

PEARSONS AND ST ELIZABETHS COTTAGE HOMES

England & Wales · Charity number 1009780

Details

Other names	PEARSONS AND ST ELIZABETHS COTTAGE HOMES HOUSING ASSOCIATION
Status	Registered
Legal form	Other
Registered	1992-03-13
Register	View on the Charity Commission register

Contact

Address	Worthing Homes Ltd Davison House North Street Worthing BN11 1ER
Phone	01903703100
Email	INFO@WORTHING-HOMES.ORG.UK
Website	www.worthing-homes.org.uk

Activities

Objects: MAINTAINING THE PROPERTY OF THE CHARITY(INCLUDING THE REPAIR AND INSURANCE OF ANY BUILDINGS THEREON) AND ALL OTHER CHARGES AND OUTGOINGS PAYABLE IN RESPECT THEREOF AND ALL THE PROPER COSTS, CHARGES AND EXPENSES OF AND INCIDENTAL TO THE ADMINISTRATION AND MANAGEMENT OF THE CHARITY.

Activities: The management of almshouse accommodation in the Borough of Worthing, West Sussex.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** WORTHING
- West Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£511,460	£401,425	£3,136,574	0
2024-03-31	£482,219	£316,032	-	-
2023-03-31	£447,672	£351,566	-	-
2022-03-31	£471,939	£301,760	-	-
2021-03-31	£480,433	£262,234	-	-

Trustees

Name	Role	Appointed
WORTHING HOMES LIMITED		

PEARSONS AND ST ELIZABETHS COTTAGE HOMES

England & Wales - Charity number 1009780

Accounts

Charity number 1009780

PEARSON'S AND ST ELIZABETH'S COTTAGE HOMES

FINANCIAL STATEMENTS

For the year ended 31 March 2025

Pearson’s and St Elizabeth’s Cottage Homes
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Trust information

The Trustee	Worthing Homes Ltd Davison House North Street Worthing West Sussex, BN11 1ER
Auditors	Sumer Audit Amelia House Crescent Road Worthing West Sussex, BN11 1RL
Principal solicitors	Capsticks Solicitors LLP 1 St George's House East St George's Road Wimbledon London SW19 4DR Devonshires 30 Finsbury Circus London EC2M 7DT
Bankers	Lloyds Bank Plc 3 rd Floor, 25 Gresham Street London EC2V 7HN
Legal Status	Registered charity number 1009780 Regulator of Social Housing number A1348
Registered Office	Davison House North Street Worthing West Sussex BN11 1ER

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Trustee report

The Trust and its principal activities

The Trust is an amalgamation of the former Pearson's Retreat Cottage Homes regulated by deed dated 26 July 1920 as affected by a Scheme of the Charity Commissioners of 19 April 1978, and St Elizabeth's Almshouses regulated by a scheme of the Charity Commissioners of 11 May 1966. Approval for the aforementioned amalgamation was granted by the Charity Commissioners for England and Wales under seal dated 24 June 1991. Worthing Homes Limited acts as corporate Trustee of the charity.

The Trust is also registered with the Regulator of Social Housing. Throughout the year the Trust complied with the Regulator of Social Housing's Governance and Financial Viability Standard.

The main activity of the Trust is the provision of social housing. The principal aim is to provide affordable housing to meet the needs of people over 50 years of age within the borough of Worthing. The Trust will ensure that properties are managed and maintained to the highest standards.

The Trust has a total of 74 units of accommodation as follows: -

1 – 14 Coronation Homelets: Small cottages converted to 8 studio bungalows and 6 one bed bungalows, scheme completed during 1991.

1 – 20 Pearson's Retreat: A block of one bedroom flats built in 1977. 21– 48 Pearson's Retreat: Pre-war cottages,

1 – 4 St. Elizabeth's Almshouses: A major refurbishment programme including conversion into 4 self-contained flats was completed during 1993.

1 - 6 Pendle. A block of 6 general needs flats purchased during 2016.

Public Benefit Disclosure

The current activities of the charitable Registered Social Landlord are detailed in the Trustee report. The Trustee confirms that it has had regard to the Charity Commission guidance on public benefit when reviewing the charitable Registered Social Landlord's aims and objectives and in planning future activities.

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Trustee report (continued)

Trustee

Worthing Homes Ltd was the sole corporate Trustee of Pearson's and St Elizabeth's Cottage Homes during the year.

The members of the board of Worthing Homes Ltd during the year were:

Chris Simpson (Chair)
Simon Brown
Michael Burke
Donna Cezair
Simon Chatfield (from 19 March 2025)
Peju Fabunmi (to 8 November 2024)
Colin Goodwin
Vivien Knibbs
Emily Martin
Eloise Parry (Co-Optee Board member from 1 October 2024)
Nigel Perryman
Helen Rice
Chongo Shula
Bernard Yeboah (from 14 November 2024)

Secretary to the Trustee

Julian Pitcher

Performance for the year

The Trustee is reporting a surplus on ordinary activities of £109,000 (2024: £166,000).

During the year, we have seen a continuing increase in the number and type of responsive repairs which has led to a significant increase in expenditure on these works- £73,000 compared to £41,000 in 2024. This is partly due to the pressures created through works to tackle damp and mould, exacerbated by the increasing costs of works and supplies.

The Trust's reserves at 31 March 2025 total £3,137,000 (2024: £3,037,000) which represented a total recognised surplus for the year of £99,000 (2024: £190,000). Of this surplus there was a realised gain on listed investments of £7,000 (2024: £4,000) and unrealised loss on listed investments of £19,000 (2024: £21,000 gain) additions of £79,000 and disposals of £76,000 (2024: £6,000). The balance being the surplus on ordinary activities of £109,000 (2024: £166,000).

Turnover during the year of £503,000 represented an increase of 5.2% over 2024 (£478,000).

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Trustee report (continued)

The investment in planned maintenance totalled £332,000 during the year (2024: £190,000):

Boiler Replacements	£3,000
Kitchen & Bathroom Modernisations	£136,000
Fire Safety Works	£6,000
Communal Improvements	£86,000
Window & Door Replacements	£74,000
Service Agreements and Associated Work	<u>£27,000</u>
Total	<u>£332,000</u>

Of this, £293,000 was capitalised under the component accounting rules (2024: £177,000).

Future plans

The Trust provides low-cost housing in Worthing and maintains its existing stock through its annual maintenance programme. In the coming year, the planned investment includes:

Kitchen and Bathroom Modernisations	£41,000
EPC Upgrades	£50,000
Window & Door Replacements	£135,000
Replace Gas Boilers	£18,000
Service Agreements and Associated Work	<u>£44,000</u>
Total	<u>£297,000</u>

Fixed assets

The Trustee is of the opinion that the market value of the housing properties are in excess of the net book value. Details of changes in fixed assets are shown in notes 10 and 11 to the financial statements.

Value for money

Value for money means obtaining the best social outcomes using the resources available.

Obtaining value for money from our resources is essential to ensure we can continue to invest in the Trust and meet its aims of ensuring that properties are managed and maintained to the highest standards.

Securing value for money is embedded in our culture. We are focussed on providing an efficient and highly cost effective service to all our customers. The setting and performance against the Trust's targets, service standards targets, and budget are monitored by the Trustee.

The following tables detail the Trust's performance against our targets. Customer satisfaction is measured using annual surveys on the anniversary of the start of their licence and feedback surveys after repairs

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Excellent Customer Experience	Actual 2025	Target 2025
Overall customer satisfaction with service from Worthing Homes as landlord on behalf of Pearson's	81%	82%
Likely to recommend to family and/or friends (Net Promoter Score)	+69	+36
% of customers that feel they are treated with respect	86%	85%
Satisfaction that your views are being listened to and acted upon	82%	70%
Satisfaction that you are kept informed about things that matter to you	74%	75%
Satisfaction with major repairs / planned maintenance	100%	96%
Satisfaction with time taken to complete most recent repair	84%	76%
Satisfaction with repairs over last 12 months	84%	79%
% repairs completed within target timescale	82%	90%
Percentage of complaints resolved within agreed timescale	100%	100%
Satisfaction with our approach to handling complaints	27%	65%
Satisfaction with our approach to handling anti-social behaviour (perception survey)	89%	65%

Place shaping	Actual 2025	Target 2025
Satisfaction that the landlord makes a positive contribution to the neighbourhood	85%	73%
Gas servicing - overall % of properties with a valid gas certificate	100%	100%
Fire safety - % of blocks with a valid / in-date fire risk assessment	100%	100%
Asbestos - % of homes in buildings that have valid asbestos survey	100%	100%
Water safety - % of homes that have had legionella risk assessment	100%	100%
% of homes with 'C' energy efficiency rating	68%	80%
Satisfaction that the home is well maintained	90%	85%
Satisfaction the home is safe to live in	85%	85%
Satisfaction that communal areas are clean and well-maintained	85%	85%
Homes that do not meet the Decent Homes Standard	0%	0%

The satisfaction scores record the responses to our annual survey which had a 91% response rate which is an improvement on 2023-24 (61%). We now complete satisfaction surveys in person which has led to an improved response rate and allows us to collect additional comments.

Satisfaction with complaint handling approach is based on a perception survey with responses based on the customer perception of our process, whether they have raised a formal complaint or not. There were two formal complaints raised during the year.

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Our EPC C upgrade works are to be carried out as part of our Social Housing Decarbonisation Fund programme which has been delayed into 2025-26. The performance here will improve as the works are carried out and we have allocated £50,000 to these works.

Our performance against the value for money metrics is:

	2025	2024	2023	2022	2021
Reinvestment %	9.0%	6.0%	3.3%	11.1%	10.8%
New supply delivered % (social housing units)	0%	0%	0%	0%	1.4%
Gearing %	N/A	N/A	N/A	N/A	N/A
EBITDA interest cover % (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included)	N/A	N/A	N/A	N/A	N/A
Social housing costs per unit	£8,263	£5,628	£5,062	£7,440	£3,622
Operating Margin (social housing lettings only)	20.8%	33.9%	22.3%	29.8%	37.6%
Operating Margin (overall)	21.1%	33.8%	22.3%	29.8%	33.7%
Return on capital employed (ROCE)	3.0%	5.0%	3.3%	4.3%	5.2%

The Trust has no loans, borrowings, or interest payable. So, the gearing and interest cover calculations are not meaningful for the Trust.

The increase in cost per unit is largely driven by an increase in responsive repair costs which have also impacted operating margin.

These financial statements demonstrate our track record in improving our operating efficiency and financial results. The Trust continues to maintain a strong financial position with a surplus in 2025 of £109,000. (2024: £166,000).

Statement of Trustee responsibilities

The Trust is governed by Worthing Homes Limited (the Trustee). The Trustee has responsibilities for managing the affairs of the Trust and holds meetings four times a year. Members of the board of Worthing Homes Limited, the sole Trustee, are drawn from a wide background bringing together technical, professional and community skills. Board members are eligible for remuneration in accordance with the guidelines set by the Regulator of Social Housing.

Charity law and registered social landlord legislation requires the Trustee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Trust and of the surplus or deficit for that period.

In preparing these financial statements, the Trustee is required to:

- Select suitable accounting policies and apply them consistently;

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- Make judgements and estimates that are reasonable and prudent;
- Follow applicable United Kingdom accounting standards and the Housing SORP 2022: Statement of Recommended Practice for Registered Social Housing Providers, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable it to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Trustee is also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Reserves policy

It is the Registered Social Landlord's policy to retain sufficient reserves to enable ongoing maintenance of the properties, with a minimum of at least £300,000. The budget is managed monthly to ensure reserves are adequate for both planned and unplanned maintenance. The reserves readily available for these purposes are regarded as the net current assets balance plus investments held at 31 March 2025 of £565,000. (2024: £678,000)

We will utilise these reserves to fund planned maintenance works and sustainability works and a future development programme once suitable development opportunities arise.

Going concern

The Trustee, after reviewing the Trust's budget for 2025-26, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

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Statement of disclosure to auditor

- (a) so far as the Trustee is aware, there is no relevant audit information of which the Trust's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as Trustee in order to make themselves aware of any relevant audit information and to establish that the Trust's auditors are aware of that information.

Independent auditor

Sumer Audit have expressed their willingness to continue in office as the Trust's auditors and a resolution to reappoint them will be proposed at the Trustee Meeting.

By order of the Trustee
20 August 2025

Chair – Chris Simpson

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Independent auditor's report to the Trustee of Pearson's and St. Elizabeth's Cottage Homes

Opinion

We have audited the financial statements of Pearson's and St Elizabeth's Cottage Homes (the 'charity') for the year ended 31 March 2025 which comprise the statement of comprehensive income and reserves, the statement of financial position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and 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 trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The trustee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

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

Responsibilities of the Trustee

As explained more fully in the statement of responsibilities, the Trustee is 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 Trustee determines 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 Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to cease operations or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

Audit response to the risk of irregularities including fraud

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework in which the charity operates, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the charity and our sector specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: compliance with the Charities SORP (FRS102).

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management, about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management; and
- Reading correspondence with regulators;
- Challenging assumptions and judgements made by management in their significant accounting estimates
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Conclusions regarding the risks of irregularities including fraud

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

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Use of our report

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

Robin Evans BA FCA CTA DChA (Senior Statutory Auditor)
for and on behalf of Sumer Audit
Chartered Accountants
Statutory Auditor
Worthing

Signed by:

Robin Evans

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Sumer Audit is the trading name of Sumer Auditco Limited

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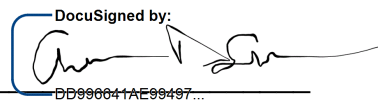
Statement of income and reserves for the year ended 31 March 2025

		2025 £	2024 £
	Notes		
Turnover	4	503,122	477,518
Operating costs	4	(397,295)	(315,868)
Loss on disposal of fixed assets		(4,130)	(164)
Operating surplus		101,697	161,486
Interest receivable	9	8,338	4,700
Surplus for the financial year		110,035	166,186
Unrealised surplus / (deficit) on investments	12	(17,503)	18,967
Realised surplus on investments		6,802	4,964
Total comprehensive income for the year		99,334	190,117
Reserves brought forward		3,037,240	2,847,123
Reserves carried forward		3,136,574	3,037,240

The Trust's results relate wholly to continuing activities. The accompanying notes on pages 17 to 28 form part of these financial statements. The financial statements were approved by the Trustee on 20 August 2025 and signed on its behalf by:

Member of the board of Worthing Homes Limited (sole Trustee):

Chair – Chris Simpson

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Pearson's and St Elizabeth's Cottage Homes
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Statement of financial position for the year ended 31 March 2025

	Notes	2025 £	2024 £
Fixed assets			
Tangible fixed assets - housing properties	10	2,587,643	2,365,501
Tangible fixed assets – other	11	188,709	201,598
Investments	12	411,212	420,799
Total fixed assets		3,187,564	2,987,898
Current assets			
Debtors	13	11,026	5,677
Cash and cash equivalents		226,552	376,443
		237,578	382,120
Creditors: amounts falling due within one year	14	(83,304)	(124,700)
Net current assets		154,274	257,418
Total assets less current liabilities		3,341,838	3,245,318
Creditors: amounts falling due after more than one year	15	(205,264)	(208,077)
Net assets		3,136,574	3,037,240
Reserves			
Income and expenditure reserve		3,136,574	3,037,240
Total reserves		3,136,574	3,037,240

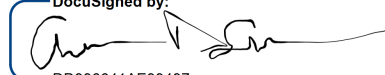
The financial statements were approved by the Trustee on 20 August 2025 and were signed on its behalf by:

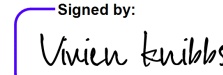
Members of the board of Worthing Homes Limited (sole corporate Trustee):

Chair – Chris Simpson

Board member – Vivien Knibbs

Secretary to the Trustee – Julian Pitcher

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Notes to the financial statements

For the year ended 31 March 2025

1) Legal status

Pearson's and St Elizabeth's Cottage Homes is a Trust, a registered charity with the Charity Commission and is registered with the Homes and Communities Agency as a social housing provider. The housing Trust is a public benefit entity. The nature of the Trust's operations and principal activities are the provision of social housing.

2) Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Pearson's and St Elizabeth's Cottage Homes includes the Housing and Regeneration Act 2008, FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland", the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, the Accounting Direction for Private Registered Providers of Social Housing 2022.

The accounts are prepared under the historic cost basis, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and are rounded to the nearest £1.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates (note 3). It also requires the Trust's management to exercise judgement in applying the Trust's accounting policies.

The following principal accounting policies have been applied:

Going concern

The Trustee, after reviewing the Trust's budget for 2025-26 and considering other expected future activities of the Trust, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

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Notes to the financial statements for the year ended 31 March 2025

2) Accounting policies (continued)

Income

Income is measured at the fair value of the consideration received or receivable. The Trust generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting)
- Service charges receivable

Tangible fixed assets – Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are stated at cost less depreciation.

The cost of housing land and property includes the cost of acquiring land and buildings, development costs, interest capitalised during the development period, directly attributable administration costs and expenditure incurred in respect of improvements which comprise the modernisation and extension of existing properties.

Expenditure on major refurbishment to properties is capitalised where the works increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the net rental income, a reduction in future maintenance costs, or a subsequent extension in the life of the property. All other repair and replacement expenditure is charged to the statement of comprehensive income.

Depreciation of housing properties

Housing land and property is split between land, structure and other major components that are expected to require replacement over time with substantially different economic lives.

Land is not depreciated on account of its indefinite useful economic life.

Housing properties are split between the structure and the major components which require periodic replacement. The costs of replacement or restoration of these components are capitalised and depreciated over the determined average useful economic life on a straight line basis as follows:

Land	not depreciated	Roof - pitched	60 years
Structure	100 years	Roof - flat	30 years
Windows	30 years	Boiler	15 years
Kitchen	30 years	Lift	25 years
Bathroom	30 years	Electrics	40 years
Heating	30 years	Doors	30 years

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**Notes to the financial statements
for the year ended 31 March 2025**

**2) Accounting policies (continued)
Tangible fixed assets – other**

Other tangible fixed assets are stated at historical cost less accumulated depreciation which is calculated on a straight-line basis over 20 years.

Listed investments

Listed investments are shown at market value. Any realised or unrealised surplus or deficit is recognised in the statement of income and reserves.

Government grants

The grant received in relation to newly acquired or existing housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2018. The grant is carried as deferred income in the statement of financial position and released to the statement of comprehensive income on a systematic basis over the useful economic lives of the asset for which it was received. The useful economic life of the housing property structure has been selected in accordance with the Housing SORP 2022.

Debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year qualify as basic financial instruments and are recorded initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method, less any impairment losses. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Creditors are recognised when there is a present obligation resulting from a past event that will result in the transfer of funds to a third party as the amount due to settle can be measured reliably.

Recoverable amount of rental and other trade receivables

The Trust estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts.

Rent and service charge agreements

The Trust has made arrangements with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

**Notes to the financial statements
for the year ended 31 March 2025**

2) Accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents in the Trust's statement of financial position consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

Apportionment of management expenses

The income and expenditure account has been charged with a sum of management expenses based on the time spent by Worthing Homes Limited staff on the Trust's activities. A separate allocation relating to maintenance supervision and overheads has also been made on the same basis.

Cash flow statement

The Trust has taken advantage of the exemption for a cash flow statement as permitted by section 3.10 of SORP 2018.

Reserves

The revenue reserve reflects the historic realised surpluses of the Trust as well as the unrealised surpluses and deficits of the investments. The reserves will be utilised to further the aims of the Trust with Trustee approval.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

**Notes to the financial statements
for the year ended 31 March 2025**

3) Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to changes to decent homes standards which may require more frequent replacement of key components. Accumulated depreciation at 31 March 2025 was £664,497 (2024 - £603,337).

Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the housing property's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the housing property is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a housing property is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

**Notes to the financial statements
for the year ended 31 March 2025**

4) Income and expenditure from social housing lettings

	2024 £	2024 £
Income from social housing lettings		
Maintenance contributions from licensees net of identifiable service charges	392,475	366,275
Service charge income	107,833	108,429
Amortised government grants	2,814	2,814
Turnover from social housing lettings	503,122	477,518
Expenditure on letting activities		
Management	88,690	90,947
Service charge costs	116,134	90,451
Responsive maintenance	73,832	45,243
Planned maintenance	38,845	13,107
Bad debts	309	2,621
Depreciation of housing properties	66,597	60,611
Depreciation of other fixed assets	12,888	12,888
Operating expenditure on social housing lettings	397,295	315,868
Loss on disposal of fixed assets	(4,130)	(164)
Operating surplus on social housing lettings	101,697	161,486
Void losses	(3,268)	(3,687)

5) Units of housing stock

	2025 Number	2024 Number
Homes owned but managed by other landlords		
General needs housing	10	10
Housing for older people	64	64
Total	74	74

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

**Notes to the financial statements
for the year ended 31 March 2024**

6) Operating surplus

	2025	2024
	£	£
Operating surplus is stated after charging:		
Fees payable to the auditors for the audit of the financial statements	11,120	12,765

7) Employee information

The Trust has no employees. Time spent by Worthing Homes Limited's employees on the Trust's activities are recharged in accordance with the accounting policy.

8) Key management personnel

Worthing Homes Limited is the sole Trustee of Pearson's and St Elizabeth's Cottage Homes. The key management personnel are the board members and executive directors of Worthing Homes Limited.

No key management personnel received any emoluments or expenses from Pearson's and St Elizabeth's Cottage Homes during the year (2024 – nil). Remuneration was paid by Worthing Homes Limited and is disclosed in those financial statements.

9) Interest receivable

	2025	2024
	£	£
Investment interest	6,712	3,107
Interest Receivable and similar income	1,626	1,593
Total	8,338	4,700

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

Notes to the financial statements for the year ended 31 March 2025

10) Tangible fixed assets – housing properties

	Social housing properties held for letting £
Cost	
At 1 April 2024	2,968,838
Additions:	
- Replaced components	292,867
- Assets under construction	
- Disposals	(9,565)
At 31 March 2025	3,252,140
Depreciation	
At 1 April 2024	603,337
Charge for the year	66,596
Disposals – Replaced components	(5,436)
At 31 March 2025	664,497
Net book value	
At 31 March 2025	2,587,643
At 31 March 2024	2,365,501

The housing properties are freehold.

Works to properties

	2025 £	2024 £
Improvements to existing properties capitalised	292,867	176,749
Major repairs expenditure to income and expenditure account	11,627	13,107
Total cost of major repairs and improvements works to existing properties	304,494	189,856

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

Notes to the financial statements for the year ended 31 March 2025

10) Tangible fixed assets – housing properties (continued)

Total social housing grant

	2025 £	2024 £
Total accumulated social housing grant received or receivable at 31 March: Recognised in the statement of comprehensive income	2,814	2,814
Held as deferred income	208,077	210,891
	210,891	213,705

11) Tangible fixed assets – other

	Equipment £
Cost	
At 1 April 2024	272,605
At 31 March 2025	272,605
Depreciation	
At 1 April 2024	71,008
Charge for the year	12,888
At 31 March 2025	83,896
Net book value	
At 31 March 2025	188,709
At 31 March 2024	201,598

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

Notes to the financial statements for the year ended 31 March 2025

12) Investments

	2025 £	2024 £
As at 1 April	420,799	402,565
Additions	77,116	418,115
Disposals	(76,002)	(423,812)
Unrealised (deficit) / surplus	(17,503)	18,967
Realised (deficit) / surplus	6,802	4,964
As at 31 March	411,212	420,799
Details		
Brookes MacDonald Portfolio	411,212	420,799
Listed Investments (Fixed Assets)	411,212	420,799

The Brookes MacDonald portfolio mainly consists of UK and overseas bonds and equities.

Cost at 31 March	400,000	392,922
Market value at 31 March	411,212	420,799

13) Debtors

	2025 £	2024 £
Due within one year		
Rent and service charges receivable	12,951	8,976
Less: provision for doubtful debts	(1,925)	(3,299)
	11,026	5,677

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2025

Notes to the financial statements for the year ended 31 March 2025

14) Creditors: amounts falling due within one year

	2025 £	2024 £
Licensees maintenance contributions, support charges and amenity charges received in advance	4,808	6,981
Other creditors	75,683	114,906
Deferred capital grant	2,813	2,814
	83,304	124,700

15) Deferred capital grant

	2025 £	2024 £
At 1 April	210,891	213,705
Released to income in the year	(2,814)	(2,814)
	208,077	210,891
Amounts to be released within one year	2,813	2,814
Amounts to be released in more than one year	205,265	208,077
	208,077	210,891

Notes to the financial statements for the year ended 31 March 2025

16) Related party transactions

The Trust had the following related party transactions in the year:

During the course of its business, Worthing Homes has collected maintenance contribution income on behalf of Pearson's and St Elizabeth's Cottage Homes and forwarded such monies to them, Where expenditure is invoiced to Worthing Homes Limited and the Trust jointly, the element relating to the Trust is recharged. Worthing Homes Limited is the sole Trustee. The outstanding net balance at 31 March 2025 was a £300 debtor balance (2024: £19,600 creditor balance). This balance comprises £52,200 receivable in respect of maintenance contribution income collected by Worthing Homes (2024: £21,600), and £51,900 payable in respect of recharged costs (2024: £41,200).

The Trust incurred management charges of £56,600 (2024: £53,900), Caretaking £20,800 (2024: £21,900), recharged service and support costs of £15,300 (2024: £31,500), and gardening costs of £10,100 (2024: £12,200) from Worthing Homes Limited during the year.

PEARSONS AND ST ELIZABETHS COTTAGE HOMES

England & Wales - Charity number 1009780

Accounts

Charity number 1009780

PEARSON'S AND ST ELIZABETH'S COTTAGE HOMES

FINANCIAL STATEMENTS

For the year ended 31 March 2024

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Trust information

The Trustee	Worthing Homes Ltd Davison House North Street Worthing West Sussex, BN11 1ER
Auditors	Sumer Audit Amelia House Crescent Road Worthing West Sussex, BN11 1RL
Principal solicitors	Capsticks Solicitors LLP 1 St George's House East St George's Road Wimbledon London SW19 4DR Devonshires 30 Finsbury Circus London EC2M 7DT
Bankers	Lloyds Bank Plc 3 rd Floor, 25 Gresham Street London EC2V 7HN
Legal Status	Registered charity number 1009780 Regulator of Social Housing number A1348
Registered Office	Davison House North Street Worthing West Sussex BN11 1ER

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2024

Trustee report

The Trust and its principal activities

The Trust is an amalgamation of the former Pearson's Retreat Cottage Homes regulated by deed dated 26 July 1920 as affected by a Scheme of the Charity Commissioners of 19 April 1978, and St Elizabeth's Almshouses regulated by a scheme of the Charity Commissioners of 11 May 1966. Approval for the aforementioned amalgamation was granted by the Charity Commissioners for England and Wales under seal dated 24 June 1991. Worthing Homes Limited acts as corporate Trustee of the charity.

The Trust is also registered with the Regulator of Social Housing. Throughout the year the Trust complied with the Regulator of Social Housing's Governance and Financial Viability Standard.

The main activity of the Trust is the provision of social housing. The principal aim is to provide affordable housing to meet the needs of people over 50 years of age within the borough of Worthing. The Trust will ensure that properties are managed and maintained to the highest standards.

The Trust has a total of 74 units of accommodation as follows: -

1 – 14 Coronation Homelets: Small cottages converted to 8 studio bungalows and 6 one bed bungalows, scheme completed during 1991.

1 – 20 Pearson's Retreat: A block of one bedroom flats built in 1977. 21– 48 Pearson's Retreat: Pre-war cottages,

1 – 4 St. Elizabeth's Almshouses: A major refurbishment programme including conversion into 4 self-contained flats was completed during 1993.

1 - 6 Pendle. A block of 6 general needs flats purchased during 2016.

Public Benefit Disclosure

The current activities of the charitable Registered Social Landlord are detailed in the Trustee report. The Trustee confirms that it has had regard to the Charity Commission guidance on public benefit when reviewing the charitable Registered Social Landlord's aims and objectives and in planning future activities.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2024

Trustee report (continued)

Trustee

Worthing Homes Ltd was the sole corporate Trustee of Pearson's and St Elizabeth's Cottage Homes during the year.

The members of the board of Worthing Homes Ltd during the year were:

Chris Simpson (Chair)
Simon Brown
Michael Burke
Donna Cezair
Peju Fabunmi
Colin Goodwin
Vivien Knibbs
Emily Martin
Nigel Perryman
Helen Rice
Chongo Shula

Secretary to the Trustee

Julian Pitcher

Performance for the year

The Trustee is reporting a surplus on ordinary activities of £166,000 (2023: £100,000).

Responsive maintenance costs have returned to a more "normal" level following some expensive repairs during 2022-23 - £45,000 compared to £54,000. Major repairs have not progressed as far as planned with several programmes being delayed due to a lack of resource in the team.

The Trust has been largely insulated from rising utility costs over the last few years, having benefitted from a 4 year capped price strategy. This arrangement ended in September and, while we have entered into a new agreement, we have seen our utility costs rise significantly.

The Trust's reserves at 31 March 2024 total £3,037,000 (2023: £2,847,000) which represented a total recognised surplus for the year of £190,000 (2023: £96,000). Of this surplus there was a realised gain on listed investments of £5,000 (following the sale of COIF and NAACIF Investments) and unrealised gain on listed investments of £19,000 (2023: £4,000 loss). The balance being the surplus on ordinary activities of £166,000 (2023: £100,000).

Turnover during the year of £478,000 represented an increase of 6.9% over 2023 (£447,000).

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2024

Trustee report (continued)

The investment in planned maintenance totalled £190,000 during the year (2023: £247,000):

Boiler Replacements	£20,000
Fire Safety Works	£59,000
Communal Improvements	£91,000
Window & Door Replacements	£7,000
Stock Condition Surveys	£4,000
Service Agreements and Associated Work	<u>£9,000</u>
Total	<u>£190,000</u>

Of this, £177,000 was capitalised under the component accounting rules (2023: £94,000).

Future plans

The Trust provides low-cost housing in Worthing and maintains its existing stock through its annual maintenance programme. In the coming year, the planned investment includes:

Kitchen and Bathroom Modernisations	£96,000
External Repairs	£30,000
Window & Door Replacements	£75,000
Replace Gas Boilers	£10,000
Service Agreements and Associated Work	£46,000
Fire Door Replacements	£30,000
Communal Improvements	<u>£10,000</u>
Total	<u>£297,000</u>

Fixed assets

The Trustee is of the opinion that the market value of the housing properties are in excess of the net book value. Details of changes in fixed assets are shown in notes 10 and 11 to the financial statements.

