date with recommended practice and regulatory requirements to enable them to carry out their role and responsibilities to the standards we expect.

We use safe recruitment and selection procedures. All members of staff undergo an enhanced Disclosure and Barring Service (DBS) check and have pre-employment checks to confirm that they are suitable to work with vulnerable people.

Comments about staff included in our last Care Quality Commission report include:

Relatives told us they felt confident staff were appropriately trained and equipped to carry out their role. Comments included, "The staff are very good. They know what they're doing," and "I think the staff are excellent."

A professional who has regular contact with the service told us staff had been very supportive when a person was physically unwell. They said, "[Staff] went above and beyond their remit to support the patient after the operation. They were available at night to support [them] and were very accommodating to [their] needs."

Our Services

We offer flexible person-centred support packages with the aim to maximise tenant's life opportunities, achieve greater independence, develop daily living skills and promote social inclusion.

We support tenants by:

- Offering one-to-one, tailored support from staff who are onsite 24 hours a day, 7 days a week
- Providing home-cooked, healthy meals if required (catering for dietary requirements)
- Providing a clean, comfortable and friendly living environment

We support tenants with:

- Managing finances (budgeting, claiming benefits, debts)
- Personal care and medication management
- Attending medical appointments
- Developing hobbies / interests
- Access to education, training, volunteering and employment
- Access to leisure, cultural and social activities (holidays, day trips and celebrations)
- Maintaining a tenancy
- Developing daily living skills
- Maintaining physical, mental and emotional well-being
- Developing and maintaining social networks and positive relationships

Key Objectives for the Year Included: -

- 1.To complete the review of the management agreement we have with CHADD, for the board to agree the proposed changes and sign off the new agreement ready for the start of the financial year 2022-2023.
- 2.To review all income and expenditure and agree uplifts to ineligible an eligible charge with Housing Benefit and tenants.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

OBJECTIVES AND ACTIVITIES

3. To utilise all grants received from Dudley MBC to assist in the control the Covid-19 virus.
4. To ensure every person both tenants and staff feels valued, supported and given the confidence to achieve their goals.
5. To restart integration of tenants into the community.
6. To maintain a high occupancy rate.
7. To review our carbon footprint and impact on the environment and create a sustainability policy.
8. To retain our experienced well-trained staff.
9. To expand our training providers and subjects
10. To play our part in providing mental health services to the local community.

Public benefit

How our activities deliver public benefit

All of our charitable activities focus on our ability to enable individuals who are suffering from mental ill health to maintain an independent and valued role within the community.

The Society operates as a social business in that it has no shareholders, and all surpluses are used for the furtherance of its charitable aims.

Social investments

Everything we do represents a social investment for both the tenants we serve and the staff who support them.

We encourage every tenant to maximize their development and participate fully within the community and every member of staff is encouraged to develop their skills to enhance their sense of wellbeing and feeling valued and respected.

Social Investment is about investing in people. It means policies designed to strengthen people's skills and capacities and support them to participate fully in employment and social life. Key policy areas include education, healthcare, training, volunteering, job-search assistance and rehabilitation.

Protection of Vulnerable Adults

We have reviewed our responsibilities as laid out in the Care Act 2014 and in the Charity Commission's guidance of strategy for dealing with safeguarding issues in charities and confirm that we have complied with statutory requirements.

The organisation is committed to the safeguarding of vulnerable adults. We have policy and procedures for the protection of people who use our services and provide regular staff training.

Every new member of staff receives an employee handbook. In this, the organisation's values are reiterated, and staff are reminded of the policies on safeguarding and whistleblowing.

Tenants are also informed and educated on how to safeguard themselves, this includes what to look out for and how to report it.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STRATEGIC REPORT

Achievement and performance

Charitable activities

Care Quality Commission (CQC) Desk Top Review

The organisation had a desk top review in October 2021 which stated 'We reviewed the information and data available to us about Wordsley Housing and Independent Living Services. We have not found evidence that we need to reassess the rating at this stage. We will continue to monitor information about this service.'

Food Standards Agency Inspection

On 6th November 2018, we were inspected by Dudley MBC Food Standards Agency and awarded 5 out of 5 stars (5*). The next inspection was due November 2020 however due to the Covid-19 Pandemic this has not yet taken place.

Interior Upgrades

Investment by Churches Housing Association of Dudley & District (CHADD) and Wordsley Housing Society into the fabric of the building has enabled the kitchenettes and bathrooms to be refurbished and updated. At the request of the tenants, walk-in showers replaced the baths Wordsley contributed 49.5% of the costs.

Board of Trustees

We have a Board of Trustees who are volunteers that share ultimate responsibility for governing the Society and directing how it is managed and run.

The Board consists of six members and is comprised of the Chairman, Deputy Chairman, Treasurer and other elected trustees who support the manager with the day-to-day responsibilities and management of the Society, the manager is directly accountable to the Board.

The Board retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

The trustees fulfilled their duty to ensure our investments are prudent, appropriately managed and have the right level of risk to produce the right level of returns.

Covid-19 Pandemic

The last two years have been a huge challenge with our brilliant workforce going above and beyond. We've seen the whole team rise to the challenges of the pandemic with compassion and dedication to protect and promote tenant's opportunities to have the best possible lives.

New ways of working have become embedded during the COVID-19 pandemic, adapting to wearing restrictive PPE, taking frequent breaks and ensuring staff are supported and given the opportunity for continued training and development using digital technology.

The senior team were tested with interpreting and implementing the frequent changing, and often contradictory, Government and regulatory guidelines to ensure we were operationally safe and working to best practice standards was, at best, challenging. In the early months of the pandemic, during Spring 2020, we changed work practices and developed new ways to support tenants, and staff with their physical and mental wellbeing. Traditional centre activities were no longer available and replaced with innovative in-house activities.

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

As lockdown progressed, we continued to listen to our tenants and the challenges they were experiencing i.e. loss of confidence, anxiety, fear, lack of self-care, loss of routine and reduced coping mechanisms. Consequently, we developed additional support strategies to lessen the impact that the restrictions on daily life were having on everyone, which included explaining why being vaccinated was to protect everyone.

In December 2021, we wanted to show our appreciation for our staff and presented the team with a one-4-all voucher; it is important that we recognise staff for their ongoing commitment to the organisation and delivering excellent services to the tenants.

Management and Administration

The registered manager Ms K Barr carries out the day-to-day management of the home. She provides bi-monthly reports to the board.

Our Vision

'Our vision is a world where people are not labelled or judged for having a mental illness and are assisted to recover their independence'.

Our Mission

Our mission is to provide people who have a mental illness and associated problems in the Dudley borough with a service that: -

- Provides support.
- Provides short - medium term rehabilitation.
- Provides long term support packages
- Assists and supports recovery.
- Provides a person-centred approach that meets individual needs.
- Improves confidence, self-esteem, hope and resilience leading to independence.
- Empowers individuals to reach their full potential and become happy with themselves.
- Encourages individuals to have choice and take control over their lives.
- Enables participation in a wide range of activities and promotes community social inclusion.
- Protects vulnerable people from harm and enables them to recognise signs of abuse.

Financial review

Financial position

The Statement of Financial Activities for the year ended 31 March 2022 shows incoming resources for the year totalling £885,235 (2021: £853,541) and resources expended totalling £834,403 (2021: £820,175).

Net incoming resources before gains for the year ended 31 March 2022 amounted to £50,832 (2021: £33,366).

Gains on investments for the year totalled £4,742 (2021: £33,000).

As a result, the Society's total funds have increased from £451,871 as at 31 March 2021 to £507,445 as at 31 March 2022.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STRATEGIC REPORT

Financial review

Reserves policy

The trustees have considered the appropriate level of reserves for the Society and agreed that the levels needed to be increased to approximately 6 months of running costs.

The trustees believe that it is necessary to continually review this requirement to ensure that the Society has sufficient resources to sustain the standard of accommodation, care and support to its tenants in the event of funding changes, unplanned vacancies or the cost of redundancies in the event of contract termination necessitating the winding up of the Society. This measure ensures that the Society acts in a prudent manner with regard to the financing of its day-to-day activities.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STRATEGIC REPORT

Future developments

The organisation will continue to deliver a wide range of mental health support services to the people of Dudley in a variety of settings and resume our social inclusion programme which will include: -

1. Providing established supported living accommodation.
- 2 Expanding social networks for people with enduring mental health needs.
3. Encouraging friendships to develop outside of mental health services.
4. Provide opportunities for people to experience new adventures and broaden their horizons, i.e., participating in holiday within the UK.

For people with mental health problems to recover and rebuild their lives they need access to those social, economic, educational, recreational and cultural opportunities, and physical health services, that most citizens take for granted.

