

JAFFRAY PROPERTY SOLUTIONS

England & Wales · Charity number 1143062

Details

Status Registered

Legal form Charitable company

Company number [07249961](#)

Registered 2011-07-25

Register [View on the Charity Commission register](#)

Contact

Address 39 Jaffray Crescent
Erdington
Birmingham
B24 8BE

Phone 01213772420

Email info@jaffraycare.com

Website www.jaffraycare.com

Activities

Objects: TO PROMOTE THE RELIEF OF PERSONS WHO BY REASON OF AGE, PHYSICAL OR MENTAL ILLNESS, PHYSICAL OR MENTAL HANDICAP, REQUIRE SPECIAL CARE EDUCATION OR TRAINING BY THE ESTABLISHMENT, MANAGEMENT AND MAINTENANCE OF NURSING AND RESIDENTIAL HOMES, HOSTELS AND TRAINING CENTRES AND SCHOOLS AND COMMUNITY FACILITIES AND ALSO PROVIDING SUCH PERSONS WITH ALL THE NECESSARY AND PRACITICAL HELP, PROPER LODGING, BOARD, CLOTHING AND MEDICAL AND SURGICAL ATTENTION, APPLIANCES, NURSING AND OTHER NECESSARY COMFORTS.

Activities: The ongoing activity of the Society continues to be the provision of housing, care and associated amenities for people with developmental difficulties who are in necessitous circumstances and the provision of an open day-care facility for people with developmental difficulties.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Disability, Accommodation/housing
- **Who:** People With Disabilities

Geography

- **Area of benefit:** LOCAL
- Birmingham City
- Coventry City
- Dudley
- Sandwell
- Solihull
- Staffordshire
- Walsall
- Warwickshire
- Wolverhampton
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£82,762	£76,362	-	-
2024-03-31	£80,125	£70,525	-	-
2023-03-31	£74,127	£66,327	-	-
2022-03-31	£81,257	£67,857	-	-
2021-03-31	£84,889	£72,289	-	-

Trustees

Name	Role	Appointed
CHRIS LEES		2012-06-29
Gavin Cumberland		2015-11-26
LEE HENDON		2014-02-28
MIKE WEIR		

JAFFRAY PROPERTY SOLUTIONS

England & Wales - Charity number 1143062

Accounts

Jaffray Property Solutions

(A company limited by guarantee)

Trustees' Report and Financial Statements
For The Year Ended 31 March 2025

Registered Company number: 07249961
Registered Charity number: 1143062

Jaffray Property Solutions

Administrative Information

Trustees and Directors: Mr G Cumberland
Ms L Hendon
Mr C Lees
Mr M Weir

Registered office: The White House
39 Jaffray Crescent
Erdington
Birmingham
B24 8BE

Bankers: Lloyds Bank plc
293 High Street
West Bromwich
B70 8NA

Unity Trust Bank plc
Four Brindleyplace
Birmingham
B1 2JB

Auditors: Malcolm Piper & Company Limited
Kingsnorth House
Blenheim Way
Birmingham
B44 8LS

Solicitors: Ansons
St Mary's Chambers
5-7 Breadmarket Street
Lichfield
Staffordshire
WS13 6LQ

Registered Charity number: 1143062

Registered Company number: 07249961

Senior management team: Ms L Hendon (Chief Executive Officer)
Mr C Lees (Director of Finance)
Mr M Weir (Director of Estates)

Jaffray Property Solutions

Strategic Report

About Jaffray Property Solutions

Jaffray Property Solutions is a Company limited by guarantee and is also a Registered Charity. The Charity is a wholly owned subsidiary company of Jaffray Care Society, which is also a Registered Charity.

Jaffray Care Society and its subsidiary company ("the Charity") are a leading regional learning disability Charity which can trace our origins back to 1990 when services for individuals with learning disabilities began to move from hospitals and into the wider community. In the year to 31 March 2025, we continued to provide nursing care, residential care, supported living and community services.

Activities and Objectives

The Charity provides high-quality personalised support and advice for people with various abilities and health care needs. Our direct support services encompass advocacy, health, education, housing, leisure and employment, helping people live the lives they choose here and now.

The objects of the Charity, as stated within the Memorandum and Articles of Association, are to provide housing, and associated amenities for individuals with various abilities and health care needs (including people with learning disabilities, dementia, complex health care and acquired brain injuries) that are in necessitous circumstances.

