

REGISTERED COMPANY NUMBER: 03324634 (England and Wales)
REGISTERED CHARITY NUMBER: 1064373

Report of the Trustees and
Audited Financial Statements for the Year Ended 31 March 2025
for
Bethshan Sheltered Housing Association

D.R.E. & Co. (Audit) Limited
7 Lower Brook Street
Oswestry
Shropshire
SY11 2HG

Bethshan Sheltered Housing Association

**Contents of the Financial Statements
for the Year Ended 31 March 2025**

	Page
Reference and Administrative Details	1
Report of the Trustees	2 to 8
Report of the Independent Auditors	9 to 12
Statement of Financial Activities	13
Balance Sheet	14 to 15
Cash Flow Statement	16
Notes to the Cash Flow Statement	17
Notes to the Financial Statements	18 to 26
Detailed Statement of Financial Activities	27 to 28

Bethshan Sheltered Housing Association

**Reference and Administrative Details
for the Year Ended 31 March 2025**

TRUSTEES	Rev A L Hewitt Rev J D Smith L Allen M R Allport Rev D H Curgenvin Rev S R Curgenvin E T Coomber H Y Wenban
REGISTERED OFFICE	Heol Treowen Newtown Powys SY16 1JA
REGISTERED COMPANY NUMBER	03324634 (England and Wales)
REGISTERED CHARITY NUMBER	1064373
AUDITORS	D.R.E. & Co. (Audit) Limited 7 Lower Brook Street Oswestry Shropshire SY11 2HG
SOLICITORS	Geldards LLP Number One Pride Place Pride Park Derby DE24 8QR
BANKERS	Bank of Scotland PLC - Cardiff Barclays Bank PLC - Newtown INVESTMENT ACCOUNTS Aldermore Bank Modulr Finance Ltd SENIOR MANAGEMENT Mrs Rachel Griffiths (Home Manager) Mr Leslie Allen (Registered Individual) Mrs Deborah Cade (Finance Manager)

**Report of the Trustees
for the Year Ended 31 March 2025**

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

We primarily exist to meet the needs of the population of Newtown, Powys, and the surrounding areas. The objects of the charity remain 'the relief of poverty, sickness and old age' and Bethshan continues to fulfil these objects specifically by means of the provision of nursing home care for frail elderly persons as well as those living with more advanced forms of dementia.

Public benefit

The trustees have considered the Charity Commission's general guidance on public benefit and are satisfied that the services that we provide are accessible to all who need them regardless of their financial resources. Our concern has always been to ensure that good quality care is available to all, and this has been the motivation behind our continued engagement with Powys County Council. Places are offered based on medical condition and the same quality of service is provided to all residents regardless of their funding. We continue to look for appropriate ways to extend the scope of what we do so that more people can benefit from our expertise.

Volunteers

We are grateful to the team of volunteers who have faithfully assisted at the weekly church service, - drawn from several denominations in the town. They have led the service, brought the message, provided musical accompaniment and helped residents to take part.

**Report of the Trustees
for the Year Ended 31 March 2025**

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

We have been able to provide care for fifty-three individuals at the Home over the course of the year including some who were only with us briefly before the end of their lives. The residents have been aged between 62 and 102 with the average around 85. The average length of stay is a fraction under 3 years. We continue to have over a quarter of residents being funded by the Health Board under Continuing Healthcare funding, reflecting their more complex medical or mental health conditions, and around half are funded by the local authority.

In addition to their medical and personal care the residents have benefitted from a varied programme of regular craft, cooking, music and gardening arranged by our activities staff, along with special events to celebrate various occasions in the calendar, including a 73rd wedding anniversary! We have enjoyed visits from local nursery and school children as well as entertainment from a couple of different touring theatre groups, which have been very well received. We have also had visits from animals and ran our own dog show! A group of residents had a wonderful day out on the Welshpool and Llanfair Light Railway. Christmas was well and truly celebrated this year with entertainment from the Newtown Silver Band, Christmas parties and carol singing with primary school children as well as members of Hope Church. Residents received Christmas presents and Easter Eggs provided from donations to our residents' fund. The spiritual input to the Home coordinated by our Chaplain, continues to be appreciated as we continue to have around half of the residents attending the weekly services.