Through partnership working, organisations from all sectors can build the bridges required to support community participation, active citizenship and build social capital. A sense of personal identity, aside from ill health or disability, supports recovery and inclusion. We believe that people with mental health problems are more than just a diagnosis and have valuable contributions to make, not just needs to be met. Services should support people to access the opportunities available within the many communities to which they belong and to make valued contributions as active citizens. In order to maintain and improve our service delivery we aim to provide more support for our staff through a restructured senior management team.

Strategic Aims

These are the strategic aims that define the work of the organisation:

- "Promoting good mental health and preventing poor mental health - helping people lead better lives as equal citizens"

Why it's important

Mental well-being is fundamental to a person's quality of life. It is linked to good physical health, better cognitive and physical functioning, increased productivity, better interpersonal relationships, longer life expectancy and greater capacity to deal with stress and adversity

We aim to reduce the impacts of mental disorder in adulthood which can be the cause of:

- unemployment
- debt problems
- smoking prevalence
- an increase in the risk of physical health problems especially heart disease and cancer.

To fully support and implement the National Statement of Expectations (NSE) for supported housing that set out the government's vision for ways of working and makes recommendations for standards in accommodation. This is part of our work to demonstrate quality and value for money.

Supported housing provides crucial help to some of the most vulnerable people in our country. It has an enormous positive impact on an individual's quality of life: from their physical and mental health to their engagement with the community.

Dudley Borough has a small number of supported housing services for people with a mental health illness; therefore, it can be difficult to find suitable services for the range of needs people present with.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STRATEGIC REPORT

We will also endeavour to:

- Advance our reputation and position to be the preferred choice for referrals due performance and quality.
- Be an employer of choice.
- Provide specialist developmental mental health and social inclusion training to staff on an annual basis.
- To maintain an occupancy rate of over 95%.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wordsley Housing Society is a company limited by guarantee in England (registered company number 02537864) which was incorporated on 7 September 1990 and achieved charitable status on 11 December 1990 (registered charity number 1001178).

The Society was established under a Memorandum of Association, which established the objects and powers of the Society, and a Board of Trustees, which acts for and in the name of the Society, governs the Society under its Articles of Association.

Recruitment and appointment of new trustees

Trustees are recruited through an open process of selection and are appointed at the Annual General Meeting for a period of three years after which they may stand for re-election.

The Society endeavours to recruit trustees with appropriate skills and local knowledge who will make a positive contribution to the work of the Society.

As the Society is incorporated as a company limited by guarantee, the trustees are deemed to be directors of the Society

Organisational structure

The Society's Board of Trustees consists of up to six members and is comprised of the Chairman, Deputy Chairman and other elected trustees all of whom are unpaid.

The Board of Trustees would meet bi-monthly throughout the year and day to day responsibility for the management of the Society rests with the manager who is directly accountable to the Board of Trustees. However due to the pandemic the manager kept the board informed via email initially until we had the facilities to hold Zoom meetings.

The Board of Trustees retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

All trustees give their time voluntarily and receive no benefits from the Society.

Induction and training of new trustees

New trustees receive a trustee handbook and undergo an induction process to brief them on their legal obligations and responsibilities.

New trustees undertake a skills audit and are asked to identify any training needs, which are addressed either by in-house training sessions or by encouraging them to attend appropriate external training events.

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The Board of Trustees has overall responsibility for establishing and maintaining the Society's system of internal control and for reviewing its effectiveness.

The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved.

It also exists to give reasonable assurance about the preparation and reliability of financial and operational information along with the safeguarding of the Society's assets and interests.

In meeting its responsibilities, the Board of Trustees adopts a risk-based approach to internal controls to ensure that all major risks that the Society is exposed to have been identified and reviewed and that procedures have been established to manage those risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02537864 (England and Wales)

Registered Charity number

1001178

Registered office

30 Brook Street
Wordsley
Stourbridge
West Midlands
DY8 5YW

Trustees

P D R John (Chairman)

E M Walker (Vice-Chairman)

Reverend C S Jones

- resigned 24/05/2022

C P Gray

Cllr S J Waltho

J Clarke (MBE)

Company Secretary

K Barr

Senior Statutory Auditor

James Cruse ACA, FCCA, BSc (Econ) Hons

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Solicitors

Higgs and Sons
3 Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

Bankers

Lloyds Bank plc
134 High Street
Stourbridge
West Midlands
DY8 5AF

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Wordsley Housing Society for the purposes of company law) are responsible for preparing the Report of the Trustees 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

In so far as the trustees are aware:

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

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 20 September 2022 and signed on the board's behalf by:



P D R John (Chairman) - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Opinion

We have audited the financial statements of Wordsley Housing Society (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

Our 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 a Report of the Independent Auditors 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:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and discussed the policies and procedures regarding compliance.

Specific areas considered were as follows:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected all irregularities including those leading to material misstatements in the financial statements or non-compliance with regulation, even though we have properly planned and performed our audit in accordance with auditing standards.

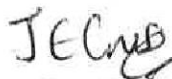
This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities 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 Report of the Independent Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)**

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



James Cruse ACA, FCCA, BSc (Econ) Hons (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

20 September 2022

WORDSLEY HOUSING SOCIETY

**STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	-	-	-	13
Charitable activities	4				
Grants receivable		-	51,542	51,542	64,819
Fees receivable for care and support		465,621	-	465,621	426,598
Rent and service charges		361,084	-	361,084	355,477
Investment income	3	6,965	-	6,965	5,730
Other income		23	-	23	904
Total		833,693	51,542	885,235	853,541
EXPENDITURE ON					
Charitable activities	5				
Charitable activities		650,258	51,542	701,800	686,340
Support costs		132,603	-	132,603	133,835
Total		782,861	51,542	834,403	820,175
Net gains on investments		4,742	-	4,742	33,000
NET INCOME		55,574	-	55,574	66,366
RECONCILIATION OF FUNDS					
Total funds brought forward		451,871	-	451,871	385,505
TOTAL FUNDS CARRIED FORWARD		507,445	-	507,445	451,871

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY (REGISTERED NUMBER: 02537864)

**BALANCE SHEET
31 MARCH 2022**

	Notes	Unrestricted funds £	Restricted funds £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	13	2,655	-	2,655	3,767
Investments	14	163,256	-	163,256	158,747
		<u>165,911</u>	<u>-</u>	<u>165,911</u>	<u>162,514</u>
CURRENT ASSETS					
Debtors	15	56,324	-	56,324	53,915
Cash at bank and in hand		315,394	-	315,394	310,373
		<u>371,718</u>	<u>-</u>	<u>371,718</u>	<u>364,288</u>
CREDITORS					
Amounts falling due within one year	16	(30,184)	-	(30,184)	(74,931)
		<u>341,534</u>	<u>-</u>	<u>341,534</u>	<u>289,357</u>
NET CURRENT ASSETS					
		<u>341,534</u>	<u>-</u>	<u>341,534</u>	<u>289,357</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>507,445</u>	<u>-</u>	<u>507,445</u>	<u>451,871</u>
NET ASSETS		<u>507,445</u>	<u>-</u>	<u>507,445</u>	<u>451,871</u>
FUNDS	18				
Unrestricted funds				507,445	451,871
TOTAL FUNDS				<u>507,445</u>	<u>451,871</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20 September 2022 and were signed on its behalf by:



J Clarke - Trustee

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	2022 £	2021 £
Cash flows from operating activities			
Cash generated from operations	1	(1,961)	42,707
Net cash (used in)/provided by operating activities		(1,961)	42,707
Cash flows from investing activities			
Purchase of tangible fixed assets		(216)	-
Purchase of current asset investments		(32,767)	(183,317)
Sale of current asset investments		33,000	184,190
Interest received		6,965	5,730
Net cash provided by investing activities		6,982	6,603
Change in cash and cash equivalents in the reporting period		5,021	49,310
Cash and cash equivalents at the beginning of the reporting period		310,373	261,063
Cash and cash equivalents at the end of the reporting period		315,394	310,373

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2022**

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2022	2021
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	55,574	66,366
Adjustments for:		
Depreciation charges	1,328	1,883
Gain on investments	(4,742)	(33,000)
Interest received	(6,965)	(5,730)
Increase in debtors	(2,409)	(37,245)
(Decrease)/increase in creditors	(44,747)	50,433
Net cash (used in)/provided by operations	<u>(1,961)</u>	<u>42,707</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.21	Cash flow	At 31.3.22
	£	£	£
Net cash			
Cash at bank and in hand	310,373	5,021	315,394
	<u>310,373</u>	<u>5,021</u>	<u>315,394</u>
Total	<u>310,373</u>	<u>5,021</u>	<u>315,394</u>

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

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 £.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Interest income is recognised using the effective interest rate method and dividend income is recognised as the Charities right to receive payment is established. Investment management costs are included in expenditure.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

ALLOCATION AND APPORTIONMENT OF COSTS

Costs are allocated between direct charitable and other expenditure according to the nature of the cost. Where items involve more than one category they are apportioned between the categories according to the nature of the cost. A detailed analysis of the allocation costs is given in the notes to the accounts.