Aims

Our aims are to provide the best health and social care service possible for those people with learning disabilities, autism, mental health, complex health care needs and dementia with the support of specially trained and committed staff so that we:-

- Maintain the privacy, dignity and individuality of each service user;
- Keep everyone safe;
- Respect service user's wishes and their right to personal choice over their daily care and support;
- Provide a caring nursing and therapeutic environment for each service user, welcoming and encouraging family and friends to participate in the care delivery;
- Create a caring and homely and person-centred atmosphere where the service user feels needed and is able to give a meaningful contribution to their community;
- Encourage personal growth, skills development, work related training and leisure interests ;
- Provide employment and training opportunities for local people;
- Ensure each service user is empowered to make more informed decisions and participate as fully as possible in the everyday life of the community.

From the facilities available to the standard of care provided, quality in every respect is a fundamental aspect of the Charity's philosophy.

Vision and Mission Statement

The Charity works in partnership with people with various abilities and health care needs to ensure they receive a personalised, needs led, support service which is evidence based, outcome driven and promotes rights, independence, choice and inclusion.

The Charity believes that people with various abilities and health care needs have a right to live in ordinary homes in the community: independently, in their family home, in sheltered accommodation or in a staffed residential facility sharing the rights, facilities and privileges of society.

Essential Ethical Principles

Our principles provide an overarching framework that guides our employees' decision making, good judgement and conduct which provides assurance of:-

- Putting beneficiaries first;
- Integrity;
- Openness;
- Right to be safe.

We respect every individual's dignity and rights to privacy and confidentiality. We commit to eliminating any instances of sexism, gender inequality and other power imbalances that leave some people at risk of harm. We value, support and reflect diversity in our governing bodies, workforce and beneficiaries.

The Charity is a place where people's wellbeing and mental health are valued and promoted, so that anyone in our care, working in the Charity or coming into contact with the Charity is encouraged to value and invest in their own health and wellbeing.

Safeguarding Statement

Every person who benefits from, works for or comes into contact with the Charity will be treated with dignity and respect, and feel that they are in a safe, trusted and supportive environment. The Charity has created an inclusive organisational culture that does not tolerate inappropriate, discriminatory, offensive or harmful behaviour towards any person who works for, benefits from or comes into contact with the Charity. The Charity has a robust safeguarding policy and safeguarding procedures that ensure people in their care are safe and protected.

Governance

The Charity is committed to maintaining the highest standards of governance and has determined that the organisation should comply with the principles outlined in the Code of Governance for Voluntary Organisations, which is approved by the Charity Commission. Ultimate responsibility for governance of the Charity is entrusted to the Trustee Unitary Board made up of seven Trustees.

We are committed to using an open and transparent recruitment process. As set out in the Memorandum and Articles of Association, Non-Executive Trustees are appointed for a three-year term of office and can serve two terms in total. This can be varied if the Trustees unanimously agree that the skills provided by a particular Non-Executive Trustee are such that they could not be easily replaced and to do so would not be in the best interests of the Charity or Trustee Board or the Charity's service users. The Trustees are also our Companies Act Members.

We continue to ensure that our governance processes and procedures and our corporate structure meet all of the most current and appropriate Companies Act requirements.

As a charitable organisation we have a high performing Board, consisting of a diverse and complementary range of people and skills. The Board is both dynamic and imaginative consisting of a diverse mix of professionals required to maintain our organisation's ongoing development objectives.

For new Trustees, the Charity has an induction programme which includes visits to some of our services, meetings with the Executive Team on our governance, strategy, the role and duties of Trustees, Company and Charity Law and the management of finances and risk. Further training and development is offered individually or to the Board as required or requested. New Trustees are given clear terms of reference, role descriptions, governance documentation and the Charity handbook which outlines the main policies and procedures of the Charity and the governance structure of the Charity.

Jaffray Property Solutions

Strategic Report (continued)

Risk Management

The Charity has considered the major risks to which the Charity is exposed and has satisfied itself that systems and procedures are fully established in order to manage those risks.

Improvements and enhancements continue with regard to Data Protection and the GDPR legislation which came into force in 2018. Key areas have been addressed, and work is in progress to ensure full and ongoing compliance across all the Charity's activities is maintained.

The Charity has also adopted a robust Cyber Policy with the aim of alleviating, as much as is possible, the threat to the business of cyber-attacks. This approach includes continued upgrades to current software, additional staff training and insurance risk policies to include response, restoration, expense and business interruption.

Management and Trustees

There are clear distinctions between the role of Non-Executive Trustees and the Executive Team. The Board of Non-Executives delegates certain authorities to the Executive Team in order to run the organisation efficiently. Matters such as policy, strategy and budgets are prepared by the Executive Team for consideration and final approval by the Non-Executive Trustees, who then monitor the implementation of these plans.

Public Benefit

The Charity continues to provide residential care, supported living and community services to service users who have various abilities and healthcare needs in Birmingham.

The principal activity of Jaffray Property Solutions is the provision of housing and associated amenities for people with various abilities and health care needs who are in necessitous circumstances.