We have worked hard during the year to recruit sufficient permanent Qualified Nurses and Healthcare Assistants to fully staff the Home. We end the year in a much stronger position than at the end of last year. We have utilised several agencies for temporary staff which has added to our staff costs, but recruitment over the year has reduced this.

The programme of refurbishment has continued as all four of our kitchenette areas were refreshed with new worktops and serving areas. The reception area and bathrooms have also been decorated and the shower room. In total almost 75% of bedrooms have new-style flooring, paintwork and furniture. Rooms have significantly improved in both areas and we hope to continue the refurbishment with redecoration. All our old overbed tables were replaced.

In anticipation of the withdrawal of analogue telephone lines we upgraded our telephone system to digital, including the emergency lift lines. We have benefitted from a number of new features in the new system.

Deficiencies had been highlighted during the year in connection with our fire doors and a thorough audit was carried out in November by our new Health & Safety specialist. Following his report, we commenced a programme of repairing and/or replacing doors in order of the priority identified. We have also been aware of issues with our heating system and a programme of replacing pipework and radiators was begun during the year and just under half of the bedroom radiators have now been replaced, along with several other radiators around the home. Our former maintenance man left the organisation and his replacement is a qualified electrician and plumber. He has been working hard to bring the building back up to scratch, though this inevitably comes at a financial cost.

There has been continued engagement with the catering company and the kitchen staff have made significant progress in addressing the needs and preferences of all residents.

FINANCIAL REVIEW

Financial position

The statement of Financial Activities show a deficit for the year of £26,466 (2024: £171,243), and reserves now stand at £1,827,020 (2024 £1,853,486).

**Report of the Trustees
for the Year Ended 31 March 2025**

FINANCIAL REVIEW

Principal funding sources

The main source of funding for running the nursing home is the fee income. This primarily comes from the statutory sources - Powys County Council and Powys Teaching Health Board. We also have some private fee payers. Because of the reliance on agency staff at the beginning of the financial year we engaged actively with the local Health Board and Powys County Council throughout the year and managed to secure a more reasonable fee for Health Board placements along with an additional increase for local authority-funded residents on our dementia unit. However, following detailed analysis of our costs it appears that the most significant factor remains the failure of the Funded Nursing Care payment given to both local authority and private fee-payers to keep up with the costs it is designed to cover, in particular the failure to take account of the need to use agency staff by the majority of care homes at present. Because of the backdated increase awarded to our Continuing Healthcare-funded residents, along with a better complement of staff employed directly, we ended the year in a significantly healthier place than had been anticipated.

In addition to the fees for nursing home care we also receive donations, usually in memory of former residents, some Gift Aid tax reclaimed, and interest from our investment accounts. Income from bank interest has been higher than projected because of higher interest rates and the addition of backdated fees.

Investment policy and objectives

Under the Memorandum and Articles of Association the charity has the power to make any investment, which the trustees see fit.

The trustees take seriously their responsibility to ensure that funds are not put at risk, but also seek to achieve the highest interest possible where surplus funds are in hand. Funds have been spread across wider financial institutions in order to take advantage of Government guarantees

Reserves policy

Free reserves which equate to net current assets (excluding restricted funds) amount to £468,245 (2024: £459,787).

The level of reserves was set at 3 months operating costs several years ago - this currently equates to approximately £650,000, however, we have been unable to maintain sufficient funds to meet this policy.

Going concern

The assessment of the trustees is that the charity is a going concern, but there are material uncertainties relating to its ability to continue as a going concern. At current rates of reserves, expenditure and income the charity remains a going concern for the current financial year, able to continue its core activities in fulfilment of its objectives. The charity has no debts. We consider that we have adequate management information to continue to enable good decision making. Material uncertainties beyond the current financial year include that charity reserves no longer meet the current policy of 3 months expenditure, making the charity vulnerable to any unexpected large costs, and that increased recruitment and retention of necessary professional staff is essential to avoid unsustainable agency costs. Negotiations with the main commissioners of our service have resulted in a commitment on their part to increase their funding rates and provide short-term / one off funding to provide stability to the organisation if required whilst a financial improvement plan is implemented, so trustees consider that sufficient cash flow is secured for the continuation of the charity activities for at least the current financial year.