TANGIBLE FIXED ASSETS

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

Computer equipment	- 25% straight line method.
Fixtures and fittings	- 25% and 33.3% reducing balance method.

TAXATION

The charity is exempt from corporation tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

1. ACCOUNTING POLICIES - continued

FUND ACCOUNTING

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. The annual contributions payable are charged to the statement of financial activities.

INVESTMENTS

Current asset investments comprise fixed term deposits and are stated at cost plus accrued interest earned up to the balance sheet date. Investments are held to provide an investment return for the charity.

GOVERNMENT GRANTS

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

OPERATING LEASE AGREEMENTS

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

2. DONATIONS AND LEGACIES

	2022	2021
	£	£
Donations and gifts		13
	<u> </u>	<u> </u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

3. INVESTMENT INCOME

	2022	2021
	£	£
Bank interest receivable	3,499	2,759
Dividends received	3,466	2,971
	<u>6,965</u>	<u>5,730</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	2022	2021
	£	£
Grants receivable	51,542	64,819
Fees received from residents	465,621	426,598
Fees received from residents	361,084	355,477
	<u>878,247</u>	<u>846,894</u>

Grants received, included in the above, are as follows:

	2022	2021
	£	£
Dudley MBC	49,623	63,186
Grants under £1,000	1,919	1,633
	<u>51,542</u>	<u>64,819</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6) £	Support costs (see note 7) £	Totals £
Charitable activities	701,800	-	701,800
Support costs	-	132,603	132,603
	<u>701,800</u>	<u>132,603</u>	<u>834,403</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022	2021
	£	£
Staff costs	536,076	481,651
Covid-19 expenditure	5,085	26,697
Rent, rates and water	48,483	48,482
Light and heat	27,275	27,054
Repairs and maintenance	16,686	41,717
Insurance	5,783	5,067
Motor and travel costs	61	162
Food costs	47,232	46,958
Cleaning costs	10,344	4,325
Recreational and occupational	3,447	2,344
Depreciation	1,328	1,883
	<u>701,800</u>	<u>686,340</u>

7. SUPPORT COSTS

	Other	Governance	Totals
	£	costs	£
Support costs	<u>129,003</u>	<u>3,600</u>	<u>132,603</u>

Support costs are those costs that have been incurred in order to further the continued development of the Society's charitable activities.

Support costs, included in the above, are as follows:

	2022	2021
	Support	Total
	costs	activities
	£	£
Wages	64,169	63,940
Social security	6,414	6,399
Pensions	13,380	12,522
Hire of equipment	9,802	9,710
General expenses	4,772	5,382
Legal and professional	5,197	4,559
Telephone	3,075	2,718
Subscriptions	3,151	3,134
Security	2,885	3,711
Printing, postage and stationery	8,178	10,004
Staff training costs	7,980	8,026
Bad debts	-	130
Carried forward	<u>129,003</u>	<u>130,235</u>

WORDSLEY HOUSING SOCIETY**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022****7. SUPPORT COSTS - continued**

	2022 Support costs £	2021 Total activities £
Brought forward	129,003	130,235
Auditors' remuneration	3,600	3,600
	<u>132,603</u>	<u>133,835</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022 £	2021 £
Auditors' remuneration	3,600	3,600
Depreciation - owned assets	1,328	1,883
Hire of plant and machinery	9,802	9,710
Other operating leases	5,085	26,697
	<u></u>	<u></u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

TRUSTEES' EXPENSES

During the year expenses totalling £7 (2021: £nil) were paid to trustees.

10. STAFF COSTS

	2022 £	2021 £
Wages and salaries	579,076	534,951
Social security costs	27,583	17,039
Other pension costs	13,380	12,522
	<u>620,039</u>	<u>564,512</u>

The average monthly number of employees during the year was as follows:

	2022	2021
Management, administration and support	40	35
	<u></u>	<u></u>

No employees received emoluments in excess of £60,000.

WORDSLEY HOUSING SOCIETY**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022****11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

All of the funds in the Statement of Financial Activities in 2021 were unrestricted.

12. PENSION COMMITMENTS

The Society contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the Society in independently administered funds.

The total contributions for the year amounted to £13,397 (2021: £12,490) and outstanding contributions as at 31 March 2022 amounted to £74 (2021: £nil).

13. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2021	100,444	14,711	115,155
Additions	216	-	216
At 31 March 2022	100,660	14,711	115,371
DEPRECIATION			
At 1 April 2021	96,677	14,711	111,388
Charge for year	1,328	-	1,328
At 31 March 2022	98,005	14,711	112,716
NET BOOK VALUE			
At 31 March 2022	2,655	-	2,655
At 31 March 2021	3,767	-	3,767

WORDSLEY HOUSING SOCIETY**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022****14. FIXED ASSET INVESTMENTS**

	2022	2021
	£	£
Investments	<u>163,256</u>	<u>158,747</u>

There were no investment assets outside the UK.

Investments (neither listed nor unlisted) were as follows:

	2022	2021
	£	£
Brought forward	158,747	126,620
Adjustments/Transfers	(233)	(621)
Capital decrease	-	(252)
Revaluations	4,742	33,000
	<u>163,256</u>	<u>158,747</u>

All listed investments are carried at their fair value which is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

The historical cost of listed investments amounted to £149,210 (2021: £149,444).

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade debtors	49,915	51,614
Other debtors	-	659
Accrued income	6,280	1,513
Prepayments	129	129
	<u>56,324</u>	<u>53,915</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	826	21,753
Social security and other taxes	7,189	8,379
Other creditors	4,532	35,170
Accrued expenses	17,637	9,629
	<u>30,184</u>	<u>74,931</u>

17. LEASING AGREEMENTS

Minimum lease and commitment payments under non-cancellable arrangements fall due as follows:

	2022	2021
	£	£
Within one year	85,393	32,256
Between one and five years	338,249	48,489
	<u>423,642</u>	<u>80,745</u>

18. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
Unrestricted funds			
General fund	1,340	55,865	57,205
Designated fund - Fundraising	531	(291)	240
Designated fund - Reserves fund	450,000		450,000
	<u>451,871</u>	<u>55,574</u>	<u>507,445</u>
TOTAL FUNDS	<u>451,871</u>	<u>55,574</u>	<u>507,445</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

18. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	833,693	(782,570)	4,742	55,865
Designated fund - Fundraising		(291)	-	(291)
	<u>833,693</u>	<u>(782,861)</u>	<u>4,742</u>	<u>55,574</u>
Restricted funds				
Workforce Capacity Grant through Dudley				
CVS paid for by Dudley MBC	9,954	(9,954)	-	-
Infection Protection Control	3,783	(3,783)	-	-
Rapid Test Fund	9,861	(9,861)	-	-
Infection Control and Testing	9,343	(9,343)	-	-
Discretionary Testing Fund	8,174	(8,174)	-	-
Vaccine Grant	427	(427)	-	-
Workforce Capacity Fund DCVS	10,000	(10,000)	-	-
	<u>51,542</u>	<u>(51,542)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>885,235</u>	<u>(834,403)</u>	<u>4,742</u>	<u>55,574</u>

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General fund	85,491	65,849	(150,000)	1,340
Designated fund - Fundraising	14	517	-	531
Designated fund - Reserves fund	300,000	-	150,000	450,000
	<u>385,505</u>	<u>66,366</u>	<u>-</u>	<u>451,871</u>
TOTAL FUNDS	<u>385,505</u>	<u>66,366</u>	<u>-</u>	<u>451,871</u>

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

18. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	787,818	(754,969)	33,000	65,849
Designated fund - Fundraising	904	(387)	-	517
Designated fund - Covid Grant from Dudley MBC	22,305	(22,305)	-	-
Designated fund - Tenant Grant (Telford & Wrekin Council)	1,634	(1,634)	-	-
	<u>812,661</u>	<u>(779,295)</u>	<u>33,000</u>	<u>66,366</u>
Restricted funds				
Infection Control Grant Round 1 from Dudley MBC	10,483	(10,483)	-	-
Infection Control Grant Round 2 from Dudley MBC	10,334	(10,334)	-	-
Rapid Testing Discretionary Fund	4,266	(4,266)	-	-
Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC	15,797	(15,797)	-	-
	<u>40,880</u>	<u>(40,880)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>853,541</u>	<u>(820,175)</u>	<u>33,000</u>	<u>66,366</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General fund	85,491	121,714	(150,000)	57,205
Designated fund - Fundraising	14	226	-	240
Designated fund - Reserves fund	300,000	-	150,000	450,000
	<u>385,505</u>	<u>121,940</u>	<u>-</u>	<u>507,445</u>
TOTAL FUNDS	<u>385,505</u>	<u>121,940</u>	<u>-</u>	<u>507,445</u>