Our annual Trustees' Report and financial statements allow us to show how our charitable funds are spent and show the impact and benefits that this has on those using our services; either as direct service users or in the Charity's interaction with the wider community.

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance "public benefit: running a charity (PB2)".

Statement of Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit, "Charities and Public Benefit". Jaffray Property Solution's charitable objects are enshrined within its Memorandum and Articles of Association and as such the Trustees ensure that the Charity's activities are carried out for the public benefit through its strategic priorities. This is done primarily through the delivery of services aimed at all those various abilities and health care needs.

Achievements and Performance

This section provides a comprehensive overview of our key achievements and performance over the past year. It highlights the significant progress we've made in delivering on our strategic objectives, outlines the impact of our work on the communities and individuals we serve, and details our operational and financial performance.

Jaffray Property Solutions

Strategic Report (continued)

Operational Highlights

A notable achievement this period is the appointment of our new registered manager at Broadfields Lodge, our Supported Living service. We are delighted to announce that Wayne Hardiman, a professional with many years' experience in the sector, has taken on this pivotal role. In a testament to his expertise and dedication, Wayne will also be combining his new responsibilities with his existing position as our training administrator.

We have successfully transitioned our IT services and are now working closely with a new and more personal provider, Core Team One. The shift has been seamless, ensuring our operations remain efficient and well-supported. In a similar strategic move post year-end, we have successfully transferred our loan portfolio to Unity Bank plc.

In our ongoing commitment to sustainability, our homes underwent a comprehensive environmental audit in collaboration with Aston University. The findings of this audit were instrumental in helping us to devise a new green plan, which will guide our efforts to reduce our environmental impact moving forward.

Our Director of Estates is delighted to report on the successful completion of bathroom refurbishments at our Parkfields Home, a testament to the efficiency and dedication of the maintenance team. This achievement not only underscores our commitment to enhancing the client experience but also instils a sense of pride in our collective efforts. While we continue to prioritise internal fixtures, we are equally committed to maintaining the external areas and gardens.

However, we are observing an overall increase in maintenance planning and improvement costs across the estate. This rise is primarily due to the increasing costs of subcontractors and materials in recent years, necessitating the implementation of careful cost control measures.

As we strive to meet the expectations of both CQC and Local Authority inspection teams, who advocate for continuous improvements, we all must play a part in ongoing cost control. Our collective responsibility in this area is crucial to our continued successes.

Embracing the Digital Age

Changes in technology have provided us with opportunities to build on the innovations in our care homes. We have now implemented a Person-Centred Electronic Care Planning system, which allows for the creation of accurate evidence of care and provides easily accessible data.

We continue to use Your Hippo training software, a widely used e-learning and learning management system in the care sector. This system has considerably improved our ability to deliver mandatory training in a timely and focused manner. It has an inbuilt audit system and training matrix, enabling care managers and our training administrator to quickly identify and fill training gaps.

The Charity now has a fully operational new website (www.jaffraycare.com), which not only serves as a promotional tool but also tells the story of the Charity and what we offer.

We have also established very active Facebook and TikTok pages, which document all activities and important dates across the business. Families find this very informative and useful as an interactive way to stay fully updated regarding community activities. This digital presence works seamlessly with our new quarterly newsletter.

As part of our ongoing commitment to delivering efficient, reliable, and secure digital services, we have assessed the organisation's wide-area network (WAN) infrastructure. Previously, our sites relied on expensive MPLS circuits, which are becoming increasingly outdated in a cloud-driven environment.

Following a full evaluation, we are progressing with the migration to Software-Defined Wide Area Networking (SD-WAN). This change will provide significant strategic benefits, including enhanced end-to-end encryption and network security, as well as data protection, which supports compliance obligations and safeguards sensitive information.

Cyber threats are on the rise globally, with ransomware, phishing, and supply chain attacks becoming increasingly sophisticated. A focus on proactive security measures is therefore required. Our IT partner, Core Team One, has transitioned the Charity away from older services, reducing costs and simplifying billing.

Jaffray Property Solutions

Strategic Report (continued)

Cost of Living

Charity overheads have continued to increase, and we have renegotiated contracts with a number of our larger suppliers to protect ourselves from significant increases. Increased prices in the building sector have also forced us to reconsider some of our development plans.

Quality and Regulatory

To ensure the Charity maintains an exceptional monitoring framework, Andrew Cowley, our Quality and Audit Officer, is now responsible for the development, implementation, and monitoring of quality initiatives.

In 2024, we had several external quality audit inspections by Local Authorities and the Birmingham and Solihull Integrated Care Boards. We scored very highly in all audits, obtaining Gold standard, giving them reassurance that they are getting value for money and service users are receiving high-quality care.