FUTURE PLANS

- Continuing to refurbish bedrooms as they become empty
- Continuing to refurbish other areas of the Home
- Continuing to work with the catering company to improve the food service
- Updating the website

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

**Report of the Trustees
for the Year Ended 31 March 2025**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The charity runs a 40-bed Nursing Home and the day-to-day running, including appointment of staff and all matters relating to the medical care of the residents, is delegated to the Home Manager and Deputy Manager. The Deputy Manager, the heads of the two nursing units and ancillary staff report to the Home Manager.

The Responsible Individual is the person who bears responsibility for the overall running of the Home and compliance with the Care Standards. He represents the Home in relationships with external bodies.

The Finance Manager is responsible for the management and recordkeeping relating to the income and expenditure of the Home, the management of fixed assets and reserves as well as compliance with company and charity law for the organisation. The Home Manager, Responsible Individual and Finance Manager report to the Trustees at the regular management meetings

The Deputy Manager has proved invaluable since she was appointed last year. She provides nurse cover as well as carrying out regular supervision of staff and sickness management. Her appointment also ensures that there is a senior person on site during the Home Manager's annual leave. The Manager and Deputy have been working closely together to drive good practice throughout the home.

Bethshan is a member of Care Forum Wales which represents the interests of the care industry at both county and national (Wales) level, as well as Powys Association of Voluntary Organisations (PAVO).

The charity has strong links with Hope Church (Newtown) - a separate charity - which had the vision for the Bethshan project and oversaw its construction. The trustees of Bethshan are drawn principally from the leadership of the church along with other individuals with key skills or knowledge.

Induction and training of new trustees

No new trustees were appointed during the year. Any new trustees appointed would receive copies of the key documents relating to the charity's work including the governing document, the latest annual report and accounts and guidance relating to their duties and responsibilities as a trustee. They would be required to sign a declaration affirming their suitability to function as a trustee; a copy of the "Fit and Proper Person" form for HMRC; and to read and sign the charity's Conflict of Interest declaration. Trustees are informed of appropriate training being offered and provided by Powys Association of Voluntary Organisations (PAVO).

Related parties

The charity has strong links with Hope Church (Newtown) - a separate charity - which had the vision for the Bethshan project and oversaw its construction. The trustees of Bethshan are drawn principally from the leadership of the church along with other individuals with key skills or knowledge.

**Report of the Trustees
for the Year Ended 31 March 2025**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The major risks are summarised in our risk register and remain broadly the same as in previous years, though there is increased awareness of cyber security threats as our dependence on IT increases.

The approach to risks taken by the trustees of Bethshan broadly follows the Charity Commission suggested categorisation i.e., Governance; Operational; Financial; External; and Compliance.

The major risks faced by Bethshan are as follows:

Health & Safety

This covers a wide range of issues from the safe operation of equipment within the building, to the appropriate use of cleaning chemicals. We employ the services of a specialist consultancy to assist with the management of Health and Safety risks. They undertake an audit of our premises each year and make suggestions for improvement. Issues raised by staff or others are addressed as they arise.

Health of Residents

There are several risks associated with our primary activity - the care of our residents - for example, incorrect administration of medication, accidents, and abuse. We have a range of policies detailing the correct procedures to be used regarding most normal activities which staff are required to follow. We subscribe to a policy database specific to the care sector and policies are made available to all staff via a mobile phone app. Policies are updated as necessary and when substantial changes have been made to policies staff are required to demonstrate that they have familiarised themselves with the changes. Staff receive training relating to manual handling, Safeguarding of Vulnerable Adults, food hygiene, fire safety and first aid as required by CIW and other issues are addressed through mentoring and supervision. We have started using online training accessible through the NHS Wales website, but we continue to have in-person training sessions for some courses.

All appropriate equipment and PPE are provided where necessary.