Value for money

Value for money means obtaining the best social outcomes using the resources available.

Obtaining value for money from our resources is essential to ensure we can continue to invest in the Trust and meet its aims of ensuring that properties are managed and maintained to the highest standards.

Securing value for money is embedded in our culture. We are focussed on providing an efficient and highly cost effective service to all our customers. The setting and performance against the Trust's targets, service standards targets and budget are monitored by the Trustee.

The following tables detail the Trust's performance against our targets. Customer satisfaction is measured using annual surveys on the anniversary of the start of their licence and feedback surveys after repairs

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2024

Excellent Customer Experience	Actual 2024	Target 2024
Overall customer satisfaction with service from Worthing Homes as landlord on behalf of Pearson's	78%	86%
Likely to recommend to family and/or friends (Net Promoter Score)	+31	+51
% of customers that feel they are treated with respect	86%	85%
Satisfaction that your views are being listened to and acted upon	58%	70%
Satisfaction that you are kept informed about things that matter to you	58%	75%
Satisfaction with major repairs / planned maintenance	100%	96%
Satisfaction with time taken to complete most recent repair	78%	90%
Satisfaction with repairs over last 12 months	76%	85%
% repairs completed within target timescale	91%	90%
Percentage of complaints resolved within agreed timescale	100%	100%
Satisfaction with our approach to handling complaints	38%	65%
Satisfaction with our approach to handling anti-social behaviour (perception survey)	61%	70%

Place shaping	Actual 2024	Target 2024
Satisfaction that the landlord makes a positive contribution to the neighbourhood	79%	80%
Gas servicing - overall % of properties with a valid gas certificate	100%	100%
Fire safety - % of blocks with a valid / in-date fire risk assessment	100%	100%
Asbestos - % of homes in buildings that have valid asbestos survey	100%	100%
Water safety - % of homes that have had legionella risk assessment	100%	100%
% of homes with 'C' energy efficiency rating	68%	80%
Satisfaction that the home is well maintained	75%	85%
Satisfaction the home is safe to live in	84%	85%
Satisfaction that communal areas are clean and well-maintained	93%	85%
Homes that do not meet the Decent Homes Standard	0%	0%

The satisfaction scores record the responses to our annual survey which had a 61% response rate which is an improvement on 2022-23 (50%). We now complete satisfaction surveys in person which has led to an improved response rate and also allows us to collect additional comments. In February 2024, changes were made to housing benefit eligibility of our sheltered enhanced housing management services which has meant that we have been forced to review the service provided. This has had an impact on the happiness and satisfaction scores towards the end of the year and so affecting the overall score for the year.

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2024

Satisfaction with complaint handling approach is based on a perception survey with responses based on the customer perception of our process, whether they have raised a formal complaint or not. There was one formal complaint raised during the year.

Our EPC C upgrade works are to be carried out as part of our Social Housing Decarbonisation Fund programme which has been delayed into 2024-25. The performance here will improve as the works are carried out.

Our performance against the value for money metrics is:

	2024	2023	2022	2021	2020
Reinvestment %	6.0%	3.3%	11.1%	10.8%	6.8%
New supply delivered % (social housing units)	0%	0%	0%	1.4%	0%
Gearing %	N/A	N/A	N/A	N/A	N/A
EBITDA interest cover % (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included)	N/A	N/A	N/A	N/A	N/A
Social housing costs per unit	£5,628	£5,062	£7,440	£3,622	£4,795
Operating Margin (social housing lettings only)	33.9%	22.3%	29.8%	37.6%	20.5%
Operating Margin (overall)	33.8%	22.3%	29.8%	33.7%	20.5%
Return on capital employed (ROCE)	5.0%	3.3%	4.3%	5.2%	3.1%

The Trust has no loans, borrowings, or interest payable. So the gearing and interest cover calculations are not meaningful for the Trust.

The increase in cost per unit is largely driven by an increase in utility costs. Operating margin has increased due to the higher proportion of capital planned works completed this year which has also led to an increased re-investment figure.

These financial statements demonstrate our track record in improving our operating efficiency and financial results. The Trust continues to maintain a strong financial position with a surplus in 2024 of £166,000. (2023: £100,000).

Statement of Trustee responsibilities

The Trust is governed by Worthing Homes Limited (the Trustee). The Trustee has responsibilities for managing the affairs of the Trust and holds meetings four times a year. Members of the board of Worthing Homes Limited, the sole Trustee, are drawn from a wide background bringing together technical, professional and community skills. Board members are eligible for remuneration in accordance with the guidelines set by the Regulator of Social Housing.

Charity law and registered social landlord legislation requires the Trustee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Trust and of the surplus or deficit for that period.

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2024

In preparing these financial statements, the Trustee is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow applicable United Kingdom accounting standards and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable it to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Trustee is also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Reserves policy

It is the Registered Social Landlord's policy to retain sufficient reserves to enable ongoing maintenance of the properties, with a minimum of at least £300,000. The budget is managed monthly to ensure reserves are adequate for both planned and unplanned maintenance. The reserves readily available for these purposes are regarded as the net current assets balance plus investments held at 31 March 2024 of £678,000. (2023: £594,000)

We will utilise these reserves to fund planned maintenance works and sustainability works and a future development programme once suitable development opportunities arise.

Going concern

The Trustee, after reviewing the Trust's budget for 2024-25, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2024

Statement of Trustee responsibilities (continued)

Statement of disclosure to auditor

- (a) so far as the Trustee is aware, there is no relevant audit information of which the Trust's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as Trustee in order to make themselves aware of any relevant audit information and to establish that the Trust's auditors are aware of that information.

Independent auditor

Sumer Audit have expressed their willingness to continue in office as the Trust's auditors and a resolution to reappoint them will be proposed at the Trustee Meeting.

By order of the Trustee
8 August 2024

Chair – Chris Simpson

DocuSigned by:

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Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2024

Independent auditor's report to the Trustee of Pearson's and St. Elizabeth's Cottage Homes

Opinion

We have audited the financial statements of Pearson's and St Elizabeth's Cottage Homes (the 'charity') for the year ended 31 March 2024 which comprise the statement of comprehensive income and reserves, the statement of financial position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and 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 Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustee is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2024

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee report.

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

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

Responsibilities of the Trustee

As explained more fully in the statement of responsibilities, the Trustee is 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 Trustee determines 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 Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management, about any known or suspected instances of non-compliance with laws and regulations and fraud;

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2024

- Reviewing minutes of meetings of the board and senior management;
- Reading correspondence with regulators;
- Challenging assumptions and judgements made by management in their significant accounting estimates
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework in which the charity operates, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the charity and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: compliance with the Charities Act 2011.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

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Financial Statements 2024

Use of our report

This report is made solely to the charity's members, as a body, in accordance with regulations made under Section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members, as a body, our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

Robin Evans

4E3F1527A5C3499

Robin Evans BA FCA CTA (Senior Statutory Auditor)

For and on behalf of Sumer Audit

Chartered Accountants

Statutory Auditor

Worthing

Sumer Audit is a trading name of Sumer Auditco Limited

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Statement of income and reserves for the year ended 31 March 2024

		2024 £	2023 £
	Notes		
Turnover	4	477,519	446,553
Operating costs	4	(315,868)	(346,629)
Loss on disposal of fixed assets		(164)	(559)
Operating surplus		161,487	99,365
Interest receivable	9	4,700	1,119
Surplus for the financial year		166,187	100,484
Unrealised surplus / (deficit) on investments	12	18,967	(4,378)
Realised surplus on investments		4,964	-
Total comprehensive income for the year		190,118	96,106
Reserves brought forward		2,847,123	2,751,017
Reserves carried forward		3,037,241	2,847,123

The Trust's results relate wholly to continuing activities. The accompanying notes on pages 17 to 28 form part of these financial statements. The financial statements were approved by the Trustee on 8 August 2024 and signed on its behalf by:

Member of the board of Worthing Homes Limited (sole Trustee):

Chair – Chris Simpson

DocuSigned by:

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Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Statement of financial position for the year ended 31 March 2024

	Notes	2024 £	2023 £
Fixed assets			
Tangible fixed assets - housing properties	10	2,365,501	2,249,527
Tangible fixed assets – other	11	201,598	214,486
Investments	12	420,799	402,565
Total fixed assets		2,987,898	2,866,578
Current assets			
Debtors	13	5,677	14,756
Cash and cash equivalents		376,443	329,150
		382,120	343,906
Creditors: amounts falling due within one year	14	(124,700)	(152,470)
Net current assets		257,420	191,436
Total assets less current liabilities		3,245,318	3,058,014
Creditors: amounts falling due after more than one year	15	(208,077)	(210,891)
Net assets		3,037,241	2,847,123
Reserves			
Income and expenditure reserve		3,037,241	2,847,123
Total reserves		3,037,241	2,847,123

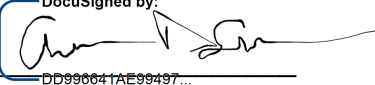
The financial statements were approved by the Trustee on 8 August 2024 and were signed on its behalf by:

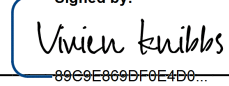
Members of the board of Worthing Homes Limited (sole corporate Trustee):

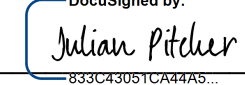
Chair – Chris Simpson

Board member – Vivien Knibbs

Secretary to the Trustee – Julian Pitcher

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Notes to the financial statements

For the year ended 31 March 2024

1) Legal status

Pearson's and St Elizabeth's Cottage Homes is a Trust, a registered charity with the Charity Commission and is registered with the Homes and Communities Agency as a social housing provider. The housing Trust is a public benefit entity. The nature of the Trust's operations and principal activities are the provision of social housing.

2) Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Pearson's and St Elizabeth's Cottage Homes includes the Housing and Regeneration Act 2008, FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland", the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, the Accounting Direction for Private Registered Providers of Social Housing 2019.

The accounts are prepared under the historic cost basis, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and are rounded to the nearest £1.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates (note 3). It also requires the Trust's management to exercise judgement in applying the Trust's accounting policies.

The following principal accounting policies have been applied:

Going concern

The Trustee, after reviewing the Trust's budget for 2024-25 and considering other expected future activities of the Trust, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Notes to the financial statements for the year ended 31 March 2024

2) Accounting policies (continued)

Income

Income is measured at the fair value of the consideration received or receivable. The Trust generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting)
- Service charges receivable

Tangible fixed assets – Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are stated at cost less depreciation.

The cost of housing land and property includes the cost of acquiring land and buildings, development costs, interest capitalised during the development period, directly attributable administration costs and expenditure incurred in respect of improvements which comprise the modernisation and extension of existing properties.

Expenditure on major refurbishment to properties is capitalised where the works increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the net rental income, a reduction in future maintenance costs, or a subsequent extension in the life of the property. All other repair and replacement expenditure is charged to the statement of comprehensive income.

Depreciation of housing properties

Housing land and property is split between land, structure and other major components that are expected to require replacement over time with substantially different economic lives.

Land is not depreciated on account of its indefinite useful economic life.

Housing properties are split between the structure and the major components which require periodic replacement. The costs of replacement or restoration of these components are capitalised and depreciated over the determined average useful economic life on a straight line basis as follows:

Land	not depreciated	Roof - pitched	60 years
Structure	100 years	Roof - flat	30 years
Windows	30 years	Boiler	15 years
Kitchen	30 years	Lift	25 years
Bathroom	30 years	Electrics	40 years
Heating	30 years	Doors	30 years

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Notes to the financial statements for the year ended 31 March 2024

2) Accounting policies (continued) Tangible fixed assets – other

Other tangible fixed assets are stated at historical cost less accumulated depreciation which is calculated on a straight-line basis over 20 years.

Listed investments

Listed investments are shown at market value. Any realised or unrealised surplus or deficit is recognised in the statement of income and reserves.

Government grants

The grant received in relation to newly acquired or existing housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2018. The grant is carried as deferred income in the statement of financial position and released to the statement of comprehensive income on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year qualify as basic financial instruments and are recorded initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method, less any impairment losses. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Creditors are recognised when there is a present obligation resulting from a past event that will result in the transfer of funds to a third party as the amount due to settle can be measured reliably.

Recoverable amount of rental and other trade receivables

The Trust estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts.

Rent and service charge agreements

The Trust has made arrangements with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

**Notes to the financial statements
for the year ended 31 March 2024**

2) Accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents in the Trust's statement of financial position consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

Apportionment of management expenses

The income and expenditure account has been charged with a sum of management expenses based on the time spent by Worthing Homes Limited staff on the Trust's activities. A separate allocation relating to maintenance supervision and overheads has also been made.

Cash flow statement

The Trust has taken advantage of the exemption for a cash flow statement as permitted by section 3.10 of SORP 2018.

Reserves

The revenue reserve reflects the historic realised surpluses of the Trust as well as the unrealised surpluses and deficits of the investments. The reserves will be utilised to further the aims of the Trust with Trustee approval.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

**Notes to the financial statements
for the year ended 31 March 2024**

3) Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

Useful lives of depreciable housing assets

Management reviews its estimate of the useful lives of depreciable housing assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to changes to decent homes standards which may require more frequent replacement of key components. Accumulated depreciation at 31 March 2024 was £603,337 (2023 - £579,288).

Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the housing property's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the housing property is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a housing property is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

**Notes to the financial statements
for the year ended 31 March 2024**

4) Income and expenditure from social housing lettings

	2024 £	2023 £
Income from social housing lettings		
Maintenance contributions from licensees net of identifiable service charges	366,276	339,883
Service charge income	108,429	103,856
Amortised government grants	2,814	2,814
Turnover from social housing lettings	477,519	446,553
Expenditure on letting activities		
Management	90,947	80,565
Service charge costs	90,451	77,403
Responsive maintenance	45,243	54,029
Planned maintenance	13,107	68,640
Bad debts	2,621	(3,286)
Depreciation of housing properties	60,611	56,390
Depreciation of other fixed assets	12,888	12,888
Operating expenditure on social housing lettings	315,868	346,629
Loss on disposal of fixed assets	(164)	(559)
Operating surplus on social housing lettings	161,487	99,365
Void losses	(3,687)	(2,544)

5) Units of housing stock

	2024 Number	2023 Number
Homes owned but managed by other landlords		
General needs housing	10	10
Housing for older people	64	64
Total	74	74

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

**Notes to the financial statements
for the year ended 31 March 2024**

6) Operating surplus disclosure

	2024 £	2023 £
Operating surplus is stated after charging:		
Fees payable to the auditors for the audit of the financial statements	12,765	8,500

7) Employee information

The Trust has no employees. Time spent by Worthing Homes Limited's employees on the Trust's activities are recharged in accordance with the accounting policy.

8) Key management personnel

Worthing Homes Limited is the sole Trustee of Pearson's and St Elizabeth's Cottage Homes. The key management personnel are the board members and executive directors of Worthing Homes Limited.

No key management personnel received any emoluments or expenses from Pearson's and St Elizabeth's Cottage Homes during the year (2023 – nil). Remuneration was paid by Worthing Homes Limited and is disclosed in those financial statements.