In preparation for regulatory changes, our managers were fully prepared for the implementation of the Care Quality Commission's new Single Assessment Framework in 2024, having already attended several training sessions.

Structure, Governance and Management

Jaffray Property Solutions is a Company limited by guarantee and therefore does not have a share capital. The liability of members is limited and details of their guarantee are detailed in the notes to the financial statements. The Company is also a Registered Charity and was founded in 2010.

The Charity has a plan in place to identify and induct new Trustees as and when they become aware of individuals with an interest in our activities, or where it is perceived that a Trustee with an additional skill set, to complement those held by the current Trustees, is required.

Our commitment to governance has seen the continued overview and strategic management of operations by the Board during the year. The Board meets regularly to review strategy, operational risks and efficiencies and financial systems, procedures and information to ensure that there is appropriate oversight and critical appraisal of activities and decisions taken to achieve the Charity's objectives.

The Charity also maintains full Trustee Indemnity Insurance which is provided by the parent undertaking.

Financial Review

A summary of the financial results for the year is given in the Statement of Financial Activities on page 14 and the Balance Sheet on page 15.

Total income for the year was £82,762 (2024: £80,125) and total expenditure was £76,362 (2024: £70,525). Net incoming resources for the year were £6,400 (2024: £9,600).

The Charity has faced continued cost pressures in the last financial year, mainly due to the ongoing cost of living crisis. Charity overheads have spiralled this year, and we have renegotiated with a number of our larger suppliers to protect ourselves as much as possible from exposure to significant increases.

The financial challenges faced by all in the not-for-profit sector, which continue to be exacerbated by the longer lasting effects of the COVID 19 pandemic, have also continued to affect this financial year for the Charity. We continued to receive lower than anticipated incremental fee uplifts from Birmingham City Council this year for the majority of our core services.

We have, therefore, had to continue to have a tight focus and control over the operating costs and cash flows of the business. Close monitoring and control of outlays and the implementation of innovative and efficient care provision and delivery to our service users, has again resulted in the Charity reporting a small surplus for the financial year.

The Senior Management Team have continued to review and renegotiate supplier contracts, which are essential to secure additional and continued cost savings for the year ahead, especially in light of the inflationary pressures caused by global economic and political factors and the impact of the Ukraine conflict. Their continued success is down to the level of dedication and care provided by our employees under the leadership of our Chief Executive Officer and Director of Finance.

Jaffray Property Solutions
Strategic Report (continued)

Reserves Policy

The Charity has considered the level of reserves that they require in respect of future requirements. The requirement of sufficient reserves can be summarised in three areas:

- Assurance for residents that the Charity can continue to provide them with care and housing should funding be delayed for an individual or group of service users. The reserve requirement, included within our calculations, is based upon a minimum of approximately twelve weeks' resources expended.
- The Charity looks to develop this using their own internally generated reserves rather than via external borrowings so that the security of the Charity's existing residents is not put at risk.

The Charity retains its surpluses for future use in providing increased numbers of residential placements and supported living options to provide the first-class care that is in such demand for all its service users.

Total unrestricted reserves held as at 31 March 2025 amounted to £159,045 (2024: £152,645).

Plans for Future Years

Strategic Development

The Charity continues to develop as an innovative and forward-thinking organisation. We are working towards a short-term commitment to devising a new development strategy that builds on our successes and values while remaining true to our central purpose.

This strategy will be based on a risk-assessed, intelligent approach, exploring various business scenarios.

Financial Prudence

Given the continued difficult economic conditions and the challenges in securing funding, we continue to believe that protecting and growing the Charity's reserves is a necessary, prudent, and advisable policy.

Fundraising and Donor Engagement

A principal priority is to increase our potential donor base with a view to raising funds from trusts and grant-giving organisations. Over the next twelve months, we will prepare compelling cases for support for potential new fundraising projects.

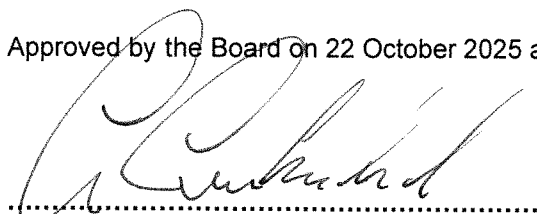
Given the strength of the Charity's fundraising messages and its excellent reputation, we believe this could become a significant source of income.

Estates and Environment

We intend to maintain all our facilities and environments to an extremely high standard.

We will continue to pursue opportunities for new projects by listening to the aspirations of people with complex health care needs and disabilities, their families, our staff, and the needs of the community.

Approved by the Board on 22 October 2025 and signed on its behalf by:



.....
Mr G Cumberland
Trustee

Jaffray Property Solutions

Trustees Report

The Trustees, who are also Directors of the charitable company for the purposes of the Companies Act, present their annual report and the audited financial statements for the year ended 31 March 2025. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the Charity.