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

18. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,621,511	(1,537,539)	37,742	121,714
Designated fund - Fundraising	904	(678)	-	226
Designated fund - Covid Grant from Dudley MBC	22,305	(22,305)	-	-
Designated fund - Tenant Grant (Telford & Wrekin Council)	1,634	(1,634)	-	-
	<u>1,646,354</u>	<u>(1,562,156)</u>	<u>37,742</u>	<u>121,940</u>
Restricted funds				
Infection Control Grant Round 1 from Dudley MBC	10,483	(10,483)	-	-
Infection Control Grant Round 2 from Dudley MBC	10,334	(10,334)	-	-
Rapid Testing Discretionary Fund	4,266	(4,266)	-	-
Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC	25,751	(25,751)	-	-
Infection Protection Control	3,783	(3,783)	-	-
Rapid Test Fund	9,861	(9,861)	-	-
Infection Control and Testing	9,343	(9,343)	-	-
Discretionary Testing Fund	8,174	(8,174)	-	-
Vaccine Grant	427	(427)	-	-
Workforce Capacity Fund DCVS	10,000	(10,000)	-	-
	<u>92,422</u>	<u>(92,422)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>1,738,776</u>	<u>(1,654,578)</u>	<u>37,742</u>	<u>121,940</u>

Purpose of unrestricted funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Designated fund - Fundraising

This fund represents money that was raised by a member of staff and will be used for the sole use of tenants to enable them to participate in activities and events as part of our social inclusion programme.

Designated fund - Reserve fund

This designated fund represents the approximate costs that would be incurred if the Society, for whatever reason, is unable to continue operating.

WORDSLEY HOUSING SOCIETY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022**

18. MOVEMENT IN FUNDS - continued

Designated fund - Covid Grant from Dudley MBC

These funds were provided by Dudley MBC Commissioning Service to assist providers with managing the costs associated with increased financial pressures due to the Covid-19 pandemic this included purchasing Personal Protective Equipment (PPE), increasing staffing levels and frequent cleaning of high risk touch sites in line with government guidance.

Designated fund - Tenant Grant from Telford & Wrekin Council

These funds were used to provide training to staff on infection prevention & control training, purchasing PPE, staff polo shirts and cleaning products recommended by public health.

Purposes of restricted funds

Infection Control Grant Round 1 from Dudley MBC

These funds were provided by Dudley MBC to assist with costs associated with reducing the risk of transmission to tenants, staff and any other people who need to enter the premises. We also purchased a large Gazebo which enabled visits from relatives and other professionals to continue and provide an area for staff to take frequent breaks from wearing PPE.

Infection Control Grant Round 2 from Dudley MBC

These funds were used to provide taxi services to staff to prevent them from using public transport. It also funded the cost of extra cleaning staff. Screens were purchased to enable face to face meetings to take place along with additional outdoor furniture to encourage everyone to spend time outdoor in a well ventilated environment.

Rapid Testing Discretionary Fund

This fund was used to pay for staff costs associated with training and carrying out, registering and recording Lateral Flow Tests.

Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC

The grant enabled the organisation to employ additional support staff. This enabled us to increase the levels of support to tenants and provide services safely it also enabled us to provide additional activities to keep the tenants engaged and entertained and staff were confident in carrying out their roles.

We were able to purchase additional supplies of cleaning products and equipment i.e. steamers, PPE which were needed due to the increased cleaning schedules.

Extension & Variant to Infection Control Grant

These funds from Dudley MBC enabled us to maintain the enhanced cleaning schedules and increased staffing levels we require due to the Covid-19 virus.

WORDSLEY HOUSING SOCIETY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2022

19. RELATED PARTY DISCLOSURES

Churches Housing Association of Dudley & District

P D R John, a trustee of Wordsley Housing Society also serves as trustee of a charitable housing association called Churches Housing Association of Dudley & District (Housing Corporation Registration number: LH2916, Industrial and Provident Society number: 22545R).

During the year ended 31 March 2022 the following transactions occurred between the Society and Churches Housing Association of Dudley & District.

Rent payable

Rent charges totalling £43,757 (2021: £43,130) were paid to Churches Housing Association Dudley & District.

Other Charges

Contribution towards shower cubicle upgrades totalling of £nil (2021: £20,500) were paid to Churches Housing Association Dudley & District.

Amounts due from Wordsley Housing Society to Churches Housing Association Dudley & District

As at the balance sheet date £nil (2021: £20,500) was due to Churches Housing Association Dudley & District from the Society).

20. ULTIMATE CONTROLLING PARTY

The charity is controlled by the trustees as listed in the Report of the Trustees.

21. COMPANY LIMITED BY GUARANTEE

The Society is a charitable company limited by guarantee and does not have any share capital. The members of the charitable company are the trustees named in the trustees report of the financial statements. The liability of members is limited and shall not exceed £1. Any surplus on winding up is to be donated to a charity whose objects are of similar nature. The charitable company has taken advantage of section 60(1) of the Companies Act 2006 and deleted the word "Limited" from its name.

Accounts

REGISTERED COMPANY NUMBER: 02537864 (England and Wales)

REGISTERED CHARITY NUMBER: 1001178

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021
FOR
WORDSLEY HOUSING SOCIETY**

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The objects of the society are "to provide housing and associated amenities for discharged psychiatric patients and persons suffering from mental illness who are in necessitous circumstances".

Review of the Society (Purpose of the Charity)

Wordsley Housing Society opened 30 Brook Street in 1987 as a mental health residential care home in response to the predicted closure of two psychiatric hospitals - Burton Road Hospital and Barnsley Hall Hospital.

In 1996, an extension was added to the building offering further accommodation and recreational space.

In 2002 and 2009, two-bed properties were added to our portfolio, two in 2002 and one in 2009 that provided tenants with the opportunity to experience independent living with reduced hours of support as a stepping stone before living completely independently as an integrated member of the community.

In March 2015, we transitioned from a residential care home to a supported living service offering tenants more choice and control that comes from having a tenancy agreement.

Ensuring our work delivers our aims

We review our aims, objectives and activities annually. This review looks at our achievements and outcomes over the previous 12 months. The success of each activity and the benefits they have brought to the people are fundamental to our service delivery.

Significant activities

What We Do

We offer 24-hour specialist mental health support and tenancy accommodation in Stourbridge to adults with complex mental health care needs from Dudley and neighbouring boroughs.

We support people to develop skills and strategies that enable recovery and develop resilience in managing their mental illness and its symptoms, as well as, maximising life opportunities, achieving greater independence, developing daily living skills and promoting social inclusion.

The organisation is registered and regulated by the Care Quality Commission under the Health and Social Care Act 2008 to provide personal care; as well as being commissioned by Dudley Metropolitan Borough Council (DMBC) for the provision of care and support for people with complex needs.

Throughout 2020 - 2021 we provided accommodation and support to 27 individuals, the majority of whom were from the Dudley borough. We were once again fortunate to achieve an occupancy rate of 98%, which was above the target set when the organisations operating budgets were devised at the beginning of the year.

The majority of our funding has been received from Dudley MBC who pay for the individual's support and accommodation costs, any excess funds are either re-invested into the service or set aside for reserves.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

OBJECTIVES AND ACTIVITIES

Our Accommodation

30 Brook Street - Supported Living Accommodation

30 Brook Street accommodates up to 19 people on two levels and is made up of 19 rooms over the two floors.

The ground floor offers single bedroom accommodation with shared bathroom and living spaces. There are two communal lounges; a computer room with free internet access; a spacious dining room; laundry; and a large well-maintained garden with patio areas. Our cook can cater for tenants in our commercial-style kitchen located on the ground floor and there is also a kitchenette available for the tenants to use.

The first floor offers bedsit-style single bedrooms with two people sharing a kitchen and bathroom facility with a communal lounge/ dining room available to use.

Sutton Street - Independent Living with Support

Our three, shared two bed properties on Sutton Street can accommodate 6 people on a quiet cul-de-sac in close proximity to 30 Brook Street.

They offer single bedroom accommodation, furnished and maintained to a high standard, with shared bathroom, kitchen and living spaces. There is also a driveway and garden with patio area.