Adequate complement of trained staff

There has been a general shortage of both nursing and care staff across the sector, and we have been no exception. This has necessitated staff, including the Home Manager and Deputy, working additional shifts to meet the needs of the residents, in addition to the use of agency staff. We have an excellent relationship with several staffing agencies and most staff supplied are familiar faces who are well acquainted with our residents and ways of working. The Home Manager has worked hard this year to recruit staff to our permanent team, and we ended the financial year with almost a full complement.

Security

Security covers several areas of concern in addition to the obvious issue of physical security from intruders including risks to the security of information (e.g., personnel records, payroll information, other financial records, and resident's notes). We have a comprehensive IT Policy and cybercrime awareness has become increasingly high profile as cyber threats increase in frequency and sophistication. The use of Microsoft Office 365 with its cloud-based file storage, along with cloud-based accounts and other business software has proved invaluable during the last two years. We now have IT technical support 24/7 from Flotek who also provide an email scanning service which isolates potential phishing emails and spam.

Financial

In addition to the physical security of records, financial risks also include fraud, including unauthorised access to the online banking system in addition to the viability of the business arising because of loss of income. Loss of income may occur for several reasons including reduction in statutory funding, shortage of clients, loss of reputation, or unforeseen expenditure not covered by insurance.

Monthly monitoring of income and expenditure against budget takes place to ensure that we have up-to-date awareness of the financial position of the organisation and reports are given to the trustees.

**Report of the Trustees
for the Year Ended 31 March 2025**

STRUCTURE, GOVERNANCE AND MANAGEMENT

The risk of fraudulent use of business funds is addressed by comprehensive financial procedures which are reviewed annually to ensure they remain relevant to current conditions and communicated to appropriate staff members.

Reputation

Some of the possible risks to the reputation of Bethshan have already been alluded to and fall under the following broad headings: Health & Safety incident/accident, Employment Law issues, abuse/negligence, other failure to comply with Care Standards or other legislation. Depending on the nature of the incident, these could have a very damaging effect on the business and must be taken very seriously. We employ a firm of consultants to guide us regarding Health & Safety and in connection with employment legislation we employ another firm of consultants to guide us through HR matters. A subscription to the QCS policy database ensures that our policies and procedures are up to date with current legislation.

Compliance

As mentioned above, we use the services of outside consultants to ensure compliance with Health and Safety and employment legislation.

External risks

We have attempted to identify any potential risks that are out of our control as far as their causes are concerned, weigh up their probability and make plans to reduce their negative effects. Such risks include:

Power failure - to minimise the risk of being without power for a protracted period we have a contract with a company who will provide a back-up generator.

Adverse weather - in addition to the possible loss of power, it can be a challenge to maintain staff coverage. A list is maintained of staff who live within walking distance of the home willing to be called at short notice which is updated each year. We have a committed team, and everyone pulls together to ensure that any staff shortage does not impact on the delivery of care to the residents.

Other major catastrophes - substantial damage to the fabric of the building due to gas or water leak or severe weather can be minimised by good regular maintenance and inspection. Our insurance covers us for more serious incidents and includes business interruption.

Procedure for risk management within Bethshan

Responsibility for risk management lies ultimately with the board of trustees but on a day-to-day basis this is delegated to the senior management. The Home Manager, Responsible Individual and Finance Manager undertake an annual audit of risks to the organisation which is based broadly on the Charity Commission guidelines. The main risks are reviewed, and any new risks identified are added to the register. Each risk is assessed for its likelihood of its occurrence and impact should the event occur, how the risk is managed (e.g. by ceasing the activity, specific action taken to minimise the risk, passing on the risk to a third party such as an insurance company) and who is responsible. The audit is evaluated by the trustees who may contribute or remove items as they feel necessary. Once the audit has been completed a list is drawn up of action that is required to address the risks that have been identified which may necessitate additional expenditure, provision of training, professional advice, or other action. This is presented to the Trustees for approval. Risks identified through the audit are communicated to relevant staff members along with details of the action to be taken to manage it. The senior staff meet periodically to discuss progress on the action plan and to add items to the register of risks as these arise. The risk assessment method is itself reviewed from time to time to ensure that it is most effective for the size and nature of the organisation. Regular reports are made to the trustees of any changes to the risks faced by the organisation and action being taken to manage those risks.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of Bethshan Sheltered Housing Association for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

