

**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**

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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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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.

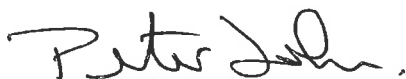
In so far as the trustees are aware:

- 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](http://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 £
<b>INCOME AND ENDOWMENTS FROM</b>					
<b>Charitable activities</b>	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
<b>Total</b>		<b>1,184,585</b>	<b>-</b>	<b>1,184,585</b>	<b>1,020,867</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>	4				
Charitable activities		904,696	-	904,696	826,833
Support costs		147,349	-	147,349	145,059
<b>Total</b>		<b>1,052,045</b>	<b>-</b>	<b>1,052,045</b>	<b>971,892</b>
Net gains on investments		13,780	-	13,780	9,975
<b>NET INCOME</b>		<b>146,320</b>	<b>-</b>	<b>146,320</b>	<b>58,950</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		540,179	-	540,179	481,229
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>686,499</b>	<b>-</b>	<b>686,499</b>	<b>540,179</b>

The notes form part of these financial statements



**BALANCE SHEET**  
**31 MARCH 2025**

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
<b>FIXED ASSETS</b>					
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>
<b>CURRENT ASSETS</b>					
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>
<b>CREDITORS</b>					
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>
<b>NET CURRENT ASSETS</b>					
		<u>482,921</u>	<u>-</u>	<u>482,921</u>	<u>374,072</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>686,499</u>	<u>-</u>	<u>686,499</u>	<u>540,179</u>
<b>NET ASSETS</b>		<u>686,499</u>	<u>-</u>	<u>686,499</u>	<u>540,179</u>
<b>FUNDS</b>	17				
Unrestricted funds				686,499	540,179
<b>TOTAL FUNDS</b>				<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 £
<b>Cash flows from operating activities</b>			
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>
<b>Cash flows from investing activities</b>			
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>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>74,173</u>	<u>31,522</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>362,952</u>	<u>331,430</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<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 £
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	<b>146,320</b>	<b>58,950</b>
<b>Adjustments for:</b>		
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)
<b>Net cash provided by operations</b>	<b>85,901</b>	<b>29,763</b>

2. ANALYSIS OF CHANGES IN NET FUNDS

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

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	<b>904,696</b>	-	<b>904,696</b>
Support costs	-	<b>147,349</b>	<b>147,349</b>
	<b>904,696</b>	<b>147,349</b>	<b>1,052,045</b>

**5. DIRECT COSTS OF CHARITABLE ACTIVITIES**

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

**6. SUPPORT COSTS**

	Other £	Governance costs £	Totals £
Support costs	<b>141,409</b>	<b>5,940</b>	<b>147,349</b>

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 £
<b>COST</b>			
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
<b>DEPRECIATION</b>			
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
<b>NET BOOK VALUE</b>			
At 31 March 2025	5,067	6,253	11,320
At 31 March 2024	1,180	2,256	3,436



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
	£	£	£
<b>Unrestricted funds</b>			
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>
<b>TOTAL FUNDS</b>	<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
	£	£	£	£
<b>Unrestricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
General fund	1,016,367	(967,392)	9,975	58,950
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
General fund	2,200,952	(2,019,437)	23,755	205,270
<b>Restricted funds</b>				
West Midland Care Association	4,500	(4,500)	-	-
<b>TOTAL FUNDS</b>	<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 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Investment income</b>		
Bank interest receivable	11,931	4,928
Dividends received	4,901	5,212
	<b>16,832</b>	10,140
<b>Charitable activities</b>		
Grants receivable	-	4,500
Fees received from residents	1,167,753	1,006,227
	<b>1,167,753</b>	1,010,727
<b>Total incoming resources</b>	<b>1,184,585</b>	1,020,867
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
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
	<b>904,696</b>	824,556
<b>Support costs</b>		
<b>Other</b>		
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	<b>127,166</b>	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 £
<b>Other</b>		
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>
<b>Governance costs</b>		
Auditors' remuneration	5,940	5,772
	<u>1,052,045</u>	<u>971,892</u>
Total resources expended		
<b>Net income before gains and losses</b>	<b>132,540</b>	<b>48,975</b>
<b>Realised recognised gains and losses</b>		
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>
<b>Net income</b>		

This page does not form part of the statutory financial statements