Trustees

The Trustees who held office during the year were as follows:

Mr G Cumberland
Ms L Hendon
Mr C Lees
Mr M Weir

A specific Health and Safety policy is in place and the Group and charitable company's ("the Charity") staff are closely involved in all operational and business risk assessments. The Trustees take this matter extremely seriously and it is discussed at every Board Meeting as an Agenda item, where action plans are reviewed and acted upon.

Trustees continue to attend governance conferences and Institute of Directors' events. Members of the Board have also attended appropriate financial and operational training courses.

Trustees' Responsibilities

The Trustees (who are also Directors of Jaffray Property Solutions for the purposes of company law) are responsible for preparing the Trustees' Annual Report (including the Strategic Report) and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the income and expenditure of the Charity for that period. In preparing these 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 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and 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.

As far as the Trustees are aware:

- there is no relevant audit information of which the Charity's auditor is 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 auditor is aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Trustees Report (continued)

Ability inclusion for employees

The Charity gives full and fair consideration to applications for employment from persons who are physically, mentally or developmentally impaired, where the requirement of the job may be adequately covered by such persons. With regards to existing employees who become physically, mentally or developmentally impaired during their employment, the Charity continues to examine ways of providing continuing employment under normal terms and conditions and to provide training, career development and promotion where appropriate.

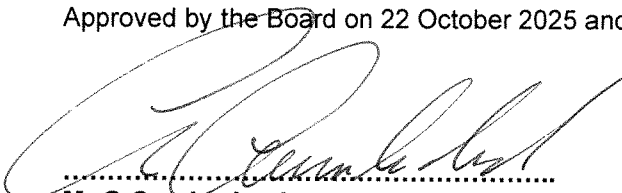
Employee involvement

During the year, the policy of providing employees with information about the Charity has been continued through internal media methods in which employees have also been encouraged to present their suggestions and views on the company's performance, achievements and developments in community-based projects. Regular meetings are held between local management and employees to allow a free flow of information and ideas.

Auditors

Malcolm Piper & Company Limited remained as auditors to the Charity throughout the financial year and have indicated their willingness to continue in office.

Approved by the Board on 22 October 2025 and signed on its behalf by:



.....
Mr G Cumberland
Trustee

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions
Year Ended 31 March 2025

Opinion

We have audited the financial statements of Jaffray Property Solutions (the 'charitable company') for the year ended 31 March 2025 which comprise the Statements of Financial Activities, Balance Sheet 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 Financial Reporting Standard 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 charitable company's affairs as at 31 March 2025, and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2025

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report (incorporating the Strategic Report and the Trustees' Report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Trustees' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 8 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 parent charitable company or 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 auditor under the Companies Act 2006 and report in accordance with this Act.

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.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2025

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to Jaffray Property Solutions, ("the Charity") and determined that the most significant are those that relate to the UK reporting framework under which the Charity prepares its accounts and reports its results and the relevant UK tax compliance regulations. In addition, we concluded that there are certain significant laws and regulations that may have an effect on the determination of the amounts and disclosures in the financial statements and those laws and regulations include those relating to health and safety, employee matters, environmental, and bribery and corruption practices;
- Having due regard to ISA 240 (Redrafted), *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*, we planned and designed our audit procedures to undertake such enquiry and testing which we deemed necessary to understand how the Charity is complying with those frameworks. We made enquiries of the Trustees, senior management and those responsible for legal and compliance procedures within the Charity and we corroborated our enquiries by reference to other documentary evidence, where available, or other complimentary or compensating evidence and with other correspondence received and noted that there was no contradictory evidence;
- In designing the scope and depth of our work to assess the likely impact on the financial statements of fraud and other irregularities, we calculate a materiality level which is a percentage based upon turnover, profitability and gross balance sheet assets. This calculation produces a figure against which financial statement errors and irregularities are compared and indicates a level at which, in our opinion and judgement, this would cause transactions and balances within the financial statements to be misleading or materially incorrect.
- We also assessed the susceptibility of the Financial Statements of the Charity to material misstatement using qualitative as well as quantitative factors, including how fraud might occur, and designed our audit testing and enquiries in such a way so as to enable us to identify the fraud risks across various parts of the business. In addition, we utilised internal and external information to perform a fraud risk assessment as part of our audit planning and testing procedures.
- We considered the risk of fraud through management override of controls and systems and, in response, we incorporated testing of large or unusual manual journal entries into our audit approach. We also considered the possibility of fraudulent or corrupt payments made through third parties and conducted detailed analytical review and substantive transaction testing on third party suppliers. Where instances of unusual behaviour patterns were identified through our testing, we performed additional audit procedures to address each identified risk. These procedures included testing of transactions back to source information and were designed to provide reasonable assurance that the financial statements were free from fraud or error. We also conducted specific audit procedures in relation to the risk of bribery and corruption by means of review of any marketing, promotion or discount activity determined by a risk-based process;
- Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. Our procedures involved journal entry testing, with a focus on journals meeting our defined risk criteria based on our understanding of the business and enquiries of the Charity's management; and
- If any instances of non-compliance with laws and regulations were identified, the audit team performed sufficient and appropriate audit procedures.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

[continued ...]

