

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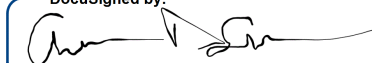
Statement of income and reserves for the year ended 31 March 2025

		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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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

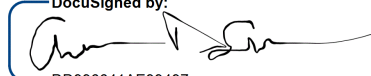
The financial statements were approved by the Trustee on 20 August 2025 and were signed on its behalf by:

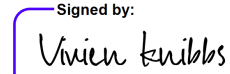
Members of the board of Worthing Homes Limited (sole corporate Trustee):


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.

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**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.

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**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
	<hr/>	<hr/>
Turnover from social housing lettings	503,122	477,518
	<hr/>	<hr/>
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
	<hr/>	<hr/>
Loss on disposal of fixed assets	(4,130)	(164)
Operating surplus on social housing lettings	101,697	161,486
	<hr/>	<hr/>
Void losses	(3,268)	(3,687)
	<hr/>	<hr/>

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
	<hr/>	<hr/>
Total	74	74
	<hr/>	<hr/>

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
	<hr/>	<hr/>
Total	8,338	4,700
	<hr/> <hr/>	<hr/> <hr/>

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)
	<hr/>
At 31 March 2025	3,252,140
	<hr/>
Depreciation	
At 1 April 2024	603,337
Charge for the year	66,596
Disposals – Replaced components	(5,436)
	<hr/>
At 31 March 2025	664,497
	<hr/>
Net book value	
At 31 March 2025	2,587,643
	<hr/>
At 31 March 2024	2,365,501
	<hr/> <hr/>

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
	<hr/>	<hr/>
Total cost of major repairs and improvements works to existing properties	304,494	189,856
	<hr/>	<hr/>

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
	<hr/> 210,891	<hr/> 213,705

11) Tangible fixed assets – other

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

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
	<hr/>	<hr/>
As at 31 March	411,212	420,799
	<hr/>	<hr/>
Details		
Brookes MacDonald Portfolio	411,212	420,799
	<hr/>	<hr/>
Listed Investments (Fixed Assets)	411,212	420,799
	<hr/>	<hr/>

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

Cost at 31 March	400,000	392,922
	<hr/>	<hr/>
Market value at 31 March	411,212	420,799
	<hr/>	<hr/>

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)
	<hr/>	<hr/>
	11,026	5,677
	<hr/>	<hr/>

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
	<hr/> 83,304	<hr/> 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)
	<hr/> 208,077	<hr/> 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
	<hr/> 208,077	<hr/> 210,891

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

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.