9) Interest receivable

	2024 £	2023 £
Investment interest	3,107	1,119
Interest Receivable and similar income	1,593	-
Total	4,700	1,119

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Notes to the financial statements for the year ended 31 March 2024

10) Tangible fixed assets – housing properties

	Social housing properties held for letting £
Cost	
At 1 April 2023	2,828,815
Additions:	
- Replaced components	176,749
- Assets under construction	
- Disposals	(36,726)
At 31 March 2024	2,968,838
Depreciation	
At 1 April 2023	579,288
Charge for the year	60,611
Disposals – Replaced components	(36,562)
At 31 March 2024	603,337
Net book value	
At 31 March 2024	2,365,501
At 31 March 2023	2,249,527

The housing properties are freehold.

Works to properties

	2024 £	2023 £
Improvements to existing properties capitalised	176,749	93,961
Major repairs expenditure to income and expenditure account	13,107	7,910
Total cost of major repairs and improvements works to existing properties	189,856	101,871

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Notes to the financial statements for the year ended 31 March 2024

10) Tangible fixed assets – housing properties (continued)

Total social housing grant

	2024 £	2023 £
Total accumulated social housing grant received or receivable at 31 March: Recognised in the statement of comprehensive income	2,814	2,814
Held as deferred income	210,891	213,705
	213,705	216,519

11) Tangible fixed assets – other

	Equipment £
Cost	
At 1 April 2023	272,606
At 31 March 2024	272,606
Depreciation	
At 1 April 2023	58,120
Charge for the year	12,888
At 31 March 2024	71,008
Net book value	
At 31 March 2024	201,598
At 31 March 2023	214,486

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Notes to the financial statements for the year ended 31 March 2024

12) Investments

	2024 £	2023 £
As at 1 April	402,565	406,943
Additions	418,115	-
Disposals	(423,812)	-
Unrealised (deficit) / surplus	18,967	(4,378)
Realised (deficit) / surplus	4,964	-
As at 31 March	420,799	402,565
Details		
1,544 (2022 = 1,544) COIF Accumulation Shares	-	353,461
172 (2022 = 172) NAACIF Accumulation Shares	-	18,519
423 (2022 = 423) COIF Income Shares	-	7,916
25,380 (2022 = 25,380) NAACIF Income Shares	-	22,669
Brookes MacDonald Portfolio	420,799	-
Listed Investments (Fixed Assets)	420,799	402,565

The COIF and NAACIF Shares are listed investments.
The Brookes MacDonald portfolio mainly consists of UK and overseas bonds and equities.

Cost at 31 March	392,922	59,350
Market value at 31 March	420,799	402,565

13) Debtors

	2024 £	2023 £
Due within one year		
Rent and service charges receivable	8,976	15,943
Less: provision for doubtful debts	(3,299)	(1,187)
	5,677	14,756

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2024

Notes to the financial statements for the year ended 31 March 2024

14) Creditors: amounts falling due within one year

	2024 £	2023 £
Licensees maintenance contributions, support charges and amenity charges received in advance	6,981	4,234
Other creditors	114,905	145,422
Deferred capital grant	2,814	2,814
	<u>124,700</u>	<u>152,470</u>

15) Deferred capital grant

	2024 £	2023 £
At 1 April	213,705	216,519
Released to income in the year	(2,814)	(2,814)
At 31 March	<u>210,891</u>	<u>213,705</u>
Amounts to be released within one year	2,814	2,814
Amounts to be released in more than one year	208,077	210,891
	<u>210,891</u>	<u>213,705</u>

16) Capital commitments

At 31 March 2024 there are capital commitments of £nil (2023: £nil)

Notes to the financial statements for the year ended 31 March 2024

17) Related party transactions

The Trust had the following related party transactions in the year:

During the course of its business, Worthing Homes Limited has collected maintenance contribution income on behalf of Pearson's and St Elizabeth's Cottage Homes and forwarded such monies to them. Where expenditure is invoiced to Worthing Homes Limited and the Trust jointly, the element relating to the Trust is recharged. Worthing Homes Limited is the sole Trustee. The outstanding net balance at 31 March 2024 was a £19,600 creditor balance (2023: £19,600 creditor balance). This balance comprises £21,600 receivable in respect of maintenance contribution income collected by Worthing Homes (2023: £nil), and £41,200 payable in respect of recharged costs (2023: £19,600).

The Trust incurred management charges of £53,900 (2023: £50,400), caretaking costs of £21,900 (2023: £18,100), recharged service and support costs of £31,500 (2023: £30,800), and gardening costs of £12,200 (2023: £10,500) from Worthing Homes Limited during the year.

PEARSONS AND ST ELIZABETHS COTTAGE HOMES

England & Wales - Charity number 1009780

Accounts

Charity number 1009780

PEARSON'S AND ST ELIZABETH'S COTTAGE HOMES

FINANCIAL STATEMENTS

For the year ended 31 March 2023

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

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Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Trust information

The Trustee	Worthing Homes Ltd Davison House North Street Worthing West Sussex, BN11 1ER
Auditors	Carpenter Box Amelia House Crescent Road Worthing West Sussex, BN11 1RL
Principal solicitors	Capsticks Solicitors LLP 1 St George's House East St George's Road Wimbledon London SW19 4DR Devonshires 30 Finsbury Circus London EC2M 7DT
Bankers	Lloyds Bank Plc 3 rd Floor, 25 Gresham Street London EC2V 7HN
Legal Status	Registered charity number 1009780 Regulator of Social Housing number A1348
Registered Office	Davison House North Street Worthing West Sussex BN11 1ER

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2023

Trustee report

The charity and its principal activities

The charity is an amalgamation of the former Pearson's Retreat Cottage Homes regulated by deed dated 26 July 1920 as affected by a Scheme of the Charity Commissioners of 19 April 1978, and St Elizabeth's Almshouses regulated by a scheme of the Charity Commissioners of 11 May 1966. Approval for the aforementioned amalgamation was granted by the Charity Commissioners for England and Wales under seal dated 24 June 1991. Worthing Homes Limited acts as corporate Trustee of the charity.

The charity is also registered with the Regulator of Social Housing. Throughout the year the Trust complied with the Regulator of Social Housing's Governance and Financial Viability Standard.

The main activity of the charity is the provision of social housing. The principal aim is to provide affordable housing to meet the needs of people over 50 years of age within the borough of Worthing. The charity will ensure that properties are managed and maintained to the highest standards.

The charity has a total of 74 units of accommodation as follows:-

1 – 14 Coronation Homelets: Small cottages converted to 8 studio bungalows and 6 one bed bungalows, scheme completed during 1991.

1 – 20 Pearson's Retreat: A block of one bedroom flats built in 1977. 21– 48 Pearson's Retreat: Pre-war cottages,

1 – 4 St. Elizabeth's Almshouses: A major refurbishment programme including conversion into 4 self-contained flats was completed during 1993.

1 - 6 Pendle. A block of 6 general needs flats purchased during 2016.

Public Benefit Disclosure

The current activities of the charitable Registered Social Landlord are detailed in the Trustee report. The Trustee confirms that it has had regard to the Charity Commission guidance on public benefit when reviewing the charitable Registered Social Landlord's aims and objectives and in planning future activities.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Trustee report (continued)

Trustee

Worthing Homes Ltd was the sole corporate Trustee of Pearson's and St Elizabeth's Cottage Homes during the year.

The members of the board of Worthing Homes Ltd during the year were:

Paul Smith (Chair to 8 September 2022)
Chris Simpson (Chair from 8 September 2022)
Simon Brown (from 1 October 2022)
Michael Burke (from 1 June 2022)
Donna Cezair (Chief Executive from 1 January 2023, and Board Member from 9 February 2023)
Ed Crouch (to 8 September 2022)
Peju Fabunmi (from 1 October 2022)
Colin Goodwin
Jennifer Graham (to 8 September 2022)
Vivien Knibbs
Emily Martin (from 1 October 2022)
Nigel Perryman
Helen Rice
Celia Rowe (to 8 September 2022)
Chongo Shula
Steve Wills (to 31 May 2022)

Secretary to the Trustee

Julian Pitcher

Performance for the year

The Trustee is reporting a surplus on ordinary activities of £100,000 (2022: £129,000).

Major repairs investment has largely returned to pre-pandemic levels following a catch-up programme of works last year. Responsive maintenance costs have risen this year - £54,000 compared with £36,000 in 2022 and this is due to a number of more expensive repairs being carried out.

The charity's reserves at 31 March 2023 total £2,847,000 (2022: £2,751,000) which represented a total recognised surplus for the year of £96,000 (2022: £170,000). Of this surplus there was an unrealised loss on listed investments of £4,000 (2022: £41,000 gain). The balance being the surplus on ordinary activities of £100,000 (2022: £129,000).

Turnover during the year of £447,000 represented an increase of 4% over 2022 (£430,000).

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Trustee report (continued)

The investment in planned maintenance totalled £247,000 during the year (2022: £509,000):

Kitchen & Bathroom Refurbishments	£53,000
Fire Safety Works	£52,000
Communal Improvements	£25,000
Replacement Careline System	£85,000
EPC Band C Upgrades	£5,000
Service Agreements and Associated Work	<u>£27,000</u>
Total	<u>£247,000</u>

Of this, £94,000 was capitalised under the component accounting rules (2022: £452,000).

Future plans

The charity provides low cost housing in Worthing and maintains its existing stock through its annual maintenance programme. In the coming year, the planned investment includes:

External Repairs	£30,000
Kitchen and Bathroom Modernisations	£55,000
External Repairs	£30,000
Window & Door Replacements	£76,000
Replace Gas Boilers	£11,000
Service Agreements and Associated Work	£32,000
Fire Door Replacements	£20,000
Redecoration Programme	£52,000
EPC Band C Upgrades	<u>£15,000</u>
Total	<u>£321,000</u>

Fixed assets

The Trustee is of the opinion that the market value of the housing properties are in excess of the net book value. Details of changes in fixed assets are shown in notes 10 and 11 to the financial statements.

Value for money

Value for money means obtaining the best social outcomes using the resources available.

Obtaining value for money from our resources is essential to ensure we can continue to invest in the Trust and meet its aims of ensuring that properties are managed and maintained to the highest standards.

Securing value for money is embedded in our culture. We are focussed on providing an efficient and highly cost effective service to all our customers. The setting and performance against the Trust's targets, service standards targets and budget are monitored by the Trustee.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

The following tables detail the Trust's performance against our targets. Customer satisfaction is measured using annual surveys on the anniversary of the start of their licence and feedback surveys after repairs

Excellent Customer Experience	Actual 2023	Target 2023
Overall customer satisfaction with services received from Worthing Homes on behalf of Pearson's	59%	90%
Likely to recommend to family and/or friends (this is known as net promoter score)	+0.0	+50.0
% of customers that feel they are treated with respect	81%	85%
Satisfaction that your views are being listened to and acted upon	46%	70%
Satisfaction with most recent repair	94%	90%
% of emergency repairs attended to within 24 hours	100%	100%
Number of days to complete the repair (end to end times)	12 days	8 days
Satisfaction with major repairs / planned maintenance	n/a	96%
Satisfaction with anti-social behaviour case handling	n/a	80%
Percentage of complaints resolved within agreed timescale	100%	100%

Place shaping	Actual 2023	Target 2023
Satisfaction with neighbourhood as a place to live	79%	90%
Gas servicing - overall % of properties with a valid gas certificate by anniversary date	100%	100%
Fire safety - % of blocks with a valid / in-date fire risk assessment	100%	100%
Tenant satisfaction with the health and safety of their home	83%	85%
% of homes with 'C' energy efficiency rating	69%	76%

The Customer Experience satisfaction and net promoter scores and PlaceShaper satisfaction scores are the results of the annual survey which had a 50% response rate. We have conducted further ad-hoc surveys to try and establish the cause of the dissatisfaction reported but the subsequent reports do not give any indication for the reasons behind these low scores. Regular meetings are held with residents to identify and address any concerns raised in a timely manner.

Great Business	Actual 2023	Target 2023
% rent arrears net of Housing Benefit	0.1%	0.5%
% rent collection	100%	100.0%
Average re-let time in days (standard re-lets)	42 days	28 days
% empty home rent loss	0.7%	0.6%

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Trustee report (continued)

Our performance against the value for money metrics is:

	2023	2022	2021	2020	2019
Reinvestment %	3.3%	11.1%	10.8%	6.8%	9.3%
New supply delivered % (social housing units)	0%	0%	1.4%	0%	0%
Gearing %	N/A	N/A	N/A	N/A	N/A
EBITDA interest cover % (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included)	N/A	N/A	N/A	N/A	N/A
Social housing costs per unit	£5,062	£7,440	£3,622	£4,795	£5,863
Operating Margin (social housing lettings only)	22.3%	29.8%	37.6%	20.5%	19.7%
Operating Margin (overall)	22.3%	29.8%	20.5%	20.5%	19.7%
Return on capital employed (ROCE)	3.3%	4.3%	5.2%	3.1%	3.0%

The Trust has no loans, borrowings, or interest payable. So the gearing and interest cover calculations are not meaningful for the Trust.

The cost per unit has fallen from last year's higher figure caused by a residual programme of catch up works following Covid and has now returned to pre-Covid levels. Responsive maintenance costs have risen this year due to additional works carried out which has also impacted the operating margin.

These financial statements demonstrate our track record in improving our operating efficiency and financial results. The Trust continues to maintain a strong financial position with a surplus in 2023 of £100,000. (2022: £129,000).

Statement of Trustee responsibilities

The charity is governed by Worthing Homes Limited (the Trustee). The Trustee has responsibilities for managing the affairs of the charity, and holds meetings four times a year. Members of the board of Worthing Homes Limited, the sole Trustee, are drawn from a wide background bringing together technical, professional and community skills. Board members are eligible for remuneration in accordance with the guidelines set by the Regulator of Social Housing.

Charity law and registered social landlord legislation requires the Trustee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Trustee report (continued)

Statement of Trustee responsibilities (continued)

In preparing these financial statements, the Trustee is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow applicable United Kingdom accounting standards and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable it to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Trustee is also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Reserves policy

It is the Registered Social Landlord's policy to retain sufficient reserves to enable ongoing maintenance of the properties, with a minimum of at least £300,000. The budget is managed monthly to ensure reserves are adequate for both planned and unplanned maintenance. The reserves readily available for these purposes are regarded as the net current assets balance plus investments held at 31 March 2023 of £594,000. (2022: £606,000)

We will utilise these reserves to fund planned maintenance works and sustainability works and a future development programme once suitable development opportunities arise.

Going concern

The Trustee, after reviewing the charity's budget for 2023-24, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Trustee report (continued)

Statement of disclosure to auditor

- (a) so far as the Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as Trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Independent auditor

Carpenter Box have expressed their willingness to continue in office as the charity's auditors and a resolution to reappoint them will be proposed at the Trustee Meeting.

By order of the Trustee
9 August 2023

Chair – Chris Simpson

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Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2023

Independent auditor's report to the Trustee of Pearson's and St. Elizabeth's Cottage Homes

Opinion

We have audited the financial statements of Pearson's and St Elizabeth's Cottage Homes (the 'charity') for the year ended 31 March 2023 which comprise the statement of income and reserves, the statement of financial position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and 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 Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2023

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee report.