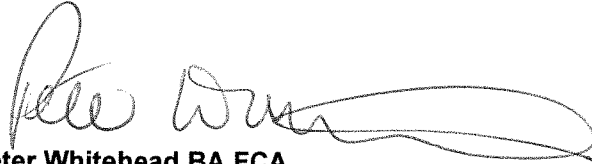
Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2025

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Peter Whitehead BA FCA
Senior Statutory Auditor
For and on behalf of
Malcolm Piper & Company Limited
Kingsnorth House
Blenheim Way
Birmingham
B44 8LS

Dated: 22 October 2025

Jaffray Property Solutions
Statement of Financial Activities
(Including Summary Income and Expenditure Account)
for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Income from:			
Charitable activities			
- Residential care services		3,651	1,277
- Rental income from housing benefit		79,111	78,848
		82,762	80,125
Total income	2	82,762	80,125
Expenditure on:			
Charitable activities			
- Residential care costs		59,103	54,239
- Support costs	5	17,259	16,286
		76,362	70,525
Total expenditure	4	76,362	70,525
Net income and Net movement in funds for the year	7	6,400	9,600
Reconciliation of funds:			
Total funds brought forward at 1 April 2024 (unrestricted)		152,645	143,045
		152,645	143,045
Total funds carried forward at 31 March 2025 (unrestricted)	12	159,045	152,645

There were no restricted funds in the current financial year.

All income and expenditure is derived from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised during the year.

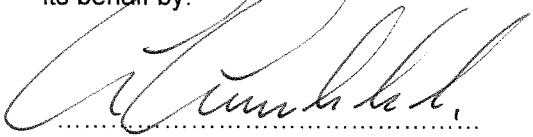
The notes on pages 16 to 20 form an integral part of these financial statements

Jaffray Property Solutions
(Registration number 07249961)


Balance Sheet at 31 March 2025

		2025		2024	
	Note	£	£	£	£
Fixed assets					
Tangible fixed assets	9		426,526		439,932
Current assets					
Debtors	10	94,744		64,631	
		94,744		64,631	
Creditors: Amounts falling due within one year	11	(362,225)		(351,918)	
Net current liabilities			(267,481)		(287,287)
Total assets less current liabilities			159,045		152,645
Net assets			159,045		152,645
Total funds	12		159,045		152,645

These financial statements were approved and authorised for issue on 22 October 2025 and signed on its behalf by:



 Mr G Cumberland



 Ms L Hendon

} Trustees

The notes on pages 16 to 20 form an integral part of these financial statements

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

1. Accounting Policies

General Information and Basis of Preparation

The Charity is a company limited by guarantee in England and Wales. The single member of the company is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom. 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 address of the registered office is given in the Charity information on page 1 of the financial statements. The nature of the Charity's operations and principal activities are detailed in the Strategic Report on page 2.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

The financial statements are prepared on a going concern basis under the historical cost convention.

The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Cash flow Statement

The Charity has taken advantage of the reduced disclosures exemption granted by FRS 102 whereby it is not required to publish its own cash flow statement. This is because its ultimate parent undertaking, Jaffray Care Society, publish a Consolidated Cash flow Statement as part of its Group accounts. These Group accounts are available from the Charity's registered office.

Funds

All of the funds of the Charity are unrestricted funds and are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Income recognition

All income is included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met; the amount can be quantified with reasonable accuracy; and it is probable that the income will be received.

Fees for the provision of housing and associated amenities are accounted for on an accruals basis.

Government grant income

The company receives government grants in respect of support for staff and protective supplies during the recent pandemic. Income from government and other grants are recognised at fair value when the company has entitlement after any performance conditions are met, it is probable that the income will be received and the amount can be measured reliably.

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties; it is probable that the settlement will be required; and the amount of the obligation can be measured reliably. It is all categorised as expenditure on charitable activities.

Support costs

Support costs are those that assist the work of the Charity but do not directly represent charitable activities and include interest payable on bank borrowing and governance costs. They are incurred directly in support of expenditure on the objects of the Charity.

Jaffray Property Solutions

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

1. Accounting Policies (continued)

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. It is the Charity's policy to maintain these assets in a good state of repair.