**Report of the Trustees
for the Year Ended 31 March 2025**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

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

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

In so far as the trustees are aware:

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

Approved by order of the board of trustees on 20 November 2025 and signed on its behalf by:

L Allen - Trustee

Opinion

We have audited the financial statements of Bethshan Sheltered Housing Association (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

We draw attention to the Financial Review section of the Report of the Trustees, which indicates that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

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

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

**Report of the Independent Auditors to the Trustees of
Bethshan Sheltered Housing Association**

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the client's operating sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, the Charities Act SORP, taxation legislation, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to their knowledge of actual, suspected and alleged fraud; and
- reviewing the client's system notes and internal controls.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims
- reviewing correspondence with HMRC and the Charity Commission.

**Report of the Independent Auditors to the Trustees of
Bethshan Sheltered Housing Association**

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's trustees, 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 charitable company's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

for and on behalf of D.R.E. & Co. (Audit) Limited
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
7 Lower Brook Street
Oswestry
Shropshire
SY11 2HG

20 November 2025

Bethshan Sheltered Housing Association

**Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2025**

		Unrestricted funds £	Restricted funds £	31.3.25 Total funds £	31.3.24 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
Donations and legacies	3	4,600	-	4,600	16,324
Charitable activities	6				
Nursing Home Care		2,694,291	-	2,694,291	2,383,074
Other trading activities	4	2,361	-	2,361	1,496
Investment income	5	4,681	-	4,681	9,039
Other income		70	-	70	-
Total		<u>2,706,003</u>	<u>-</u>	<u>2,706,003</u>	<u>2,409,933</u>
EXPENDITURE ON					
Raising funds	7	1,943	-	1,943	1,633
Charitable activities	8				
Nursing Home Care		<u>2,730,526</u>	<u>-</u>	<u>2,730,526</u>	<u>2,579,543</u>
Total		<u>2,732,469</u>	<u>-</u>	<u>2,732,469</u>	<u>2,581,176</u>
NET INCOME/(EXPENDITURE)		(26,466)	-	(26,466)	(171,243)
RECONCILIATION OF FUNDS					
Total funds brought forward		1,853,486	-	1,853,486	2,024,729
TOTAL FUNDS CARRIED FORWARD		<u><u>1,827,020</u></u>	<u><u>-</u></u>	<u><u>1,827,020</u></u>	<u><u>1,853,486</u></u>

The notes form part of these financial statements

Balance Sheet
31 March 2025

	Notes	31.3.25 £	31.3.24 £
FIXED ASSETS			
Tangible assets	15	1,358,777	1,393,699
CURRENT ASSETS			
Stocks	16	358	340
Debtors	17	83,755	150,064
Cash at bank and in hand		465,862	417,632
		<u>549,975</u>	<u>568,036</u>
CREDITORS			
Amounts falling due within one year	18	(81,732)	(108,249)
NET CURRENT ASSETS		<u>468,243</u>	<u>459,787</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,827,020</u>	<u>1,853,486</u>
NET ASSETS		<u>1,827,020</u>	<u>1,853,486</u>
FUNDS	20		
Unrestricted funds		<u>1,827,020</u>	<u>1,853,486</u>
TOTAL FUNDS		<u>1,827,020</u>	<u>1,853,486</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not deposited notice, pursuant to Section 476 of the Companies Act 2006 requiring an audit of these financial statements.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been audited under the requirements of Section 145 of the Charities Act 2011.