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

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the statement of responsibilities, the Trustee is 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 Trustee determines 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 Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Pearson's and St Elizabeth's Cottage Homes

Financial statements 2023

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework in which the charity operates, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the charity and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: compliance with the Charities Act 2011.

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Challenging assumptions and judgments made by management in their significant accounting estimates, in particular in relation to depreciation of housing properties and valuation of investments; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Use of our report

This report is made solely to the charity's members, as a body, in accordance with regulations made under Section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members, as a body, our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

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Robin Evans BA FCA CTA DChA (Senior Statutory Auditor)
For and on behalf of Carpenter Box
Chartered Accountants
Statutory Auditor
Worthing

Carpenter Box is a trading name of Carpenter Box Limited

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

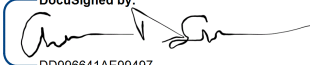
Statement of income and reserves for the year ended 31 March 2023

		2023 £	2022 £
	Notes		
Turnover	4	446,553	429,696
Operating costs	4	(346,629)	(301,760)
Loss on disposal of fixed assets		(559)	-
Operating surplus		99,365	127,936
Interest receivable	9	1,119	1,068
Surplus for the financial year		100,484	129,004
Unrealised surplus on investments	12	(4,378)	41,175
Total comprehensive income for the year		96,106	170,179
Reserves brought forward		2,751,017	2,580,838
Reserves carried forward		2,847,123	2,751,017

The Trust's results relate wholly to continuing activities. The accompanying notes on pages 17 to 28 form part of these financial statements. The financial statements were approved by the Trustee on 9 August 2023 and signed on its behalf by:

Member of the board of Worthing Homes Limited (sole Trustee):

Chair – Chris Simpson

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Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Statement of financial position for the year ended 31 March 2023

	Notes	2023 £	2022 £
Fixed assets			
Tangible fixed assets - housing properties	10	2,249,527	2,212,515
Tangible fixed assets – other	11	214,486	146,095
Investments	12	402,565	406,943
Total fixed assets		2,866,578	2,765,553
Current assets			
Debtors	13	14,756	51,113
Cash and cash equivalents		329,150	406,810
		343,906	457,923
Creditors: amounts falling due within one year	14	(152,470)	(258,754)
Net current assets		191,436	199,169
Total assets less current liabilities		3,058,014	2,964,722
Creditors: amounts falling due after more than one year	15	(210,891)	(213,705)
Net assets		2,847,123	2,751,017
Reserves			
Income and expenditure reserve		2,847,123	2,751,017
Total reserves		2,847,123	2,751,017

The financial statements were approved by the Trustee on 9 August 2023 and were signed on its behalf by:

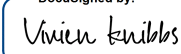
Members of the board of Worthing Homes Limited (sole corporate Trustee):

Chair – Chris Simpson

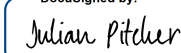
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Board member – Vivien Knibbs

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Secretary to the Trustee – Julian Pitcher

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Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements

For the year ended 31 March 2023

1) Legal status

Pearson's and St Elizabeth's Cottage Homes is a Trust, a registered charity with the Charity Commission and is registered with the Homes and Communities Agency as a social housing provider. The housing Trust is a public benefit entity. The nature of the Trust's operations and principal activities are the provision of social housing.

2) Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Pearson's and St Elizabeth's Cottage Homes includes the Housing and Regeneration Act 2008, FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland", the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, the Accounting Direction for Private Registered Providers of Social Housing 2019.

The accounts are prepared under the historic cost basis, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and are rounded to the nearest £1.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates (note 3). It also requires the Trust's management to exercise judgement in applying the Trust's accounting policies.

The following principal accounting policies have been applied:

Going concern

The Trustee, after reviewing the charity's budget for 2023-24, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

**Notes to the financial statements
for the year ended 31 March 2023**

2) Accounting policies (continued)

Income

Income is measured at the fair value of the consideration received or receivable. The Trust generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting)
- Service charges receivable

Tangible fixed assets – Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are stated at cost less depreciation.

The cost of housing land and property includes the cost of acquiring land and buildings, development costs, interest capitalised during the development period, directly attributable administration costs and expenditure incurred in respect of improvements which comprise the modernisation and extension of existing properties.

Expenditure on major refurbishment to properties is capitalised where the works increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the net rental income, a reduction in future maintenance costs, or a subsequent extension in the life of the property. All other repair and replacement expenditure is charged to the statement of comprehensive income.

Depreciation of housing properties

Housing land and property is split between land, structure and other major components that are expected to require replacement over time with substantially different economic lives.

Land is not depreciated on account of its indefinite useful economic life.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements for the year ended 31 March 2023

2) Accounting policies (continued)

Housing properties are split between the structure and the major components which require periodic replacement. The costs of replacement or restoration of these components are capitalised and depreciated over the determined average useful economic life on a straight line basis as follows:

Land	not depreciated	Roof - pitched	60 years
Structure	100 years	Roof - flat	30 years
Windows	30 years	Boiler	15 years
Kitchen	30 years	Lift	25 years
Bathroom	30 years	Electrics	40 years
Heating	30 years	Doors	30 years

Tangible fixed assets – other

Other tangible fixed assets are stated at historical cost less accumulated depreciation which is calculated on a straight line basis over 20 years.

Listed investments

Listed investments are shown at market value. Any unrealised surplus or deficit is recognised in the statement of income and reserves.

Government grants

The grant received in relation to newly acquired or existing housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2018. The grant is carried as deferred income in the statement of financial position and released to the statement of comprehensive income on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year qualify as basic financial instruments and are recorded initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method, less any impairment losses. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Creditors are recognised when there is a present obligation resulting from a past event that will result in the transfer of funds to a third party as the amount due to settle can be measured reliably.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

**Notes to the financial statements
for the year ended 31 March 2023**

2) Accounting policies (continued)

Recoverable amount of rental and other trade receivables

The Trust estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts.

Rent and service charge agreements

The Trust has made arrangements with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate.

Cash and cash equivalents

Cash and cash equivalents in the Trust's statement of financial position consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

Apportionment of management expenses

The income and expenditure account has been charged with a sum of management expenses based on the time spent by Worthing Homes Limited staff on the charity's activities. A separate allocation relating to maintenance supervision and overheads has also been made.

Cash flow statement

The charity has taken advantage of the exemption for a cash flow statement as permitted by section 3.10 of SORP 2018.

Reserves

The revenue reserve reflects the historic realised surpluses of the Trust as well as the unrealised surpluses and deficits of the investments. The reserves will be utilised to further the aims of the Trust with Trustee approval.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

**Notes to the financial statements
for the year ended 31 March 2023**

3) Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to changes to decent homes standards which may require more frequent replacement of key components. Accumulated depreciation at 31 March 2023 was £579,288 (2022 - £527,304).

Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the housing property's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the housing property is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a housing property is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

**Notes to the financial statements
for the year ended 31 March 2023**

4) Income and expenditure from social housing lettings

	2023 £	2022 £
Income from social housing lettings		
Maintenance contributions from licensees net of identifiable service charges	339,883	325,181
Service charge income	103,856	101,701
Amortised government grants	2,814	2,814
Turnover from social housing lettings	446,553	429,696
Expenditure on letting activities		
Management	80,565	81,783
Service charge costs	77,403	72,617
Responsive maintenance	54,029	35,634
Planned maintenance	68,640	56,509
Bad debts	(3,286)	3,779
Depreciation of housing properties	56,390	49,267
Depreciation of other fixed assets	12,888	2,171
Operating expenditure on social housing lettings	346,629	301,760
Loss on disposal of fixed assets	(559)	
Operating surplus on social housing lettings	99,365	127,936
Void losses	(2,544)	(3,137)

5) Units of housing stock

	2023 Number	2022 Number
Homes owned but managed by other landlords		
General needs housing	10	10
Housing for older people	64	64
Total	74	74

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

**Notes to the financial statements
for the year ended 31 March 2023**

6) Operating surplus

	2023	2022
	£	£
Operating surplus is stated after charging:		
Fees payable to the auditors for the		
audit of the financial statements	8,500	8,328

7) Employee information

The charity has no employees. Time spent by Worthing Homes Limited's employees on the charity's activities are recharged in accordance with the accounting policy.

8) Key management personnel

Worthing Homes Limited is the sole Trustee of Pearson's and St Elizabeth's Cottage Homes. The key management personnel are the board members and executive directors of Worthing Homes Limited.

No key management personnel received any emoluments or expenses from Pearson's and St Elizabeth's Cottage Homes during the year (2022 – nil). Remuneration was paid by Worthing Homes Limited and is disclosed in those financial statements.

9) Interest receivable

	2023	2022
	£	£
Investment interest	<u>1,119</u>	<u>1,068</u>

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements for the year ended 31 March 2023

10) Tangible fixed assets – housing properties

	Social housing properties held for letting £
Cost	
At 1 April 2022	2,739,819
Additions:	
- Replaced components	50,626
- Assets under construction	43,335
- Disposals	(4,965)
At 31 March 2023	2,828,815
Depreciation	
At 1 April 2022	527,304
Charge for the year	56,390
Disposals – Replaced components	(4,406)
At 31 March 2023	579,288
Net book value	
At 31 March 2023	2,249,527
At 31 March 2022	2,212,515

The housing properties are freehold.

Works to properties

	2023 £	2022 £
Improvements to existing properties capitalised	93,961	304,006
Major repairs expenditure to income and expenditure account	7,910	38,359
Total cost of major repairs and improvements works to existing properties	101,871	342,365

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements for the year ended 31 March 2023

10) Tangible fixed assets – housing properties (continued)

Total social housing grant

	2023 £	2022 £
Total accumulated social housing grant received or receivable at 31 March: Recognised in the statement of comprehensive income	2,814	2,814
Held as deferred income	213,705	216,519
	216,519	219,333

11) Tangible fixed assets – other

	Equipment £
Cost	
At 1 April 2022	191,327
Additions	81,279
	272,606
At 31 March 2023	
Depreciation	
At 1 April 2022	45,232
Charge for the year	12,888
	58,120
At 31 March 2023	
Net book value	
At 31 March 2023	214,486
	146,095

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements for the year ended 31 March 2023

12) Investments

	2023 £	2022 £
As at 1 April	406,943	365,768
Unrealised (deficit) / surplus	(4,378)	41,175
As at 31 March	402,565	406,943
Details		
1,544 (2022 = 1,544) COIF Accumulation Shares	353,461	357,073
172 (2022 = 172) NAACIF Accumulation Shares	18,519	18,314
423 (2022 = 423) COIF Income Shares	7,916	8,237
25,380 (2022 = 25,380) NAACIF Income Shares	22,669	23,319
Listed Investments (Fixed Assets)	402,565	406,943

The COIF and NAACIF Shares are listed investments

Cost at 31 March	59,350	59,350
Market value at 31 March	402,565	406,943

13) Debtors

	2023 £	2022 £
Due within one year		
Rent and service charges receivable	15,943	56,791
Less: provision for doubtful debts	(1,187)	(5,678)
	14,756	51,113

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements for the year ended 31 March 2023

14) Creditors: amounts falling due within one year

	2023 £	2022 £
Licensees maintenance contributions, support charges and amenity charges received in advance	4,234	3,164
Other creditors	145,422	252,776
Deferred capital grant	2,814	2,814
	<u>152,470</u>	<u>258,754</u>

15) Deferred capital grant

	2023 £	2022 £
At 1 April	216,519	219,333
Released to income in the year	(2,814)	(2,814)
At 31 March	<u>213,705</u>	<u>216,519</u>
Amounts to be released within one year	2,814	2,814
Amounts to be released in more than one year	210,891	213,705
	<u>213,705</u>	<u>216,519</u>

16) Capital commitments

At 31 March 2023 there are capital commitments of £nil (2022: £81,000 relating installation of a digital care line at Pearson's Retreat).

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2023

Notes to the financial statements for the year ended 31 March 2023

17) Related party transactions

The charity had the following related party transactions in the year:

All items of income and expenditure go through Worthing Homes Limited's accounts on the charity's behalf before being paid to the charity's bank account.

During the course of its business, Worthing Homes has collected maintenance contribution income on behalf of Pearson's and St Elizabeth's Cottage Homes and forwarded such monies to them, and paid all of their costs on their behalf and recharged these to the Trust. Worthing Homes Limited is the sole Trustee. The outstanding net balance at 31 March 2023 was a £19,600 creditor balance (2022: £29,500 creditor balance). This balance comprises £nil receivable in respect of maintenance contribution income collected by Worthing Homes (2022: £62,300), and £19,600 payable in respect of recharged costs (2022: £91,800).

The charity incurred management charges of £50,400 (2022: £48,900), Caretaking £18,100 (2022: £16,300), recharged service and support costs of £30,800 (2022: £30,800), and gardening costs of £10,500 (2022: £12,100) from Worthing Homes Limited during the year.

PEARSONS AND ST ELIZABETHS COTTAGE HOMES

England & Wales - Charity number 1009780

Accounts

Charity number 1009780

PEARSON'S AND ST ELIZABETH'S COTTAGE HOMES

FINANCIAL STATEMENTS

For the year ended 31 March 2022

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

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Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

Trust information

The Trustee	Worthing Homes Ltd Davison House North Street Worthing West Sussex, BN11 1ER
Auditors	Carpenter Box Amelia House Crescent Road Worthing West Sussex, BN11 1QR
Principal solicitors	Capsticks Solicitors LLP 1 St George's House East St George's Road Wimbledon London SW19 4DR Devonshires 30 Finsbury Circus London EC2M 7DT
Bankers	Lloyds Bank Plc 3 rd Floor, 25 Gresham Street London EC2V 7HN The Royal Bank of Scotland Plc 9 th Floor 280 Bishopsgate London EC2M 4RB
Legal Status	Registered charity number 1009780 Regulator of Social Housing number A1348
Registered Office	Davison House North Street Worthing West Sussex BN11 1ER

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2022

Trustee report

The charity and its principal activities

The charity is an amalgamation of the former Pearson's Retreat Cottage Homes regulated by deed dated 26 July 1920 as affected by a Scheme of the Charity Commissioners of 19 April 1978, and St Elizabeth's Almshouses regulated by a scheme of the Charity Commissioners of 11 May 1966. Approval for the aforementioned amalgamation was granted by the Charity Commissioners for England and Wales under seal dated 24 June 1991. Worthing Homes Limited acts as corporate Trustee of the charity.

The charity is also registered with the Regulator of Social Housing. Throughout the year the Trust complied with the Regulator of Social Housing's Governance and Financial Viability Standard.

The main activity of the charity is the provision of social housing. The principal aim is to provide affordable housing to meet the needs of people over 50 years of age within the borough of Worthing. The charity will ensure that properties are managed and maintained to the highest standards.

The charity has a total of 74 units of accommodation as follows:-

1 – 14 Coronation Homelets: Small cottages converted to 8 studio bungalows and 6 one bed bungalows, scheme completed during 1991.

1 – 20 Pearson's Retreat: A block of one bedroom flats built in 1977. 21– 48 Pearson's Retreat: Pre-war cottages,

1 – 4 St. Elizabeth's Almshouses: A major refurbishment programme including conversion into 4 self-contained flats was completed during 1993.

1 - 6 Pendle. A block of 6 general needs flats purchased during 2016.

Public Benefit Disclosure

The current activities of the charitable Registered Social Landlord are detailed in the Trustee report. The Trustee confirms that it has had regard to the Charity Commission guidance on public benefit when reviewing the charitable Registered Social Landlord's aims and objectives and in planning future activities.