Our Team

We have a friendly, diverse team of 41 staff including 28 support workers who have the right values, behaviours and experience to work in social care. They love making a difference, some of our support workers have been with us since 1999.

We have met our recruitment targets to ensure we have the right people to deliver personalised services whilst retaining our skilled, motivated and dedicated workforce. We increased our pool of bank support workers and cleaning staff with the specific aim of reducing agency usage. Since the beginning of the pandemic we minimised the movement of staff within the organisation, to reduce the risk of asymptomatic transmission of the virus.

We have also introduced an enhanced cleaning programme to ensure all areas of the organisation are cleaned twice daily, these steps have been taken in addition to routine systems of infection control and where appropriate the use of personal protective equipment (PPE).

Staff receive induction, ongoing training, professional development and performance reviews to ensure that they remain up to date with recommended practice and regulatory requirements to enable them to carry out their role and responsibilities to the standards we expect.

We use safe recruitment and selection procedures. All members of staff undergo an enhanced Disclosure and Barring Service (DBS) check and have pre-employment checks to confirm that they are suitable to work with vulnerable people.

Comments about staff included in our last Care Quality Commission report include:

Relatives told us they felt confident staff were appropriately trained and equipped to carry out their role. Comments included, "The staff are very good. They know what they're doing," and "I think the staff are excellent."

A professional who has regular contact with the service told us staff had been very supportive when a person was physically unwell. They said, "[Staff] went above and beyond their remit to support the patient after the operation. They were available at night to support [them] and were very accommodating to [their] needs."

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

OBJECTIVES AND ACTIVITIES

Our Services

We offer flexible person-centred support packages with the aim to maximise tenant's life opportunities, achieve greater independence, develop daily living skills and promote social inclusion.

We support tenants by:

- Offering one-to-one, tailored support from staff who are onsite 24 hours a day, 7 days a week
- Providing home-cooked, healthy meals if required (catering for dietary requirements)
- Providing a clean, comfortable and friendly living environment

We support tenants with:

- Managing finances (budgeting, claiming benefits, debts)
- Personal care and medication management
- Attending medical appointments
- Developing hobbies / interests
- Access to education, training, volunteering and employment
- Access to leisure, cultural and social activities (holidays, day trips and celebrations)
- Maintaining a tenancy
- Developing daily living skills
- Maintaining physical, mental and emotional well-being
- Developing and maintaining social networks and positive relationships

Key Objectives for the Year Included: -

1. To successfully manage the Covid-19 pandemic.
2. To increase our staffing levels to meet government guidance on managing the Covid-19 Pandemic.
3. To ensure every person both tenants and staff feels valued, supported and given the confidence to achieve their goals.
4. To maintain a high occupancy rate.
5. To review our carbon footprint and impact on the environment and create a sustainability policy.
6. To retain our experienced well-trained staff.
7. To play our part in providing mental health services to the local community.

Public benefit

How our activities deliver public benefit

All of our charitable activities focus on our ability to enable individuals who are suffering from mental ill health to maintain an independent and valued role within the community.

The Society operates as a social business in that it has no shareholders, and all surpluses are used for the furtherance of its charitable aims.

Social investments

Everything we do represents a social investment for both the tenants we serve and the staff who support them.

We encourage every tenant to maximize their development and participate fully within the community and every member of staff is encouraged to develop their skills to enhance their sense of wellbeing and feeling valued and respected.

Social Investment is about investing in people. It means policies designed to strengthen people's skills and capacities and support them to participate fully in employment and social life. Key policy areas include education, healthcare, training, volunteering, job-search assistance and rehabilitation.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

OBJECTIVES AND ACTIVITIES

Protection of Vulnerable Adults

We have reviewed our responsibilities as laid out in the Care Act 2014 and in the Charity Commission's guidance of strategy for dealing with safeguarding issues in charities and confirm that we have complied with statutory requirements.

The organisation is committed to the safeguarding of vulnerable adults. We have policy and procedures for the protection of people who use our services and provide regular staff training.

Every new member of staff receives an employee handbook. In this, the organisation's values are reiterated, and staff are reminded of the policies on safeguarding and whistleblowing.

Tenants are also informed and educated on how to safeguard themselves, this includes what to look out for and how to report it.

STRATEGIC REPORT

Achievement and performance

Care Quality Commission (CQC) Inspection Report

Our last CQC inspection took place on 2nd May 2019, this was an unannounced inspection carried out by one adult social care inspector and started on 2nd May 2019 and ended on 8th May 2019. Activities included meeting and speaking with people who used the service, their relatives and other professionals. Talking to staff and reviewing records and documents. We were awarded an overall rating of 'Good' across all areas inspected.

Is the service safe - Good
Is the service caring - Good
Is the service well-led - Good

Is the service effective - Good
Is the service responsive - Good

Food Standards Agency Inspection

On 6th November 2018, we were inspected by Dudley MBC Food Standards Agency and awarded 5 out of 5 stars (5*). The next inspection was due November 2020 however due to the Covid-19 Pandemic this did not take place.

Interior Upgrades

Investment by CHADD and Wordsley Housing Society into the fabric of the building has enabled the kitchenettes and bathrooms to be refurbished and updated. At the request of the tenants, walk-in showers replaced the baths.

External Supporters

We have been supported by local and national suppliers including B & Q (Kidderminster), Wilko, Tesco & Sainsbury's who provided Christmas decorations & equipment for an enhanced in-house activity programme to take place which the tenants really appreciated and assisted with maintaining their mental health. A member of staff arranged a raffle to raise funds for a games table and other activity equipment

Board of Trustees

We have a Board of Trustees who are volunteers that share ultimate responsibility for governing the Society and directing how it is managed and run.

The Board consists of six members and is comprised of the Chairman, Deputy Chairman and other elected trustees who support the manager with the day-to-day responsibilities and management of the Society, the manager is directly accountable to the Board.

The Board retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

The trustees fulfilled their duty to ensure our investments are prudent, appropriately managed and have the right level of risk to produce the right level of returns.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

Covid-19 Pandemic

Our excellent staff team rose to every challenge this virus has presented. They have worked hard and remained calm & professional whilst managing this threat from the virus to everyone, they are a credit to the organisation, and we are immensely proud and impressed with their conduct and performance throughout this difficult year.

There were times when the staff have been anxious and worried, they were concerned for their health and for the health of their loved ones as well as the health and wellbeing of their fellow peers and tenants. The senior team provided reassurance and ensured that all of the equipment and provisions they needed to carry out their duties safely and effectively were always available.

In 2020, everyone had to adjust to a new way of living & working where social interaction was no longer the norm. This included adhering to frequently changing government guidelines, social distancing, the use of PPE and following the control of infection guidance from Dudley's Public Health Officers when providing support.

Consultations with medics and care coordinators carried out remotely via telephone, What's app or phone videoing caused some tenants to become anxious. The majority of tenants understood why we had to change the way we did things.

We were resilient and played a fundamental role in ensuring that the people we cared for were kept safe and well. We encouraged and supported tenants to follow the rules the government and Public Health England laid out to try to keep everyone safe and avoid catching the virus.

In June & December staff received a one 4 all voucher, because it was important that staff were recognised for going above and beyond, what they did wasn't in their job description, it's a credit to them, their sense of team, their compassion and care for those they support that pulled us through a very rough year and we wanted to show our appreciation.

Management and Administration

The registered manager Ms K Barr carries out the day-to-day management of the home. She provides bi-monthly reports to the board.

Our Vision

'Our vision is a world where people are not labelled or judged for having a mental illness and are assisted to recover their independence'.

Our Mission

Our mission is to provide people who have a mental illness and associated problems in the Dudley borough with a service that: -

- Provides support.
- Provides short - medium term rehabilitation.
- Provides long term support packages
- Assists and supports recovery.
- Provides a person-centred approach that meets individual needs.
- Improves confidence, self-esteem, hope and resilience leading to independence.
- Empowers individuals to reach their full potential and become happy with themselves.
- Encourages individuals to have choice and take control over their lives.
- Enables participation in a wide range of activities and promotes community social inclusion.
- Protects vulnerable people from harm and enables them to recognise signs of abuse.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STRATEGIC REPORT

Financial position

The Statement of Financial Activities for the year ended 31 March 2021 shows incoming resources for the year totalling £853,541 (2020: £756,441) and resources expended totalling £820,175 (2020: £730,825).

Net incoming resources before gains for the year ended 31 March 2021 amounted to £33,366 (2020: £25,616).

Gains on investments for the year totalled £33,000 (2020: losses on investments £23,697).

As a result, the Society's total funds have increased from £385,505 as at 31 March 2020 to £451,871 as at 31 March 2021.