Depreciation is provided on tangible fixed assets, at rates calculated to write off the costs, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold property	2% per annum straight line
Leasehold Property	over the period of the lease

Freehold land is not depreciated.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Impairment

Assets not measured at fair value are reviewed for indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the SOFA.

Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event; it is probable that an outflow of economic benefits will be required in settlement; and the amount can be reliably estimated.

Taxation

The Company is an exempt Charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Going Concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

The company is dependent upon the funds and facilities provided by the parent company to ensure they meet their debts as they fall due. The directors are not aware of any reason why the parent company would not continue to support them, subject to their own financing needs.

2. Total Income

All income for the current and prior year is from the furtherance of charitable activities and is attributable to unrestricted funds.

3. Trustees' Remuneration

The Trustees received no remuneration during the year (2024: £nil) for services provided to this charitable company. Their expenses are paid by the charitable company's parent undertaking, Jaffray Care Society, and are disclosed in the financial statements of that charitable company. The parent undertaking also maintains full Trustees' Indemnity Insurance for the Trustees of the Company and the cost of this cover is disclosed in the financial statements of that charitable company.

Jaffray Property Solutions

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

4. Total Expenditure

All expenditure for the current and prior year is in respect of the furtherance of the charitable activities and is attributable to unrestricted funds.

	Staff Costs £	Other Direct Costs £	2025 £	2024 £
Residential care costs	-	59,103	59,103	54,239
Support costs (see note 5)	-	17,259	17,259	16,286
	-	76,362	76,362	70,525
	-	76,362	76,362	70,525

Staff costs are borne by the parent undertaking.

5. Support Costs

	2025 £	2024 £
Interest payable on bank borrowings (see note 8)	15,409	14,486
Governance costs (see note 6)	1,850	1,800
	17,259	16,286
	17,259	16,286

6. Governance Costs

	2025 £	2024 £
Professional fees (including auditors' remuneration)	1,850	1,800
	1,850	1,800
	1,850	1,800

7. Net Income for the Year

	2025 £	2024 £
Net income is stated after charging:		
Auditors' remuneration		
- Audit fees	1,850	1,800
Depreciation	13,406	13,407
	15,256	15,207
	15,256	15,207

8. Interest payable and similar charges

	2025 £	2024 £
Interest payable on bank borrowing (amount recharged by parent undertaking)	15,409	14,486
	15,409	14,486
	15,409	14,486

Jaffray Property Solutions

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

9. Tangible Fixed Assets

	Freehold and Leasehold Property
Cost	£
At 1 April 2024 and 31 March 2025	670,296
<hr/>	
Depreciation	
At 1 April 2024	230,364
Charge for the year	13,406
<hr/>	
At 31 March 2025	243,770
<hr/>	
Net Book Value	
At 31 March 2025	426,526
<hr/>	
At 31 March 2024	439,932
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Included in freehold property is land of £nil (2024: £nil) which is not depreciated.

Included in freehold and leasehold property is leasehold property with a cost of £nil (2024: £nil), following its full impairment in a prior period.

All the above property is used as security for the parent undertakings bank borrowings.

10. Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Trade debtors	79,639	48,974
Other debtors	5,798	5,861
Prepayments	9,307	9,796
<hr/>		
	94,744	64,631
<hr/>		

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

11. Creditors: Amounts falling due within one year

	2025 £	2024 £
Amounts falling due within one year:		
Group undertaking	334,881	336,369
Accruals and deferred income	27,344	15,549
	362,225	351,918
	362,225	351,918

12. Funds Reconciliation

	As at 1 April 2024 £	Income £	Expenditure £	As at 31 March 2025 £
Unrestricted funds & total funds	152,645	82,762	(76,362)	159,045
	152,645	82,762	(76,362)	159,045
	152,645	82,762	(76,362)	159,045

The unrestricted funds represent the free funds of the Charity which are not designated for specific particular purposes other than the Charity's general objectives.

13. Analysis of Net Assets between Funds

All funds are unrestricted. Under the terms of the Memorandum and Articles of Association all surpluses are to be applied towards the promotion of the Charity's objectives.

14. Contingent liability

The company has provided a cross guarantee over the assets of the company to Lloyds Bank plc in respect of the bank borrowings of the parent undertaking, Jaffray Care Society. At 31 March 2025 this amounted to £2,309,082 (2024: £2,478,824).

15. Related Party Transactions

During the year net repayments of £1,488 (2024: £21,399) were made to the parent undertaking, Jaffray Care Society in respect of net income and expenditure received and defrayed on behalf of the company. The balance due to the parent undertaking at the year-end was £334,881 (2024: £336,369).