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2022

Trustee report (continued)

Trustee

Worthing Homes Ltd was the sole corporate Trustee of Pearson's and St Elizabeth's Cottage Homes during the year.

The members of the board of Worthing Homes Ltd during the year were:

Paul Smith (Chair)
Colin Goodwin
Jennifer Graham
Michael Burke (from 1 June 2022)
Louise Murphy (to 6 May 2021)
Nigel Perryman
Helen Rice
Celia Rowe
Chongo Shula
Chris Simpson
Steve Wills (to 31 May 2022)
Ed Crouch (from 1 August 2021)
Vivien Knibbs (from 1 January 2022)

Secretary to the Trustee

Julian Pitcher

Performance for the year

The Trustee is reporting a surplus on ordinary activities of £129,000 (2021: £147,000).

The impact of COVID-19 seen during the last financial year has lessened with the number of responsive repairs returning to levels approaching pre-pandemic levels - £36,000 compared with £25,000 in 2021. Major repairs investment has also increased this year despite continued material supply issues.

The charity's reserves at 31 March 2022 total £2,751,000 (2021: £2,581,000) which represented a total recognised surplus for the year of £170,000 (2021: £218,000). Of this surplus there was an unrealised gain on listed investments of £41,000 (2021: £72,000 gain). The balance being the surplus on ordinary activities of £129,000 (2021: £147,000).

Turnover during the year of £430,000 represented an increase of 5% over 2021 (£407,000).

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2022

Trustee report (continued)

The investment in planned maintenance totalled £509,000 during the year (2021: £175,000):

Kitchen & Bathroom Refurbishments	£29,000
Fire Safety Works	£4,000
External Communal Improvements	£297,000
Communal improvements and internal decoration	£20,000
Replacement careline system	£133,000
Service agreements and associated work	<u>£26,000</u>
Total	<u>£509,000</u>

Of this, £452,000 was capitalised under the component accounting rules (2021: £151,000).

Future plans

The charity provides low cost housing in Worthing and maintains its existing stock through its annual maintenance programme. In the coming year the planned investment includes:

Car park extension	£15,000
Kitchen and bathroom modernisations	£35,000
External repairs	£50,000
Replacement front doors	£8,000
Replace gas boilers	£10,000
Service agreements and associated work	£44,000
Fire door replacements	£20,000
EPC band C upgrades	<u>£30,000</u>
Total	<u>£212,000</u>

Fixed assets

The Trustee is of the opinion that the market value of the housing properties are in excess of the net book value. Details of changes in fixed assets are shown in notes 10 and 11 to the financial statements.

Value for money

Value for money means obtaining the best social outcomes using the resources available.

Obtaining value for money from our resources is essential to ensure we can continue to invest in the Trust and meet its aims of ensuring that properties are managed and maintained to the highest standards.

Securing value for money is embedded in our culture. We are focussed on providing an efficient and highly cost effective service to all our customers. The setting and performance against the Trust's targets, service standards targets and budget are monitored by the Trustee.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

The following tables detail the Trust's performance against our targets. Customer satisfaction is measured using annual surveys on the anniversary of the start of their licence and feedback surveys after repairs

Excellent Customer Experience	Actual 2022	Target 2022
Overall customer satisfaction with services received from Worthing Homes on behalf of Pearson's	87%	85%
Likely to recommend to family and/or friends (this is known as net promoter score)	+44.0	+50.0
% of customers that feel they are treated with respect	89%	85%
Satisfaction that your views are being listened to and acted upon	78%	70%
Satisfaction with most recent repair	81%	90%
% of emergency repairs attended to within 24 hours	100%	100%
Number of days to complete the repair (end to end times)	12 days	8 days
Satisfaction with major repairs / planned maintenance	100%	n/a
Satisfaction with anti-social behaviour case handling	n/a	85%
Percentage of complaints resolved within agreed timescale	100%	100%

Place shaping	Actual 2022	Target 2022
Satisfaction with neighbourhood as a place to live	89%	80%
Gas servicing - overall % of properties with a valid gas certificate by anniversary date	100%	100%
Fire safety - % of blocks with a valid / in-date fire risk assessment	100%	100%
Tenant satisfaction with the health and safety of their home	83%	85%
% of homes with 'C' energy efficiency rating	68%	80%

Great Business	Actual 2022	Target 2022
% rent arrears net of Housing Benefit	0.1%	0.5%
% rent collection	99.8%	100.0%
Average re-let time in days (standard re-lets)	35 days	20 days
% empty home rent loss	0.8%	0.5%

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

Trustee report (continued)

Our performance against the value for money metrics is:

	2022	2021	2020	2019	2018
Reinvestment %	11.1%	6.0%	5.5%	9.3%	3.6%
New supply delivered % (social housing units)	0%	1.4%	0%	0%	0%
Gearing %	N/A	N/A	N/A	N/A	N/A
EBITDA interest cover % (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included)	N/A	N/A	N/A	N/A	N/A
Social housing costs per unit	£7,440	£3,622	£4,795	£5,863	£3,808
Operating Margin (social housing lettings only)	29.8%	37.6%	20.5%	19.7%	33.9%
Operating Margin (overall)	29.8%	20.5%	20.5%	19.7%	33.9%
Return on capital employed (ROCE)	4.3%	5.2%	3.1%	3.0%	5.5%

The Trust has no loans, borrowings, or interest payable. So the gearing and interest cover calculations are not meaningful for the Trust.

The cost per unit has increased during 2021-22 due to the catch up in planned works delayed due to Covid. Correspondingly, the operating margin has dropped.

These financial statements demonstrate our track record in improving our operating efficiency and financial results. The Trust continues to maintain a strong financial position with a surplus in 2022 of £129,000 (2021: £147,000).

Statement of Trustee responsibilities

The charity is governed by Worthing Homes Limited (the Trustee). The Trustee has responsibilities for managing the affairs of the charity, and holds meetings four times a year. Members of the board of Worthing Homes Limited, the sole Trustee, are drawn from a wide background bringing together technical, professional and community skills. Board members are eligible for remuneration in accordance with the guidelines set by the Regulator of Social Housing.

Charity law and registered social landlord legislation requires the Trustee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

Trustee report (continued)

Statement of Trustee responsibilities (continued)

In preparing these financial statements, the Trustee is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow applicable United Kingdom accounting standards and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable it to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Trustee is also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Reserves policy

It is the Registered Social Landlord's policy to retain sufficient reserves to enable ongoing maintenance of the properties, with a minimum of at least £300,000. The budget is managed monthly to ensure reserves are adequate for both planned and unplanned maintenance. The reserves readily available for these purposes are regarded as the net current assets balance plus investments held at 31 March 2022 of £606,000.

We will utilise these reserves to fund planned maintenance works and sustainability works and a future development programme once suitable development opportunities arise.

Going concern

The Trustee, after reviewing the charity's budget for 2022-23, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has considered any potential impact of COVID-19 and have concluded that it will continue to not have a significant adverse financial or operational impact on the Trust. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

Trustee report (continued)

Statement of disclosure to auditor

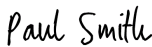
- (a) so far as the Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as Trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Independent auditor

Carpenter Box have expressed their willingness to continue in office as the charity's auditors and a resolution to reappoint them will be proposed at the Trustee Meeting.

By order of the Trustee
4 August 2022

Chair – Paul Smith

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Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2022

Independent auditor's report to the Trustee of Pearson's and St. Elizabeth's Cottage Homes

Opinion

We have audited the financial statements of Pearson's and St Elizabeth's Cottage Homes (the 'charity') for the year ended 31 March 2022 which comprise the statement of income and reserves, the statement of financial position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and 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 Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2022

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee report.

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

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the statement of responsibilities, the Trustee is 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 Trustee determines 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 Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Pearson's and St Elizabeth's Cottage Homes

Financial statements 2022

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework in which the charity operates, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the charity and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: compliance with the Charities Act 2011.

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Challenging assumptions and judgments made by management in their significant accounting estimates, in particular in relation to depreciation of housing properties and valuation of investments; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Use of our report

This report is made solely to the charity's members, as a body, in accordance with regulations made under Section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members, as a body, our audit work, for this report, or for the opinions we have formed.

DocuSigned by:
 21/9/2022
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Robin Evans BA FCA CTA (Senior Statutory Auditor)
For and on behalf of Carpenter Box
Chartered Accountants
Statutory Auditor
Worthing

Carpenter Box is a trading name of Carpenter Box Limited

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Statement of income and reserves for the year ended 31 March 2022

		2022 £	2021 £
	Notes		
Turnover	4	429,696	407,426
Operating costs	4	(301,760)	(254,291)
Loss on disposal of fixed assets		-	(7,943)
Operating surplus		127,936	145,192
Interest receivable	9	1,068	1,423
Surplus for the financial year		129,004	146,615
Unrealised surplus on investments	12	41,175	71,584
Total comprehensive income for the year		170,179	218,199
Reserves brought forward		2,580,838	2,362,639
Reserves carried forward		2,751,017	2,580,838

The Trust's results relate wholly to continuing activities. The accompanying notes on pages 17 to 28 form part of these financial statements. The financial statements were approved by the Trustee on 4 August 2022 and signed on its behalf by:

Member of the board of Worthing Homes Limited (sole Trustee):

Chair – Paul Smith

DocuSigned by:

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Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Statement of financial position for the year ended 31 March 2022

	Notes	2022 £	2021 £
Fixed assets			
Tangible fixed assets - housing properties	10	2,212,515	1,957,774
Tangible fixed assets – other	11	146,095	-
Investments	12	406,943	365,768
Total fixed assets		2,765,553	2,323,542
Current assets			
Debtors	13	51,113	16,903
Cash and cash equivalents		406,810	521,772
		457,923	538,675
Creditors: amounts falling due within one year	14	(258,754)	(64,859)
Net current assets		199,169	473,816
Total assets less current liabilities		2,964,722	2,797,358
Creditors: amounts falling due after more than one year	15	(213,705)	(216,520)
Net assets		2,751,017	2,580,838
Reserves			
Income and expenditure reserve		2,751,017	2,580,838
Total reserves		2,751,017	2,580,838

The financial statements were approved by the Trustee on 4 August 2022 and were signed on its behalf by:

Members of the board of Worthing Homes Limited (sole corporate Trustee):

Chair – Paul Smith

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Paul Smith

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Board member – Jennifer Graham

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Jeni Graham

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Secretary to the Trustee – Julian Pitcher

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Julian Pitcher

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Notes to the financial statements

For the year ended 31 March 2022

1) Legal status

Pearson's and St Elizabeth's Cottage Homes is a Trust, a registered charity with the Charity Commission and is registered with the Homes and Communities Agency as a social housing provider. The housing Trust is a public benefit entity. The nature of the Trust's operations and principal activities are the provision of social housing.

2) Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Pearson's and St Elizabeth's Cottage Homes includes the Housing and Regeneration Act 2008, FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland", the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, the Accounting Direction for Private Registered Providers of Social Housing 2019.

The accounts are prepared under the historic cost basis, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and are rounded to the nearest £1.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates (note 3). It also requires the Trust's management to exercise judgement in applying the Trust's accounting policies.

The following principal accounting policies have been applied:

Going concern

The Trustee, after reviewing the charity's budget for 2022-23, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has considered any potential impact of COVID-19 and have concluded that it will continue to not have a significant adverse financial or operational impact on the Trust. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

**Notes to the financial statements
for the year ended 31 March 2022**

2) Accounting policies (continued)

Income

Income is measured at the fair value of the consideration received or receivable. The Trust generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting)
- Service charges receivable

Tangible fixed assets – Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are stated at cost less depreciation.

The cost of housing land and property includes the cost of acquiring land and buildings, development costs, interest capitalised during the development period, directly attributable administration costs and expenditure incurred in respect of improvements which comprise the modernisation and extension of existing properties.

Expenditure on major refurbishment to properties is capitalised where the works increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the net rental income, a reduction in future maintenance costs, or a subsequent extension in the life of the property. All other repair and replacement expenditure is charged to the statement of comprehensive income.

Depreciation of housing properties

Housing land and property is split between land, structure and other major components that are expected to require replacement over time with substantially different economic lives.

Land is not depreciated on account of its indefinite useful economic life.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Notes to the financial statements for the year ended 31 March 2022

2) Accounting policies (continued)

Housing properties are split between the structure and the major components which require periodic replacement. The costs of replacement or restoration of these components are capitalised and depreciated over the determined average useful economic life on a straight line basis as follows:

Land	not depreciated	Roof - pitched	60 years
Structure	100 years	Roof - flat	30 years
Windows	30 years	Boiler	15 years
Kitchen	30 years	Lift	25 years
Bathroom	30 years	Electrics	40 years
Heating	30 years	Doors	30 years

Tangible fixed assets – other

Other tangible fixed assets are stated at historical cost less accumulated depreciation which is calculated on a straight line basis over 20 years.

Listed investments

Listed investments are shown at market value. Any unrealised surplus or deficit is recognised in the statement of income and reserves.

Government grants

The grant received in relation to newly acquired or existing housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2018. The grant is carried as deferred income in the statement of financial position and released to the statement of comprehensive income on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year qualify as basic financial instruments and are recorded initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method, less any impairment losses. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Creditors are recognised when there is a present obligation resulting from a past event that will result in the transfer of funds to a third party as the amount due to settle can be measured reliably.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

**Notes to the financial statements
for the year ended 31 March 2022**

2) Accounting policies (continued)

Recoverable amount of rental and other trade receivables

The Trust estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts.

Rent and service charge agreements

The Trust has made arrangements with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate.

Cash and cash equivalents

Cash and cash equivalents in the Trust's statement of financial position consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

Apportionment of management expenses

The income and expenditure account has been charged with a sum of management expenses based on the time spent by Worthing Homes Limited staff on the charity's activities. A separate allocation relating to maintenance supervision and overheads has also been made.

Cash flow statement

The charity has taken advantage of the exemption for a cash flow statement as permitted by section 3.10 of SORP 2018.

Reserves

The revenue reserve reflects the historic realised surpluses of the Trust as well as the unrealised surpluses and deficits of the investments. The reserves will be utilised to further the aims of the Trust with Trustee approval.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

**Notes to the financial statements
for the year ended 31 March 2022**

3) Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to changes to decent homes standards which may require more frequent replacement of key components. Accumulated depreciation at 31 March 2022 was £527,304 (2021 - £480,252).

Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the housing property's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the housing property is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a housing property is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

**Notes to the financial statements
for the year ended 31 March 2022**

4) Income and expenditure from social housing lettings

	2022	2021
	£	£
Income from social housing lettings		
Maintenance contributions from licensees net of identifiable service charges	325,181	314,004
Service charge income	101,701	90,608
Amortised government grants	2,814	2,814
Turnover from social housing lettings	429,696	407,426
Expenditure on letting activities		
Management	81,783	81,759
Service charge costs	72,617	74,176
Responsive maintenance	35,634	25,360
Planned maintenance	56,509	25,873
Bad debts	3,779	2,003
Depreciation of housing properties	49,267	45,120
Depreciation of other fixed assets	2,171	-
Disposal of components	-	-
Operating expenditure on social housing lettings	301,760	254,291
Operating surplus on social housing lettings	127,936	153,135
Void losses	(3,137)	(5,689)

5) Units of housing stock

	2022	2021
	Number	Number
Homes owned but managed by other landlords		
General needs housing	10	10
Housing for older people	64	64
Total	74	74

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

**Notes to the financial statements
for the year ended 31 March 2022**

6) Operating surplus

	2022	2021
	£	£
Operating surplus is stated after charging:		
Fees payable to the auditors for the audit of the financial statements	8,328	6,250

7) Employee information

The charity has no employees. Time spent by Worthing Homes Limited's employees on the charity's activities are recharged in accordance with the accounting policy.

