

Charity number 1009780

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# PEARSON'S AND ST ELIZABETH'S COTTAGE HOMES

## FINANCIAL STATEMENTS

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For the year ended 31 March 2023

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

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**Trust information**

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

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### **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.

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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:

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).

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## 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.

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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

<b>Excellent Customer Experience</b>	<b>Actual 2023</b>	<b>Target 2023</b>
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%

<b>Place shaping</b>	<b>Actual 2023</b>	<b>Target 2023</b>
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.

<b>Great Business</b>	<b>Actual 2023</b>	<b>Target 2023</b>
% 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%

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## Trustee report (continued)

Our performance against the value for money metrics is:

	2023	2022	2021	2020	2019
<b>Reinvestment %</b>	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
<b>Social housing costs per unit</b>	£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.



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## **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.

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**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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## **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.

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### **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

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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.

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**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.

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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**

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## 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)	-
<b>Operating surplus</b>		<b>99,365</b>	<b>127,936</b>
Interest receivable	9	1,119	1,068
<b>Surplus for the financial year</b>		<b>100,484</b>	<b>129,004</b>
Unrealised surplus on investments	12	(4,378)	41,175
<b>Total comprehensive income for the year</b>		<b>96,106</b>	<b>170,179</b>
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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## Statement of financial position for the year ended 31 March 2023

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
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
<b>Current assets</b>			
Debtors	13	14,756	51,113
Cash and cash equivalents		329,150	406,810
		343,906	457,923
<b>Creditors: amounts falling due within one year</b>	14	(152,470)	(258,754)
Net current assets		191,436	199,169
<b>Total assets less current liabilities</b>		3,058,014	2,964,722
<b>Creditors: amounts falling due after more than one year</b>	15	(210,891)	(213,705)
<b>Net assets</b>		2,847,123	2,751,017
<b>Reserves</b>			
Income and expenditure reserve		2,847,123	2,751,017
<b>Total reserves</b>		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):

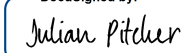
Chair – Chris Simpson

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Board member – Vivien Knibbs

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Secretary to the Trustee – Julian Pitcher

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## **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.

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**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.

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## 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.

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**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.

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**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.

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

**4) Income and expenditure from social housing lettings**

	<b>2023</b> <b>£</b>	<b>2022</b> <b>£</b>
<b>Income from social housing lettings</b>		
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
	<hr/>	<hr/>
Turnover from social housing lettings	446,553	429,696
	<hr/>	<hr/>
<b>Expenditure on letting activities</b>		
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
<b>Operating expenditure on social housing lettings</b>	346,629	301,760
	<hr/>	<hr/>
Loss on disposal of fixed assets	(559)	
	<hr/>	<hr/>
<b>Operating surplus on social housing lettings</b>	99,365	127,936
	<hr/>	<hr/>
<b>Void losses</b>	(2,544)	(3,137)
	<hr/>	<hr/>

**5) Units of housing stock**

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

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

**6) Operating surplus**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
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**

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

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

### 10) Tangible fixed assets – housing properties

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

The housing properties are freehold.

### Works to properties

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



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

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## 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
	<hr/>	<hr/>
As at 31 March	402,565	406,943
	<hr/>	<hr/>
<b>Details</b>		
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
	<hr/>	<hr/>
Listed Investments (Fixed Assets)	402,565	406,943
	<hr/>	<hr/>

The COIF and NAACIF Shares are listed investments

Cost at 31 March	59,350	59,350
	<hr/>	<hr/>
Market value at 31 March	402,565	406,943
	<hr/>	<hr/>

### 13) Debtors

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

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## 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).

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## **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.