Balance Sheet - continued
31 March 2025

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 20 November 2025 and were signed on its behalf by:

L Allen - Trustee

Bethshan Sheltered Housing Association

**Cash Flow Statement
for the Year Ended 31 March 2025**

	Notes	31.3.25 £	31.3.24 £
Cash flows from operating activities			
Cash generated from operations	1	95,125	(167,802)
Net cash provided by/(used in) operating activities		95,125	(167,802)
Cash flows from investing activities			
Purchase of tangible fixed assets		(51,576)	(118,531)
Interest received		4,681	9,039
Net cash used in investing activities		(46,895)	(109,492)
Change in cash and cash equivalents in the reporting period		48,230	(277,294)
Cash and cash equivalents at the beginning of the reporting period		417,632	694,926
Cash and cash equivalents at the end of the reporting period		465,862	417,632

The notes form part of these financial statements

Bethshan Sheltered Housing Association

Notes to the Cash Flow Statement
for the Year Ended 31 March 2025

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES		
	31.3.25	31.3.24
	£	£
Net expenditure for the reporting period (as per the Statement of Financial Activities)	(26,466)	(171,243)
Adjustments for:		
Depreciation charges	86,498	84,217
Interest received	(4,681)	(9,039)
Increase in stocks	(18)	(108)
Decrease/(increase) in debtors	66,309	(98,706)
(Decrease)/increase in creditors	(26,517)	27,077
Net cash provided by/(used in) operations	<u>95,125</u>	<u>(167,802)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.24	Cash flow	At 31.3.25
	£	£	£
Net cash			
Cash at bank and in hand	417,632	48,230	465,862
	<u>417,632</u>	<u>48,230</u>	<u>465,862</u>
Total	<u>417,632</u>	<u>48,230</u>	<u>465,862</u>

The notes form part of these financial statements

1. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Company status

The charity is a company limited by guarantee registered in England and Wales. The members of the company are the Trustees named on page 1. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

The accounts are prepared for the individual entity only.

The presentation currency of the financial statements is Pound Sterling (£), rounded to the nearest £1.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Governance costs

Governance costs are those incurred in connection with the administration of the charity and compliance with constitutional and statutory requirements.

Allocation and apportionment of costs

Support costs (excluding governance costs) have been apportioned to the activity - 'Nursing Home care' in full. Governance costs have been apportioned to activities based on the apportionment of salary costs.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 15% on cost and 2% on cost or valuation
Plant and machinery	- 15% on cost
Fixtures and fittings	- 15% on reducing balance
Computer equipment	- 33% on cost and 15% on reducing balance

No depreciation is provided on freehold land.

2. ACCOUNTING POLICIES - continued**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Items donated for resale or distribution, are not included in the financial statements until they are sold or distributed. The trustee's believe that the costs involved in determining the value of stock held for distribution would outweigh the benefit to the users.

Taxation

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

Fund accounting

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

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

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

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments

Basic financial assets, including trade and other debtors and cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where a transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic financial liabilities, including trade and other creditors, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts discounted at a market rate of interest.

3. DONATIONS AND LEGACIES

	31.3.25	31.3.24
	£	£
Donations	4,475	15,949
Gift aid	125	375
	<u>4,600</u>	<u>16,324</u>

Bethshan Sheltered Housing Association

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

4. OTHER TRADING ACTIVITIES

	31.3.25	31.3.24
	£	£
Trolley shop income	<u>2,361</u>	<u>1,496</u>

5. INVESTMENT INCOME

	31.3.25	31.3.24
	£	£
Deposit account interest	<u>4,681</u>	<u>9,039</u>

6. INCOME FROM CHARITABLE ACTIVITIES

	31.3.25	31.3.24
	£	£
Fees Receivable	<u>2,694,291</u>	<u>2,383,074</u>

Activity
Nursing Home Care

7. RAISING FUNDS

Other trading activities

	31.3.25	31.3.24
	£	£
Purchases	<u>1,943</u>	<u>1,633</u>

8. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 9) £	Support costs (see note 10) £	Totals £
Nursing Home Care	<u>2,697,609</u>	<u>32,917</u>	<u>2,730,526</u>

9. DIRECT COSTS OF CHARITABLE ACTIVITIES

	31.3.25	31.3.24
	£	£
Staff costs	2,010,606	1,954,820
Rates and water	10,447	8,753
Insurance	13,384	16,264
Light and heat	54,422	33,844
Sundries	10,914	7,386
Catering services	237,484	224,680
Incontinence supplies	59,618	47,258
Clinical waste	12,627	12,266
Medical supplies	1,115	3,735
Recruitment /training	13,439	6,909
Activities	7,492	5,195
Repairs & renewals	46,055	19,805
Service contracts & Call outs	90,814	75,493
Laundry & cleaning	33,841	40,067
Care Management subscription	12,371	13,503
Depreciation	82,980	81,044
	<u>2,697,609</u>	<u>2,551,022</u>