8) Key management personnel

Worthing Homes Limited is the sole Trustee of Pearson's and St Elizabeth's Cottage Homes. The key management personnel are the board members and executive directors of Worthing Homes Limited.

No key management personnel received any emoluments or expenses from Pearson's and St Elizabeth's Cottage Homes during the year (2021 – nil). Remuneration was paid by Worthing Homes Limited and is disclosed in those financial statements.

9) Interest receivable

	2022	2021
	£	£
Investment interest	<u>1,068</u>	<u>1,423</u>

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Notes to the financial statements for the year ended 31 March 2022

10) Tangible fixed assets – housing properties

	Social housing properties held for letting £
Cost	
At 1 April 2021	2,438,026
Additions:	
- Replaced components	27,733
- Assets under construction	276,274
- Disposals	(2,214)
At 31 March 2022	2,739,819
Depreciation	
At 1 April 2021	480,251
Charge for the year	49,267
Disposals – Replaced components	(2,214)
At 31 March 2022	527,304
Net book value	
At 31 March 2022	2,212,515
At 31 March 2021	1,957,774

The housing properties are freehold.

Works to properties

	2022 £	2021 £
Improvements to existing properties capitalised	304,006	60,826
Major repairs expenditure to income and expenditure account	38,359	11,022
Total cost of major repairs and improvements works to existing properties	342,365	71,848

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Notes to the financial statements for the year ended 31 March 2022

10) Tangible fixed assets – housing properties (continued)

Total social housing grant

	2022 £	2021 £
Total accumulated social housing grant received or receivable at 31 March:		
Recognised in the statement of comprehensive income	2,814	2,814
Held as deferred income	216,519	219,333
	219,333	222,147

11) Tangible fixed assets – other

	Equipment £
Cost	
At 1 April 2021	43,061
Additions	148,226
	191,327
At 31 March 2022	
Depreciation	
At 1 April 2021	43,061
Charge for the year	2,171
	45,232
At 31 March 2022	
Net book value	
At 31 March 2022	146,095
At 31 March 2021	-

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Notes to the financial statements for the year ended 31 March 2021

12) Investments

	2022 £	2021 £
As at 1 April	365,768	294,184
Unrealised (deficit) / surplus	41,175	71,584
As at 31 March	406,943	365,768

Details

1,544 (2021 = 1,544) COIF Accumulation Shares	357,073	319,873
172 (2021 = 172) NAACIF Accumulation Shares	18,314	16,511
423 (2021 = 423) COIF Income Shares	8,237	7,583
25,380 (2021 = 25,380) NAACIF Income Shares	23,319	21,801
Listed Investments (Fixed Assets)	406,943	365,768

The COIF and NAACIF Shares are listed investments

Cost at 31 March	59,350	59,350
Market value at 31 March	406,943	365,768

13) Debtors

	2022 £	2021 £
Due within one year		
Rent and service charges receivable	56,791	19,951
Less: provision for doubtful debts	(5,678)	(3,048)
	51,113	16,903

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

Notes to the financial statements for the year ended 31 March 2022

14) Creditors: amounts falling due within one year

	2022 £	2021 £
Licensees maintenance contributions, support charges and amenity charges received in advance	3,164	1,814
Other creditors	252,776	60,232
Deferred capital grant	2,814	2,813
	<u>258,754</u>	<u>64,859</u>

15) Deferred capital grant

	2022 £	2021 £
At 1 April	219,333	222,147
Released to income in the year	(2,814)	(2,814)
At 31 March	<u>216,519</u>	<u>219,333</u>
Amounts to be released within one year	2,814	2,813
Amounts to be released in more than one year	213,705	216,520
	<u>216,519</u>	<u>219,333</u>

16) Capital commitments

At 31 March 2022 there are capital commitments of £81,000 relating to the installation of digital careline systems at Pearson's Retreat (2021: £135,000 relating to communal works at Pearson's Retreat).

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2022

**Notes to the financial statements
for the year ended 31 March 2022**

17) Related party transactions

The charity had the following related party transactions in the year:

All items of income and expenditure go through Worthing Homes Limited's accounts on the charity's behalf before being paid to the charity's bank account.

During the course of its business, Worthing Homes has collected maintenance contribution income on behalf of Pearson's and St Elizabeth's Cottage Homes and forwarded such monies to them, and paid all of their costs on their behalf and recharged these to the Trust. Worthing Homes Limited is the sole Trustee. The outstanding net balance at 31 March 2022 was a £29,500 creditor balance (2021:£16,700 debtor balance). This balance comprises £62,300 receivable in respect of maintenance contribution income collected by Worthing Homes (2021: £26,500), and £91,800 payable in respect of recharged costs (2021: £9,800).

The charity incurred management charges of £48,900 (2021:£50,000), Caretaking £16,300 (2021: £15,700), recharged service and support costs of £30,800 (2021: £31,600), and gardening costs of £12,100 (2021: £12,100) from Worthing Homes Limited during the year.

PEARSONS AND ST ELIZABETHS COTTAGE HOMES

England & Wales - Charity number 1009780

Accounts

Charity number 1009780

PEARSON'S AND ST ELIZABETH'S COTTAGE HOMES

FINANCIAL STATEMENTS

For the year ended 31 March 2021

Pearson's and St Elizabeth's Cottage Homes
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Pearson's and St Elizabeth's Cottage Homes
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Trust information

The Trustee	Worthing Homes Ltd Davison House North Street Worthing West Sussex, BN11 1ER
Auditors	Carpenter Box Amelia House Crescent Road Worthing West Sussex, BN11 1QR
Principal solicitors	Capsticks Solicitors LLP 1 St George's House East St George's Road Wimbledon London SW19 4DR Devonshires 30 Finsbury Circus London EC2M 7DT
Bankers	Lloyds Bank Plc 3 rd Floor, 25 Gresham Street London EC2V 7HN The Royal Bank of Scotland Plc 9 th Floor 280 Bishopsgate London EC2M 4RB
Legal Status	Registered charity number 1009780 Regulator of Social Housing number A1348
Registered Office	Davison House North Street Worthing West Sussex BN11 1ER

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2021

Trustee report

The charity and its principal activities

The charity is an amalgamation of the former Pearson's Retreat Cottage Homes regulated by deed dated 26 July 1920 as affected by a Scheme of the Charity Commissioners of 19 April 1978, and St Elizabeth's Almshouses regulated by a scheme of the Charity Commissioners of 11 May 1966. Approval for the aforementioned amalgamation was granted by the Charity Commissioners for England and Wales under seal dated 24 June 1991. Worthing Homes Limited acts as corporate Trustee of the charity.

The charity is also registered with the Regulator of Social Housing. Throughout the year the Trust complied with the Regulator of Social Housing's Governance and Financial Viability Standard.

The main activity of the charity is the provision of social housing. The principal aim is to provide affordable housing to meet the needs of people over 50 years of age within the borough of Worthing. The charity will ensure that properties are managed and maintained to the highest standards.

The charity has a total of 74 units of accommodation as follows:-

1 – 14 Coronation Homelets: Small cottages converted to 8 studio bungalows and 6 one bed bungalows, scheme completed during 1991.

1 – 20 Pearson's Retreat: A block of one bedroom flats built in 1977. 21– 48 Pearson's Retreat: Pre-war cottages,

1 – 4 St. Elizabeth's Almshouses: A major refurbishment programme including conversion into 4 self-contained flats was completed during 1993.

1 - 6 Pendle. A block of 6 general needs flats purchased during 2016.

Public Benefit Disclosure

The current activities of the charitable Registered Social Landlord are detailed in the Trustee report. The Trustee confirms that it has had regard to the Charity Commission guidance on public benefit when reviewing the charitable Registered Social Landlord's aims and objectives and in planning future activities.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2021

Trustee report (continued)

Trustee

Worthing Homes Ltd was the sole corporate Trustee of Pearson's and St Elizabeth's Cottage Homes during the year.

The members of the board of Worthing Homes Ltd during the year were:

Paul Smith (Chair)
Colin Goodwin
Jennifer Graham
Louise Murphy (to 6 May 2021)
Nigel Perryman
Helen Rice
Celia Rowe
Chongo Shula
Chris Simpson
Steve Wills

Secretary to the Trustee

Julian Pitcher

Performance for the year

The Trustee is reporting a surplus on ordinary activities of £147,000 (2020: £83,000).

The financial year has been dominated by COVID-19. The number of responsive repairs reduced during lockdown periods with a reduced cost of £25,000 compared to £33,000 in 2020. Also major repairs investment temporarily reduced to £175,000 compared to £197,000 in 2020.

The Trust was able to complete the works on transforming the former scheme managers house into two flats adding an additional property to the Brougham Road site.

The charity's reserves at 31 March 2021 total £2,581,000 (2020: £2,363,000) which represented a total recognised surplus for the year of £218,000 (2020: £77,000). Of this surplus there was an unrealised gain on listed investments of £72,000 (2020: £6,000 loss). The balance being the surplus on ordinary activities of £147,000 (2020: £83,000).

Turnover during the year of £407,000 represented an increase of 4% over 2020 (£390,000). 2019-20 contained 53 Mondays so there were 51 chargeable weeks as opposed to the usual 50. However, 2020-21 includes a full year of charges for the new housing support service where only 6 months were charged in 2019-20.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2021

Trustee report (continued)

The investment in planned maintenance totalled £175,000 during the year (2020: £197,000):

Flat Conversion	£115,000
Fire Safety Works	£3,000
External Works	£5,000
Communal improvements and internal decoration	£31,000
Flood Alleviation works	£3,000
Service agreements and associated work	<u>£18,000</u>
Total	<u>£175,000</u>

Of this, £151,000 was capitalised under the component accounting rules (2020: £126,000).

Future plans

The charity provides low cost housing in Worthing and maintains its existing stock through its annual maintenance programme. In the coming year the planned investment includes:

34 & 35 Pearson's Retreat external decorations and windows	£15,000
Kitchen and bathroom modernisations	£21,000
Communal improvements	£250,000
Relocation of electrical meters	£15,000
Replace gas boilers	£10,000
Service agreements and associated work	£34,000
Replacement Careline System	£100,000
Total	<u>£445,000</u>

Fixed assets

The Trustee is of the opinion that the market value of the housing properties are in excess of the net book value. Details of changes in fixed assets are shown in notes 10 and 11 to the financial statements.

Value for money

Value for money means obtaining the best social outcomes using the resources available.

Obtaining value for money from our resources is essential to ensure we can continue to invest in the Trust and meet its aims of ensuring that properties are managed and maintained to the highest standards.

Securing value for money is embedded in our culture. We are focussed on providing an efficient and highly cost effective service to all our customers. The setting and performance against the Trust's targets, service standards targets and budget are monitored by the Trustee.

Pearson's and St Elizabeth's Cottage Homes
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The following tables detail the Trust's performance against our targets. Customer satisfaction is measured using annual surveys on the anniversary of the start of their licence and feedback surveys after repairs

Excellent Customer Experience	Actual 2021	Target 2021
Overall customer satisfaction with services received from your landlord	80%	91%
Likely to recommend to family and/or friends (this is known as net promoter score)	+50.0	+47.0
% of customers that feel they are treated with respect	80%	84%
Satisfaction that your views are being listened to and acted upon	80%	73%
Satisfaction with your most recent repair	100%	95%
% of emergency repairs attended to within 24 hours	100%	100%
Number of days to complete the repair (end to end times)	9 days	8 days
Satisfaction with major repairs / planned maintenance	n/a	98%

Place shaping	Actual 2021	Target 2021
Satisfaction with neighbourhood as a place to live	100%	80%
Satisfaction with the overall quality of home	60%	87%
Gas servicing - overall % of properties with a valid gas certificate by anniversary date KPI affected by COVID-19	98.6%	100%
Gas servicing - overall no. of days that gas certificates were overdue KPI affected by COVID-19	11 days	0 days
Satisfaction with cleaning	75%	75%
Satisfaction with grounds maintenance	63%	80%
% of homes with 'C' energy efficiency rating	50%	100%

Great Business	Actual 2021	Target 2021
% rent arrears net of Housing Benefit	0.1%	0.5%
% rent collection	98.9%	99.5%
Average re-let time in days (standard re-lets) KPI affected by COVID-19	n/a	20 days
% empty home rent loss	0.2%	0.5%

Our performance against the value for money metrics is:

	2021	2020	2019	2018	2017
Reinvestment %	6.0%	5.5%	9.3%	3.6%	23.8%
New supply delivered % (social housing units)	1.4%	0%	0%	0%	8.2%
Gearing %	N/A	N/A	N/A	N/A	N/A
EBITDA interest cover % (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included)	N/A	N/A	N/A	N/A	N/A

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2021

Social housing costs per unit	£3,622	£4,795	£5,863	£3,808	£4,507
Operating Margin (social housing lettings only)	37.6%	20.5%	19.7%	33.9%	35.9%
Operating Margin (overall)	33.7%	20.5%	19.7%	33.9%	35.9%
Return on capital employed (ROCE)	5.2%	3.1%	3.0%	5.5%	6.3%

The Trust has no loans, borrowings, or interest payable. So the gearing and interest cover calculations are not meaningful for the Trust.

The cost per unit has decreased during 2020/21 due to the impact of COVID-19 lockdowns in delaying planned maintenance works and the reduction in the number of responsive repairs. There has been a corresponding increase in operating margin and return on capital employed because of the reduced costs.

The conversion of a former scheme manager's house into 2 flats completed during the year, so a net increase of 1 new home, and this is also reflected in the reinvestment % result.

These financial statements demonstrate our track record in improving our operating efficiency and financial results. The Trust continues to maintain a strong financial position with a surplus in 2021 of £147,000 (2020: £83,000).

Statement of Trustee responsibilities

The charity is governed by Worthing Homes Limited (the Trustee). The Trustee has responsibilities for managing the affairs of the charity, and holds meetings four times a year. Members of the board of Worthing Homes Limited, the sole Trustee, are drawn from a wide background bringing together technical, professional and community skills. Board members are eligible for remuneration in accordance with the guidelines set by the Regulator of Social Housing.

Charity law and registered social landlord legislation requires the Trustee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that period.

In preparing these financial statements, the Trustee is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Follow applicable United Kingdom accounting standards and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Trust will continue in business.

Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2021

Trustee report (continued)

Statement of Trustee responsibilities (continued)

The Trustee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable it to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Trustee is also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Reserves policy

It is the Registered Social Landlord's policy to retain sufficient reserves to enable ongoing maintenance of the properties, with a target of at least £300,000. The budget is managed monthly to ensure reserves are adequate for both planned and unplanned maintenance. The reserves readily available for these purposes are regarded as the net current assets balance held at 31 March 2021 of £474,000.