Reserves policy

The trustees have considered the appropriate level of reserves for the Society and agreed that the levels needed to be increased to approximately 6 months of running costs.

The trustees believe that it is necessary to continually review this requirement to ensure that the Society has sufficient resources to sustain the standard of accommodation, care and support to its tenants in the event of funding changes, unplanned vacancies or the cost of redundancies in the event of contract termination necessitating the winding up of the Society. This measure ensures that the Society acts in a prudent manner with regard to the financing of its day-to-day activities.

Future developments

The organisation will continue to deliver a wide range of mental health support services to the people of Dudley in a variety of settings and resume our social inclusion programme which will include: -

1. Providing established supported living accommodation.
- 2 Expanding social networks for people with enduring mental health needs.
3. Encouraging friendships to develop outside of mental health services.
4. Provide opportunities for people to experience new adventures and broaden their horizons, i.e., participating in holiday within the UK.

For people with mental health problems to recover and rebuild their lives they need access to those social, economic, educational, recreational and cultural opportunities, and physical health services, that most citizens take for granted.

Through partnership working, organisations from all sectors can build the bridges required to support community participation, active citizenship and build social capital. A sense of personal identity, aside from ill health or disability, supports recovery and inclusion. We believe that people with mental health problems are more than just a diagnosis and have valuable contributions to make, not just needs to be met. Services should support people to access the opportunities available within the many communities to which they belong and to make valued contributions as active citizens.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STRATEGIC REPORT

Strategic Aims

These are the strategic aims that define the work of the organisation:

- "Promoting good mental health and preventing poor mental health - helping people lead better lives as equal citizens"

Why it's important

Mental well-being is fundamental to a person's quality of life. It is linked to good physical health, better cognitive and physical functioning, increased productivity, better interpersonal relationships, longer life expectancy and greater capacity to deal with stress and adversity

We aim to reduce the impacts of mental disorder in adulthood which can be the cause of:

- unemployment
 - debt problems
 - smoking prevalence
 - an increase in the risk of physical health problems especially heart disease and cancer.
- To fully support and implement the National Statement of Expectations (NSE) for supported housing that set out the government's vision for ways of working and makes recommendations for standards in accommodation. This is part of our work to demonstrate quality and value for money.

Supported housing provides crucial help to some of the most vulnerable people in our country. It has an enormous positive impact on an individual's quality of life: from their physical and mental health to their engagement with the community.

Dudley Borough has a small number of supported housing services for people with a mental health illness; therefore, it can be difficult to find suitable services for the range of needs people present with.

We will also endeavour to:

- Advance our reputation and position to be the preferred choice for referrals due performance and quality.
- Be an employer of choice.
- Provide specialist developmental mental health and social inclusion training to staff on an annual basis.
- To maintain an occupancy rate of over 95%.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Wordsley Housing Society is a company limited by guarantee in England (registered company number 02537864) which was incorporated on 7 September 1990 and achieved charitable status on 11 December 1990 (registered charity number 1001178).

The Society was established under a Memorandum of Association, which established the objects and powers of the Society, and a Board of Trustees, which acts for and in the name of the Society, governs the Society under its Articles of Association.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

Trustees are recruited through an open process of selection and are appointed at the Annual General Meeting for a period of three years after which they may stand for re-election.

The Society endeavours to recruit trustees with appropriate skills and local knowledge who will make a positive contribution to the work of the Society.

As the Society is incorporated as a company limited by guarantee, the trustees are deemed to be directors of the Society.

Organisational structure

The Society's Board of Trustees consists of up to six members and is comprised of the Chairman, Deputy Chairman and other elected trustees all of whom are unpaid.

The Board of Trustees would meet bi-monthly throughout the year and day to day responsibility for the management of the Society rests with the manager who is directly accountable to the Board of Trustees. However due to the pandemic the manager kept the board informed via email initially until we had the facilities to hold Zoom meetings.

The Board of Trustees retains ultimate control over all aspects of the Society's work and ensures that its financial and legal responsibilities are properly fulfilled.

All trustees give their time voluntarily and receive no benefits from the Society.

Induction and training of new trustees

New trustees receive a trustee handbook and undergo an induction process to brief them on their legal obligations and responsibilities.

New trustees undertake a skills audit and are asked to identify any training needs, which are addressed either by in-house training sessions or by encouraging them to attend appropriate external training events.

Risk management

The Board of Trustees has overall responsibility for establishing and maintaining the Society's system of internal control and for reviewing its effectiveness.

The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved.

It also exists to give reasonable assurance about the preparation and reliability of financial and operational information along with the safeguarding of the Society's assets and interests.

In meeting its responsibilities, the Board of Trustees adopts a risk-based approach to internal controls to ensure that all major risks that the Society is exposed to have been identified and reviewed and that procedures have been established to manage those risks.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

02537864 (England and Wales)

Registered Charity number

1001178

Registered office

30 Brook Street
Wordsley
Stourbridge
West Midlands
DY8 5YW

Trustees

P D R John (Chairman)

E M Walker (Vice-Chairman)

Reverend C S Jones

C P Gray

A M Walsh

- resigned 06.11.20

Cllr S J Waltho

J Clarke (MBE)

Company Secretary

K Barr

Senior Statutory Auditor

Peter Smith ACA

Auditors

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Solicitors

Higgs and Sons
3 Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

Bankers

Lloyds Bank plc
134 High Street
Stourbridge
West Midlands
DY8 5AF

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021**

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Wordsley Housing Society for the purposes of company law) are responsible for preparing the Report of the Trustees 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

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

In so far as the trustees are aware:

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

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 2 August 2021 and signed on the board's behalf by:

.....
P D R John (Chairman) - Trustee

Opinion

We have audited the financial statements of Wordsley Housing Society (the 'charitable company') for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, 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.

Our 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 a Report of the Independent Auditors 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:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements and discussed the policies and procedures regarding compliance.

Specific areas considered were as follows:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error.
- Evaluating and understanding the internal control system.
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear.
- Testing documentation supporting account balances or classes of transactions.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected all irregularities including those leading to material misstatements in the financial statements or non-compliance with regulation, even though we have properly planned and performed our audit in accordance with auditing standards.

This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities 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 Report of the Independent Auditors.

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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Smith ACA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Date: 2 August 2021

WORDSLEY HOUSING SOCIETY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	13	-	13	-
Charitable activities					
Grants receivable	4	23,939	40,880	64,819	-
Fees receivable for care and support		426,598	-	426,598	401,615
Rent and service charges		355,477	-	355,477	349,006
Investment income	3	5,730	-	5,730	5,559
Other income		904	-	904	261
Total		812,661	40,880	853,541	756,441
EXPENDITURE ON					
Charitable activities					
Charitable activities	5	657,193	29,147	686,340	608,155
Support costs		122,102	11,733	133,835	122,670
Total		779,295	40,880	820,175	730,825
Surplus before gains/(losses)		33,366	-	33,366	25,616
Net gains/(losses) on investments		33,000	-	33,000	(23,697)
NET INCOME		66,366	-	66,366	1,919
RECONCILIATION OF FUNDS					
Total funds brought forward		385,505	-	385,505	383,586
TOTAL FUNDS CARRIED FORWARD		451,871	-	451,871	385,505

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2021

	Notes	Unrestricted funds £	Restricted funds £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	13	3,767	-	3,767	5,650
Investments	14	158,747	-	158,747	126,620
		162,514	-	162,514	132,270
CURRENT ASSETS					
Debtors	15	53,915	-	53,915	16,670
Cash at bank and in hand		310,373	-	310,373	261,063
		364,288	-	364,288	277,733
CREDITORS					
Amounts falling due within one year	16	(74,931)	-	(74,931)	(24,498)
NET CURRENT ASSETS		289,357	-	289,357	253,235
TOTAL ASSETS LESS CURRENT LIABILITIES		451,871	-	451,871	385,505
NET ASSETS		451,871	-	451,871	385,505
FUNDS	18				
Unrestricted funds				451,871	385,505
TOTAL FUNDS				451,871	385,505

The financial statements were approved by the Board of Trustees and authorised for issue on 2 August 2021 and were signed on its behalf by:

.....
E M Walker (Vice-Chair) - Trustee

The notes form part of these financial statements

WORDSLEY HOUSING SOCIETY

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021**

	Notes	2021 £	2020 £
Cash flows from operating activities			
Cash generated from operations	1	<u>42,707</u>	<u>31,276</u>
Net cash provided by operating activities		<u>42,707</u>	<u>31,276</u>
Cash flows from investing activities			
Purchase of current asset investments		(183,317)	(150,317)
Sale of current asset investments		184,190	-
Interest received		<u>5,730</u>	<u>5,559</u>
Net cash provided by/(used in) investing activities		<u>6,603</u>	<u>(144,758)</u>
Change in cash and cash equivalents in the reporting period		49,310	(113,482)
Cash and cash equivalents at the beginning of the reporting period		<u>261,063</u>	<u>374,545</u>
Cash and cash equivalents at the end of the reporting period		<u>310,373</u>	<u>261,063</u>

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2021

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2021 £	2020 £
Net income for the reporting period (as per the Statement of Financial Activities)	66,366	1,919
Adjustments for:		
Depreciation charges	1,883	2,824
(Gain)/losses on investments	(33,000)	23,697
Interest received	(5,730)	(5,559)
(Increase)/decrease in debtors	(37,245)	505
Increase in creditors	50,433	7,890
Net cash provided by operations	<u>42,707</u>	<u>31,276</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.20 £	Cash flow £	At 31.3.21 £
Net cash			
Cash at bank and in hand	<u>261,063</u>	<u>49,310</u>	<u>310,373</u>
	<u>261,063</u>	<u>49,310</u>	<u>310,373</u>
Total	<u>261,063</u>	<u>49,310</u>	<u>310,373</u>

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charitable company, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value.