Bethshan Sheltered Housing Association

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

10. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Nursing Home Care	<u>22,122</u>	<u>10,795</u>	<u>32,917</u>

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

Management

	31.3.25 Nursing Home Care £	31.3.24 Total activities £
Telephone	2,801	1,882
Postage and stationery	3,468	4,023
Advertising	617	1,082
Subscriptions	4,359	2,090
Motor, travel & other expenses	542	937
Professional fees	5,960	4,263
Bank charges & interest	857	649
Depreciation of tangible assets	3,518	3,173
	<u>22,122</u>	<u>18,099</u>

Governance costs

	31.3.25 Nursing Home Care £	31.3.24 Total activities £
Wages	7,195	7,422
Auditors' remuneration	2,400	3,000
Accountancy fees	1,200	-
	<u>10,795</u>	<u>10,422</u>

11. NET INCOME/(EXPENDITURE)

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

	31.3.25 £	31.3.24 £
Auditors' remuneration	2,400	3,000
Depreciation - owned assets	<u>86,498</u>	<u>84,217</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**12. TRUSTEES' REMUNERATION AND BENEFITS**

The remuneration paid to Mr. L Allen for the year ended 31st March 2025 amounted to £7,195 (2024 £7,422) and is included in governance wages.

Trustees' expenses

No trustee expenses were paid in the year (2024 nil).

13. STAFF COSTS

	31.3.25	31.3.24
	£	£
Wages and salaries	1,874,654	1,841,428
Social security costs	115,665	96,667
Other pension costs	27,482	24,147
	<u>2,017,801</u>	<u>1,962,242</u>

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

	31.3.25	31.3.24
Home Management	4	4
Qualified	7	9
Care Assistants	30	24
Auxiliary	5	6
	<u>46</u>	<u>43</u>

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

The average number of employees has been calculated as full time equivalents.

The charity considers its key management personnel comprise the senior management listed on page 1. The total employment benefits including employer pension contributions of the key management personnel for their management roles for the year ended 31 March 2025 were £101,875 (2024 £97,401).

14. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	16,324	-	16,324
Charitable activities			
Nursing Home Care	2,383,074	-	2,383,074
Other trading activities	1,496	-	1,496
Investment income	9,039	-	9,039
Total	<u>2,409,933</u>	<u>-</u>	<u>2,409,933</u>
EXPENDITURE ON			
Raising funds	1,633	-	1,633

Bethshan Sheltered Housing Association

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

14. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
Charitable activities			
Nursing Home Care	2,579,543	-	2,579,543
Total	2,581,176	-	2,581,176
NET INCOME/(EXPENDITURE)	(171,243)	-	(171,243)
RECONCILIATION OF FUNDS			
Total funds brought forward	2,024,729	-	2,024,729
TOTAL FUNDS CARRIED FORWARD	1,853,486	-	1,853,486

15. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
COST					
At 1 April 2024	1,642,368	127,292	252,570	15,036	2,037,266
Additions	-	9,636	37,890	4,050	51,576
At 31 March 2025	1,642,368	136,928	290,460	19,086	2,088,842
DEPRECIATION					
At 1 April 2024	457,231	54,993	120,492	10,851	643,567
Charge for year	38,239	19,246	25,495	3,518	86,498
At 31 March 2025	495,470	74,239	145,987	14,369	730,065
NET BOOK VALUE					
At 31 March 2025	1,146,898	62,689	144,473	4,717	1,358,777
At 31 March 2024	1,185,137	72,299	132,078	4,185	1,393,699

Included in cost or valuation of land and buildings is freehold land of £200,000 (2024 - £200,000) which is not depreciated.