Going concern

The Trustee, after reviewing the charity's budget for 2021/22, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has considered any potential impact of COVID-19 and have concluded that it will continue to not have a significant adverse financial or operational impact on the Trust. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Statement of disclosure to auditor

- (a) so far as the Trustee is aware, there is no relevant audit information of which the charity's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as Trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Independent auditor

Carpenter Box have expressed their willingness to continue in office as the charity's auditors and a resolution to reappoint them will be proposed at the Annual General Meeting.

By order of the Trustee
5 August 2021

Chair – Paul Smith

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Paul Smith
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Pearson's and St Elizabeth's Cottage Homes
Financial Statements 2021

Independent auditor's report to the Trustee of Pearson's and St. Elizabeth's Cottage Homes

Opinion

We have audited the financial statements of Pearson's and St Elizabeth's Cottage Homes (the 'charity') for the year ended 31 March 2021 which comprise the statement of income and reserves, the statement of financial position and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and 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 Trustee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Pearson's and St Elizabeth's Cottage Homes Financial Statements 2021

Other information

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustee report.

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

- adequate accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee

As explained more fully in the statement of responsibilities, the Trustee is 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 Trustee determines 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 Trustee is responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Pearson's and St Elizabeth's Cottage Homes Financial statements 2021

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

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- Obtaining an understanding of the legal and regulatory framework in which the charity operates, focusing on those laws and regulations that had a direct effect on the financial statements and operations;
- Obtaining an understanding of the charity's policies and procedures on fraud risks, including knowledge of any actual, suspected or alleged fraud; and
- Discussing among the engagement team how and where fraud might occur in the financial statements and any potential indicators of fraud through our knowledge and understanding of the charity and our sector-specific experience.

As a result of these procedures, we considered the opportunities and incentives that may exist within the charity for fraud. We are also required to perform specific procedures to respond to the risk of management override. As a result of performing the above, we identified the following areas as those most likely to have an impact on the financial statements: compliance with the Charities Act 2011.

In addition to the above, our procedures to respond to risks identified included the following:

- Making enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing minutes of meetings of the board and senior management;
- Challenging assumptions and judgments made by management in their significant accounting estimates, in particular in relation to depreciation of housing properties and valuation of investments; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Due to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2021

Use of our report

This report is made solely to the charity's members, as a body, in accordance with regulations made under Section 154 of the Charities Act 2011 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members, as a body, our audit work, for this report, or for the opinions we have formed.

DocuSigned by:
 25/8/2021
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Robin Evans BA FCA CTA (Senior Statutory Auditor)
For and on behalf of Carpenter Box
Chartered Accountants
Statutory Auditor
Worthing

Carpenter Box is a trading name of Carpenter Box Limited

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2021

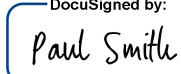
Statement of income and reserves for the year ended 31 March 2021

		2021 £	2020 £
	Notes		
Turnover	4	407,426	389,873
Operating costs	4	(254,291)	(309,927)
Loss on disposal of fixed assets		(7,943)	-
Operating surplus		145,192	79,946
Interest receivable	9	1,423	2,858
Surplus for the financial year		146,615	82,804
Unrealised surplus on investments	12	71,584	(5,703)
Total comprehensive income for the year		218,199	77,101
Reserves brought forward		2,362,639	2,285,538
Reserves carried forward		2,580,838	2,362,639

The Trust's results relate wholly to continuing activities. The accompanying notes on pages 16 to 27 form part of these financial statements. The financial statements were approved by the Trustee on 5 August 2021 and signed on its behalf by:

Member of the board of Worthing Homes Limited (sole Trustee):

Chair – Paul Smith

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Pearson's and St Elizabeth's Cottage Homes
Financial statements 2021

Statement of financial position for the year ended 31 March 2021

	Notes	2020 £	2020 £
Fixed assets			
Tangible fixed assets - housing properties	10	1,957,774	1,859,638
Tangible fixed assets – other	11	-	-
Investments	12	365,768	294,184
Total fixed assets		2,323,542	2,153,822
Current assets			
Debtors	13	16,903	19,400
Cash and cash equivalents		521,772	549,508
		538,675	568,908
Creditors: amounts falling due within one year	14	(64,859)	(140,757)
Net current assets		473,816	428,151
Total assets less current liabilities		2,797,358	2,581,973
Creditors: amounts falling due after more than one year	15	(216,520)	(219,334)
Net assets		2,580,838	2,362,639
Reserves			
Income and expenditure reserve		2,580,838	2,362,639
Total reserves		2,580,838	2,362,639

The financial statements were approved by the Trustee on 5 August 2021 and were signed on its behalf by:

Members of the board of Worthing Homes Limited (sole corporate Trustee):

Chair – Paul Smith

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Paul Smith 11/8/2021
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Board member – Jennifer Graham

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Jeni Graham 12/8/2021
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Secretary to the Trustee – Julian Pitcher

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Julian Pitcher 27/8/2021
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Notes to the financial statements

For the year ended 31 March 2021

1) Legal status

Pearson's and St Elizabeth's Cottage Homes is a Trust, a registered charity with the Charity Commission and is registered with the Homes and Communities Agency as a social housing provider. The housing Trust is a public benefit entity. The nature of the Trust's operations and principal activities are the provision of social housing.

2) Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Pearson's and St Elizabeth's Cottage Homes includes the Housing and Regeneration Act 2008, FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland", the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, the Accounting Direction for Private Registered Providers of Social Housing 2019.

The accounts are prepared under the historic cost basis, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of the Registered Provider, and are rounded to the nearest £1.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates (note 3). It also requires the Trust's management to exercise judgement in applying the Trust's accounting policies.

The following principal accounting policies have been applied:

Going concern

The Trustee, after reviewing the charity's budget for 2021/22, has a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the audit report is signed. The Trustee has considered any potential impact of COVID-19 and have concluded that it will continue to not have a significant adverse financial or operational impact on the Trust. The Trustee has concluded that there is no material uncertainty in relation the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

Pearson's and St Elizabeth's Cottage Homes
Financial statements 2021

**Notes to the financial statements
for the year ended 31 March 2021**

2) Accounting policies (continued)

Income

Income is measured at the fair value of the consideration received or receivable. The Trust generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting)
- Service charges receivable

Tangible fixed assets – Housing properties

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are stated at cost less depreciation.

The cost of housing land and property includes the cost of acquiring land and buildings, development costs, interest capitalised during the development period, directly attributable administration costs and expenditure incurred in respect of improvements which comprise the modernisation and extension of existing properties.

Expenditure on major refurbishment to properties is capitalised where the works increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the net rental income, a reduction in future maintenance costs, or a subsequent extension in the life of the property. All other repair and replacement expenditure is charged to the statement of comprehensive income.

Depreciation of housing properties

Housing land and property is split between land, structure and other major components that are expected to require replacement over time with substantially different economic lives.

Land is not depreciated on account of its indefinite useful economic life.

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Notes to the financial statements for the year ended 31 March 2021

2) Accounting policies (continued)

Housing properties are split between the structure and the major components which require periodic replacement. The costs of replacement or restoration of these components are capitalised and depreciated over the determined average useful economic life on a straight line basis as follows:

Land	not depreciated	Roof - pitched	60 years
Structure	100 years	Roof - flat	30 years
Windows	30 years	Boiler	15 years
Kitchen	30 years	Lift	25 years
Bathroom	30 years	Electrics	40 years
Heating	30 years	Doors	30 years

Tangible fixed assets – other

Other tangible fixed assets are stated at historical cost less accumulated depreciation.

Listed investments

Listed investments are shown at market value. Any unrealised surplus or deficit is recognised in the statement of income and reserves.

Government grants

The grant received in relation to newly acquired or existing housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2018. The grant is carried as deferred income in the statement of financial position and released to the statement of comprehensive income on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year qualify as basic financial instruments and are recorded initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method, less any impairment losses. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Creditors are recognised when there is a present obligation resulting from a past event that will result in the transfer of funds to a third party as the amount due to settle can be measured reliably.

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**Notes to the financial statements
for the year ended 31 March 2021**

2) Accounting policies (continued)

Recoverable amount of rental and other trade receivables

The Trust estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts.

Rent and service charge agreements

The Trust has made arrangements with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate.

Cash and cash equivalents

Cash and cash equivalents in the Trust's statement of financial position consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

Apportionment of management expenses

The income and expenditure account has been charged with a sum of management expenses based on the time spent by Worthing Homes Limited staff on the charity's activities. A separate allocation relating to maintenance supervision and overheads has also been made.

Cash flow statement

The charity has taken advantage of the exemption for a cash flow statement as permitted by section 3.10 of SORP 2018.

Reserves

The revenue reserve reflects the historic realised surpluses of the Trust as well as the unrealised surpluses and deficits of the investments. The reserves will be utilised to further the aims of the Trust with Trustee approval.

Pearson's and St Elizabeth's Cottage Homes
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**Notes to the financial statements
for the year ended 31 March 2021**

3) Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to changes to decent homes standards which may require more frequent replacement of key components. Accumulated depreciation at 31 March 2021 was £480,252 (2020 - £446,211).

Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the housing property's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the housing property is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a housing property is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

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**Notes to the financial statements
for the year ended 31 March 2021**

4) Income and expenditure from social housing lettings

	2021 £	2020 £
Income from social housing lettings		
Maintenance contributions from licensees net of identifiable service charges	314,004	316,231
Service charge income	90,608	70,829
Amortised government grants	2,814	2,813
Turnover from social housing lettings	407,426	389,873
Expenditure on letting activities		
Management	81,759	98,716
Service charge costs	74,176	62,718
Responsive maintenance	25,360	33,415
Planned maintenance	25,873	71,267
Bad debts	2,003	527
Depreciation of housing properties	45,120	43,284
Disposal of components	-	-
Operating expenditure on social housing lettings	254,291	309,927
Operating surplus on social housing lettings	153,135	79,946
Void losses	(5,689)	(1,040)

5) Units of housing stock

	2021 Number	2020 Number
Homes owned but managed by other landlords		
General needs housing	10	10
Housing for older people	64	63
Total	74	73

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**Notes to the financial statements
for the year ended 31 March 2021**

6) Operating surplus

	2021	2020
	£	£
Operating surplus is stated after charging:		
Fees payable to the auditors for the		
audit of the financial statements	6,250	4,800

7) Employee information

The charity has no employees. Time spent by Worthing Homes Limited's employees on the charity's activities are recharged in accordance with the accounting policy.

8) Key management personnel

Worthing Homes Limited is the sole Trustee of Pearson's and St Elizabeth's Cottage Homes. The key management personnel are the board members and executive directors of Worthing Homes Limited.

No key management personnel received any emoluments or expenses from Pearson's and St Elizabeth's Cottage Homes during the year (2020 – nil). Remuneration was paid by Worthing Homes Limited and is disclosed in those financial statements.

9) Interest receivable

	2021	2020
	£	£
Investment interest	<u>1,423</u>	<u>2,858</u>

Pearson's and St Elizabeth's Cottage Homes
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Notes to the financial statements for the year ended 31 March 2021

10) Tangible fixed assets – housing properties

	Social housing properties held for letting £
Cost	
At 1 April 2020	2,305,849
Additions:	
- Replaced components	29,713
- Assets under construction	31,113
- Disposals	(19,022)
- Property Conversion	90,373
At 31 March 2021	2,438,026
Depreciation	
At 1 April 2020	446,211
Charge for the year	45,120
Disposals – Replaced components	(11,079)
At 31 March 2021	480,252
Net book value	
At 31 March 2021	1,957,774
At 31 March 2020	1,859,638

The housing properties are freehold.

Works to properties

	2021 £	2020 £
Improvements to existing properties capitalised	60,826	82,792
Major repairs expenditure to income and expenditure account	11,022	71,267
Total cost of major repairs and improvements works to existing properties	71,848	154,059

Pearson's and St Elizabeth's Cottage Homes
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Notes to the financial statements for the year ended 31 March 2020

10) Tangible fixed assets – housing properties (continued)

Total social housing grant

	2021 £	2020 £
Total accumulated social housing grant received or receivable at 31 March: Recognised in the statement of comprehensive income	2,814	2,813
Held as deferred income	219,333	222,147
	<u>222,147</u>	<u>224,960</u>

11) Tangible fixed assets – other

	Equipment £
Cost	
At 1 April 2020	43,061
At 31 March 2021	<u>43,061</u>
Depreciation	
At 1 April 2020	43,061
Charge for the year	-
At 31 March 2021	<u>43,061</u>
Net book value	
At 31 March 2021	<u>-</u>
At 31 March 2020	<u>-</u>

Pearson's and St Elizabeth's Cottage Homes
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Notes to the financial statements for the year ended 31 March 2021

12) Investments

	2021 £	2020 £
As at 1 April	294,184	299,887
Unrealised (deficit) / surplus	71,584	(5,703)
As at 31 March	365,768	294,184

Details

1,544 (2019 = 1,544) COIF Accumulation Shares	319,873	257,294
172 (2019 = 172) NAACIF Accumulation Shares	16,511	12,843
423 (2019 = 423) COIF Income Shares	7,583	6,284
25,380 (2019 = 25,380) NAACIF Income Shares	21,801	17,763
Listed Investments (Fixed Assets)	365,768	294,184

The COIF and NAACIF Shares are listed investments

Cost at 31 March	59,350	59,350
Market value at 31 March	365,768	294,184

13) Debtors

	2021 £	2020 £
Due within one year		
Rent and service charges receivable	19,951	20,445
Less: provision for doubtful debts	(3,048)	(1,045)
	16,903	19,400

Pearson's and St Elizabeth's Cottage Homes
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Notes to the financial statements for the year ended 31 March 2021

14) Creditors: amounts falling due within one year

	2021 £	2020 £
Licensees maintenance contributions, support charges and amenity charges received in advance	1,814	8,470
Other creditors	60,232	129,474
Deferred capital grant	2,813	2,813
	64,859	140,757

15) Deferred capital grant

	2021 £	2020 £
At 1 April	222,147	224,960
Released to income in the year	(2,814)	(2,813)
	219,333	222,147
Amounts to be released within one year	2,813	2,813
Amounts to be released in more than one year	216,520	219,334
	219,333	222,147

16) Capital commitments

At 31 March 2021 there are capital commitments of £135,000 relating to communal works at Pearson's Retreat (2020: £50,000 for the conversion of 35 Pearson's retreat).

Pearson's and St Elizabeth's Cottage Homes
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Notes to the financial statements for the year ended 31 March 2021

17) Related party transactions

The charity had the following related party transactions in the year:

All items of income and expenditure go through Worthing Homes Limited's accounts on the charity's behalf before being paid to the charity's bank account.

During the course of its business, Worthing Homes has collected maintenance contribution income on behalf of Pearson's and St Elizabeth's Cottage Homes and forwarded such monies to them, and paid all of their costs on their behalf and recharged these to the Trust. Worthing Homes Limited is the sole Trustee. The outstanding net balance at 31 March 2021 was a £16,700 debtor balance (2020:£40,900 creditor balance). This balance comprises £26,500 receivable in respect of maintenance contribution income collected by Worthing Homes (2020: £34,000), and £9,400 payable in respect of recharged costs (2020: £74,900).

The charity incurred management charges of £50,000 (2020:£46,500), Caretaking £15,700 (2020: £29,200), recharged service and support costs of £31,600 (2020: £14,700), and gardening costs of £12,100 (2020: £14,400).from Worthing Homes Limited during the year.