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 £.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received, and the amount can be measured reliably.

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Interest income is recognised using the effective interest rate method and dividend income is recognised as the Charities right to receive payment is established. Investment management costs are included in expenditure.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

ALLOCATION AND APPORTIONMENT OF COSTS

Costs are allocated between direct charitable and other expenditure according to the nature of the cost. Where items involve more than one category, they are apportioned between the categories according to the nature of the cost. A detailed analysis of the allocation costs is given in the notes to the accounts.

TANGIBLE FIXED ASSETS

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

Computer equipment	- 25% straight line method.
Fixtures and fittings	- 25% and 33.3% reducing balance method.

TAXATION

The charity is exempt from corporation tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES - continued

FUND ACCOUNTING

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. The annual contributions payable are charged to the statement of financial activities.

INVESTMENTS

Current asset investments comprise fixed term deposits and are stated at cost plus accrued interest earned up to the balance sheet date. Investments are held to provide an investment return for the charity.

GOVERNMENT GRANTS

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met, and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

OPERATING LEASE AGREEMENTS

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

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations and gifts	<u>13</u>	<u>-</u>

3. INVESTMENT INCOME

	2021	2020
	£	£
Bank interest receivable	2,759	4,664
Dividends received	<u>2,971</u>	<u>895</u>
	<u>5,730</u>	<u>5,559</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

4. INCOME FROM CHARITABLE ACTIVITIES

		2021	2020
	Activity	£	£
Grants receivable	Grants receivable	64,819	-
Fees received from residents	Fees receivable for care and support	426,598	401,615
Fees received from residents	Rent and service charges	355,477	349,006
		<u>846,894</u>	<u>750,621</u>

Grants received, included in the above, are as follows:

	2021	2020
	£	£
Dudley MBC	63,186	-
Grants under £1,000	1,633	-
	<u>64,819</u>	<u>-</u>

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Charitable activities	686,340	-	686,340
Support costs	-	133,835	133,835
	<u>686,340</u>	<u>133,835</u>	<u>820,175</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Staff costs	481,651	426,294
Covid19 Expenditure	26,697	-
Rent, rates and water	48,482	54,945
Light and heat	27,054	20,682
Repairs and maintenance	41,717	37,381
Insurance	5,067	5,209
Motor and travel costs	162	405
Food costs	46,958	47,652
Cleaning costs	4,325	9,073
Recreational and occupational	2,344	3,690
Depreciation	1,883	2,824
	<u>686,340</u>	<u>608,155</u>

7. SUPPORT COSTS

	2021	2020
	£	£
Wages	63,940	61,082
Social security	6,399	6,045
Pensions	12,522	12,334
Hire of equipment	9,710	9,693
General expenses	5,382	3,124
Legal and professional	4,559	5,068
Telephone	2,718	2,881
Subscriptions	3,134	3,111
Security	3,711	3,117
Printing, postage and stationery	10,004	8,124
Staff training costs	8,026	3,274
Bad debts	130	1,457
Auditors' remuneration	3,600	3,360
	<u>133,835</u>	<u>122,670</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Auditors' remuneration	3,600	3,360
Depreciation - owned assets	1,883	2,824
Hire of plant and machinery	<u>9,710</u>	<u>9,693</u>

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

TRUSTEES' EXPENSES

During the year expenses totalling £nil (2020 - £40) were paid to one trustee, to provide transport to attend board meetings.

10. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	534,951	469,474
Social security costs	17,039	23,947
Other pension costs	<u>12,522</u>	<u>12,334</u>
	<u>564,512</u>	<u>505,755</u>

The average monthly number of employees during the year was as follows:

	2021	2020
	<u>35</u>	<u>31</u>
Management, administration and support		

No employees received emoluments in excess of £60,000.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

All of the funds in the Statement of Financial Activities in 2020 were unrestricted.

12. PENSION COMMITMENTS

The Society contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the Society in independently administered funds.

The total contributions for the year amounted to £12,490 (2020 - £12,334) and outstanding contributions as at 31 March 2021 amounted to £nil (2020 - £nil).

13. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2020 and 31 March 2021	<u>100,444</u>	<u>14,711</u>	<u>115,155</u>
DEPRECIATION			
At 1 April 2020	94,794	14,711	109,505
Charge for year	<u>1,883</u>	<u>-</u>	<u>1,883</u>
At 31 March 2021	<u>96,677</u>	<u>14,711</u>	<u>111,388</u>
NET BOOK VALUE			
At 31 March 2021	<u>3,767</u>	<u>-</u>	<u>3,767</u>
At 31 March 2020	<u>5,650</u>	<u>-</u>	<u>5,650</u>

14. FIXED ASSET INVESTMENTS

	2021 £	2020 £
Investments	<u>158,747</u>	<u>126,620</u>

There were no investment assets outside the UK.

Investments (neither listed nor unlisted) were as follows:

	2021 £	2020 £
Brought forward	126,620	-
Investment additions	-	150,317
Adjustments/Transfers	(621)	-
Capital decrease	(252)	-
Revaluations	<u>33,000</u>	<u>(23,697)</u>
	<u>158,747</u>	<u>126,620</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

14. FIXED ASSET INVESTMENTS - continued

All listed investments are carried at their fair value which is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

The historical cost of listed investments amounted to £149,444 (2020: £150,318).

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade debtors	51,614	12,935
Other debtors	659	-
Accrued income	1,513	3,382
Prepayments	129	353
	<u>53,915</u>	<u>16,670</u>

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	21,753	2,003
Social security and other taxes	8,379	6,122
Other creditors	35,170	8,579
Accrued expenses	9,629	7,794
	<u>74,931</u>	<u>24,498</u>

17. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021	2020
	£	£
Within one year	32,256	33,980
Between one and five years	48,489	59,476
	<u>80,745</u>	<u>93,456</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

18. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	Transfer between funds £	At 31.3.21 £
Unrestricted funds				
General fund	85,491	65,849	(150,000)	1,340
Designated fund - Fundraising	14	517	-	531
Designated fund - Reserves fund	300,000	-	150,000	450,000
	<u>385,505</u>	<u>66,366</u>	<u>-</u>	<u>451,871</u>
	<u>385,505</u>	<u>66,366</u>	<u>-</u>	<u>451,871</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	787,818	(754,969)	33,000	65,849
Designated fund - Fundraising	904	(387)	-	517
Designated fund - Covid Grant from DMBC	22,305	(22,305)	-	-
Designated fund - Tenant Grant (Telford & Wrekin Council)	<u>1,634</u>	<u>(1,634)</u>	<u>-</u>	<u>-</u>
	812,661	(779,295)	33,000	66,366
Restricted funds				
Infection Control Grant Round 1 from Dudley MBC	10,483	(10,483)	-	-
Infection Control Grant Round 2 from Dudley MBC	10,334	(10,334)	-	-
Rapid Testing Discretionary Fund	4,266	(4,266)	-	-
Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC	<u>15,797</u>	<u>(15,797)</u>	<u>-</u>	<u>-</u>
	<u>40,880</u>	<u>(40,880)</u>	<u>-</u>	<u>-</u>
TOTAL FUNDS	<u>853,541</u>	<u>(820,175)</u>	<u>33,000</u>	<u>66,366</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

18. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	82,782	2,709	85,491
Designated fund - Fundraising	89	(75)	14
Designated fund - Bequeathed income	715	(715)	-
Designated fund - Reserves fund	<u>300,000</u>	<u>-</u>	<u>300,000</u>
	<u>383,586</u>	<u>1,919</u>	<u>385,505</u>
TOTAL FUNDS	<u>383,586</u>	<u>1,919</u>	<u>385,505</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	756,441	(730,035)	(23,697)	2,709
Designated fund - Fundraising	-	(75)	-	(75)
Designated fund - Bequeathed income	<u>-</u>	<u>(715)</u>	<u>-</u>	<u>(715)</u>
	<u>756,441</u>	<u>(730,825)</u>	<u>(23,697)</u>	<u>1,919</u>
TOTAL FUNDS	<u>756,441</u>	<u>(730,825)</u>	<u>(23,697)</u>	<u>1,919</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19 £	Net movement in funds £	Transfer between funds £	At 31.3.21 £
Unrestricted funds				
General fund	82,782	68,558	(150,000)	1,340
Designated fund - Fundraising	89	442	-	531
Designated fund - Bequeathed income	715	(715)	-	-
Designated fund - Reserves fund	<u>300,000</u>	<u>-</u>	<u>150,000</u>	<u>450,000</u>
	<u>383,586</u>	<u>68,285</u>	<u>-</u>	<u>451,871</u>
	<u>383,586</u>	<u>68,285</u>	<u>-</u>	<u>451,871</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2021

18. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	1,544,259	(1,485,004)	9,303	68,558
Designated fund - Fundraising	904	(462)	-	442
Designated fund - Bequeathed income	-	(715)	-	(715)
Designated fund - Covid Grant from DMBC	22,305	(22,305)	-	-
Designated fund - Tenant Grant (Telford & Wrekin Council)	1,634	(1,634)	-	-
	1,569,102	(1,510,120)	9,303	68,285
Restricted funds				
Infection Control Grant Round 1 from Dudley MBC	10,483	(10,483)	-	-
Infection Control Grant Round 2 from Dudley MBC	10,334	(10,334)	-	-
Rapid Testing Discretionary Fund	4,266	(4,266)	-	-
Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC	15,797	(15,797)	-	-
	40,880	(40,880)	-	-
TOTAL FUNDS	<u>1,609,982</u>	<u>(1,551,000)</u>	<u>9,303</u>	<u>68,285</u>

Purpose of unrestricted funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Designated fund - Fundraising

This fund represents money that was raised by a member of staff and will be used for the sole use of tenants to enable them to participate in activities and events as part of our social inclusion programme.

Designated fund - Reserve fund

This designated fund represents the approximate costs that would be incurred if the Society, for whatever reason, is unable to continue operating.

Designated fund - Bequeathed income

In October 2017, we received £1,085.50, from Mrs E Michaelman's estate; she was the mother of a tenant who had previously lived here. This money will solely be used for the benefit of the other tenants within the home.

Designated fund - Covid Grant from Dudley MBC

These funds were provided by Dudley MBC Commissioning Service to assist providers with managing the costs associated with increased financial pressures due to the Covid-19 pandemic this included purchasing Personal Protective Equipment (PPE), increasing staffing levels and frequent cleaning of high-risk touch sites in line with government guidance.

18. MOVEMENT IN FUNDS - continued

Designated fund - Tenant Grant from Telford & Wrekin Council

These funds were used to provide training to staff on infection prevention & control training, purchasing PPE, staff polo shirts and cleaning products recommended by public health

Purposes of restricted funds

Infection Control Grant Round 1 from Dudley MBC

These funds were provided by Dudley MBC to assist with costs associated with reducing the risk of transmission to tenants, staff and any other people who need to enter the premises. We also purchased a large Gazebo which enabled visits from relatives and other professionals to continue and provide an area for staff to take frequent breaks from wearing PPE.

Infection Control Grant Round 2 from Dudley MBC

These funds were used to provide taxi services to staff to prevent them from using public transport. It also funded the cost of extra cleaning staff. Screens were purchased to enable face to face meetings to take place along with additional outdoor furniture to encourage everyone to spend time outdoor in a well-ventilated environment.

Rapid Testing Discretionary Fund

This fund was used to pay for staff costs associated with training and carrying out, registering and recording Lateral Flow Tests.

Workforce Capacity Grant through Dudley CVS paid for by Dudley MBC

The grant enabled the organisation to employ additional support staff. This enabled us to increase the levels of support to tenants and provide services safely it also enabled us to provide additional activities to keep the tenants engaged and entertained and staff were confident in carrying out their roles.

We were able to purchase additional supplies of cleaning products and equipment i.e., steamers, PPE which were needed due to the increased cleaning schedules.

Extension & Variant to infection Control Grant

These funds from Dudley MBC enabled us to maintain the enhanced cleaning schedules and increased staffing levels we require due to the Covid-19 Virus

19. RELATED PARTY DISCLOSURES

Churches Housing Association of Dudley & District

P D R John, a trustee of Wordsley Housing Society also serves as trustee of a charitable housing association called Churches Housing Association of Dudley & District (Housing Corporation Registration number: LH2916, Industrial and Provident Society number: 22545R).

A M Walsh, who was a trustee of Wordsley Housing Society until 6 November 2020, is the Chief Executive Officer of Churches Housing Association of Dudley & District.

During the year ended 31 March 2021 the following transactions occurred between the Society and Churches Housing Association of Dudley & District.

Rent payable

Rent charges totalling £43,130 (2020 - £42,097) were paid to Churches Housing Association Dudley & District.

19. RELATED PARTY DISCLOSURES - continued

Other Charges

Contribution towards shower cubicle upgrades totalling of £20,500 (2020 - £nil) were paid to Churches Housing Association Dudley & District.

Amounts due from Wordsley Housing Society to Churches Housing Association Dudley & District

As at the balance sheet date £20,500 (2020: £nil) was due to Churches Housing Association Dudley & District from the Society).

20. ULTIMATE CONTROLLING PARTY

The charity is controlled by the trustees as listed in the Report of the Trustees.

21. COMPANY LIMITED BY GUARANTEE

The Society is a charitable company limited by guarantee and does not have any share capital. The members of the charitable company are the trustees named in the trustees' report of the financial statements. The liability of members is limited and shall not exceed £1. Any surplus on winding up is to be donated to a charity whose objects are of similar nature. The charitable company has taken advantage of section 60(1) of the Companies Act 2006 and deleted the word "Limited" from its name.

22. POST BALANCE SHEET EVENTS

The worldwide outbreak of the COVID-19 virus represents a significant event since the end of the financial period. The impact of COVID-19 and the countermeasures being taken to suppress it are considered to be non-adjusting post year end events and therefore have not been taken into account in preparing the Balance Sheet as at 31 March 2021. Asset values continue to be subject to increased volatility due to the increased uncertainties. These factors will all impact the value of investments but a more precise estimate of the impact on asset values cannot be determined.

WORDSLEY HOUSING SOCIETY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and gifts	13	-
Investment income		
Bank interest receivable	2,759	4,664
Dividends received	<u>2,971</u>	<u>895</u>
	5,730	5,559
Charitable activities		
Grants receivable	64,819	-
Fees received from residents	<u>782,075</u>	<u>750,621</u>
	846,894	750,621
Other income		
Other income	<u>904</u>	<u>261</u>
Total incoming resources	853,541	756,441
EXPENDITURE		
Charitable activities		
Wages and salaries	471,011	408,392
Social security costs	10,640	17,902
Rent, rates and water	48,482	54,945
Light and heat	27,054	20,682
Repairs and maintenance	41,717	37,381
Insurance	5,067	5,209
Motor and travel costs	162	405
Food costs	46,958	47,652
Cleaning costs	4,325	9,073
Recreational and occupational	2,344	3,690
Depreciation	<u>1,883</u>	<u>2,824</u>
	659,643	608,155
Support costs		
Other		
Wages	63,940	61,082
Carried forward	63,940	61,082

This page does not form part of the statutory financial statements

WORDSLEY HOUSING SOCIETY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2021**

	2021 £	2020 £
Other		
Brought forward	63,940	61,082
Social security	6,399	6,045
Pensions	12,522	12,334
Hire of equipment	9,710	9,693
General expenses	5,382	3,124
Legal and professional	4,559	5,068
Telephone	2,718	2,881
Subscriptions	3,134	3,111
Security	3,711	3,117
Printing, postage and stationery	10,004	8,124
Staff training costs	8,026	3,274
Bad debts	130	1,457
Covid 19 expenditure	26,697	-
	156,932	119,310
Governance costs		
Auditors' remuneration	3,600	3,360
Total resources expended	820,175	730,825
Net income before gains and losses	33,366	25,616
Realised recognised gains and losses		
Unrealised gains/(losses) on fixed asset investments	33,000	(23,697)
Net income	66,366	1,919

This page does not form part of the statutory financial statements