Bethshan Sheltered Housing Association

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

16. STOCKS

	31.3.25 £	31.3.24 £
Stocks	358	340

17. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25 £	31.3.24 £
Trade debtors	41,348	81,757
Other debtors	42,407	68,307
	83,755	150,064

18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.25 £	31.3.24 £
Trade creditors	61,054	58,497
Other creditors	16,323	45,089
Accruals and deferred income	4,355	4,663
	81,732	108,249

19. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	31.3.25 Total funds £	31.3.24 Total funds £
Fixed assets	1,358,777	-	1,358,777	1,393,699
Current assets	549,975	-	549,975	568,036
Current liabilities	(81,732)	-	(81,732)	(108,249)
	1,827,020	-	1,827,020	1,853,486

20. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	1,853,486	(26,466)	1,827,020
TOTAL FUNDS	1,853,486	(26,466)	1,827,020

Bethshan Sheltered Housing Association

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

20. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,706,003	(2,732,469)	(26,466)
TOTAL FUNDS	<u>2,706,003</u>	<u>(2,732,469)</u>	<u>(26,466)</u>

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	2,024,729	(171,243)	1,853,486
TOTAL FUNDS	<u>2,024,729</u>	<u>(171,243)</u>	<u>1,853,486</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	2,409,933	(2,581,176)	(171,243)
TOTAL FUNDS	<u>2,409,933</u>	<u>(2,581,176)</u>	<u>(171,243)</u>

21. EMPLOYEE BENEFIT OBLIGATIONS

During the year the charity made pension contributions amounting to £27,482 (2024 £24,147). There were no amounts outstanding at the year end.

22. RELATED PARTY DISCLOSURES

During this year Hope Church (Newtown) provided chaplaincy services amounting to £2,223 (2024 £1,307). No amounts were outstanding at the year end (2024 nil). Hope Church (Newtown) has directors/trustees in common.

Bethshan Sheltered Housing Association

**Detailed Statement of Financial Activities
for the Year Ended 31 March 2025**

	31.3.25 £	31.3.24 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	4,475	15,949
Gift aid	125	375
	<hr/> 4,600	<hr/> 16,324
Other trading activities		
Trolley shop income	2,361	1,496
Investment income		
Deposit account interest	4,681	9,039
Charitable activities		
Fees Receivable	2,694,291	2,383,074
Other income		
Miscellaneous sales	70	-
	<hr/>	<hr/>
Total incoming resources	2,706,003	2,409,933
EXPENDITURE		
Other trading activities		
Purchases	1,943	1,633
Charitable activities		
Wages	1,867,459	1,834,006
Social security	115,665	96,667
Pensions	27,482	24,147
Rates and water	10,447	8,753
Insurance	13,384	16,264
Light and heat	54,422	33,844
Sundries	10,914	7,386
Catering services	237,484	224,680
Incontinence supplies	59,618	47,258
Clinical waste	12,627	12,266
Medical supplies	1,115	3,735
Recruitment /training	13,439	6,909
Activities	7,492	5,195
Repairs & renewals	46,055	19,805
Service contracts & Call outs	90,814	75,493
Laundry & cleaning	33,841	40,067
Care Management subscription	12,371	13,503
Depreciation of freehold property	38,239	38,865
Depreciation of plant and machinery	19,246	18,828
Depreciation of fixtures and fittings	25,495	23,351
	<hr/> 2,697,609	<hr/> 2,551,022

This page does not form part of the statutory financial statements

Bethshan Sheltered Housing Association

**Detailed Statement of Financial Activities
for the Year Ended 31 March 2025**

	31.3.25 £	31.3.24 £
Support costs		
Management		
Telephone	2,801	1,882
Postage and stationery	3,468	4,023
Advertising	617	1,082
Subscriptions	4,359	2,090
Motor, travel & other expenses	542	937
Professional fees	5,960	4,263
Bank charges & interest	857	649
Depreciation of computer equipment	3,518	3,173
	<hr/> 22,122	<hr/> 18,099
Governance costs		
Wages	7,195	7,422
Auditors' remuneration	2,400	3,000
Accountancy fees	1,200	-
	<hr/> 10,795	<hr/> 10,422
Total resources expended	<hr/> 2,732,469	<hr/> 2,581,176
Net expenditure	<hr/> <hr/> (26,466)	<hr/> <hr/> (171,243)

This page does not form part of the statutory financial statements