16. Parent undertaking

The parent undertaking is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom undertaking the provision of housing, care and associated amenities for people with learning disabilities and complex healthcare needs who are in necessitous circumstances, and the provision of an open day-care facility for people with learning disabilities. Control is exercised by similar management and Trustee teams. The address at which the Consolidated Accounts of Jaffray Care Society can be obtained is at the same registered office as stated on page 1.

17. Post balance sheet events

Subsequent to the year end, the Charity has signed legal documents to surrender a lease at £nil cost for a leasehold property which had been fully impaired in a previous accounting period as the Trustees deemed this property to have no future value or purpose within the Charity.

JAFFRAY PROPERTY SOLUTIONS

England & Wales - Charity number 1143062

Accounts

Jaffray Property Solutions
(A company limited by guarantee)

Trustees' Report and Financial Statements
For The Year Ended 31 March 2024

Registered Company number: 07249961
Registered Charity number: 1143062

Jaffray Property Solutions
Trustees' Report and Financial Statements
For The Year Ended 31 March 2024

Contents	Pages
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Trustees' report including statement of Trustees' responsibilities	8 - 9
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Notes to the financial statements	16 – 20

Jaffray Property Solutions

Administrative Information

Trustees and Directors:	Mr G Cumberland Ms L Hendon Mr C Lees Mr M Weir
Registered office:	The White House 39 Jaffray Crescent Erdington Birmingham B24 8BE
Bankers:	Lloyds Bank plc 293 High Street West Bromwich B70 8NA
Auditors:	Malcolm Piper & Company Limited Kingsnorth House Blenheim Way Birmingham B44 8LS
Solicitors:	Ansons St Mary's Chambers 5-7 Breadmarket Street Lichfield Staffordshire WS13 6LQ
Registered Charity number:	1143062
Registered Company number:	07249961
Senior management team:	Ms L Hendon (Chief Executive Officer) Mr C Lees (Director of Finance) Mr M Weir (Director of Estates)

Jaffray Property Solutions

Strategic Report

About Jaffray Property Solutions

Jaffray Property Solutions is a Company limited by guarantee and is also a Registered Charity. The Charity is a wholly owned subsidiary company of Jaffray Care Society, which is also a Registered Charity.

Jaffray Care Society and its subsidiary company ("the Charity") are a leading regional learning disability Charity which can trace our origins back to 1990 when services for individuals with learning disabilities began to move from hospitals and into the wider community. In the year to 31 March 2024, we continued to provide nursing care, residential care, supported living and community services.

Activities and Objectives

The Charity provides high-quality personalised support and advice for people with various abilities and health care needs. Our direct support services encompass advocacy, health, education, housing, leisure and employment, helping people live the lives they choose here and now.

The objects of the Charity, as stated within the Memorandum and Articles of Association, are to provide housing, and associated amenities for individuals with various abilities and health care needs (including people with learning disabilities, dementia, complex health care and acquired brain injuries) that are in necessitous circumstances.

Aims

Our aims are to provide the best health and social care service possible for those people with learning disabilities, autism, mental health, complex health care needs and dementia with the support of specially trained and committed staff so that we:-

- Maintain the privacy, dignity and individuality of each service user;
- Keep everyone safe;
- Respect service user's wishes and their right to personal choice over their daily care and support;
- Provide a caring nursing and therapeutic environment for each service user, welcoming and encouraging family and friends to participate in the care delivery;
- Create a caring and homely and person-centred atmosphere where the service user feels needed and is able to give a meaningful contribution to their community;
- Encourage personal growth, skills development, work related training and leisure interests ;
- Provide employment and training opportunities for local people;
- Ensure each service user is empowered to make more informed decisions and participate as fully as possible in the everyday life of the community.

From the facilities available to the standard of care provided, quality in every respect is a fundamental aspect of the Charity's philosophy.

Vision and Mission Statement

The Charity works in partnership with people with various abilities and health care needs to ensure they receive a personalised, needs led, support service which is evidence based, outcome driven and promotes rights, independence, choice and inclusion.

The Charity believes that people with various abilities and health care needs have a right to live in ordinary homes in the community: independently, in their family home, in sheltered accommodation or in a staffed residential facility sharing the rights, facilities and privileges of society.

Essential Ethical Principles

Our principles provide an overarching framework that guides our employees' decision making, good judgement and conduct which provides assurance of:-

- Putting beneficiaries first;
- Integrity;
- Openness;
- Right to be safe.

Jaffray Property Solutions

Strategic Report (continued)

We respect every individual's dignity and rights to privacy and confidentiality. We commit to eliminating any instances of sexism, gender inequality and other power imbalances that leave some people at risk of harm. We value, support and reflect diversity in our governing bodies, workforce and beneficiaries.

The Charity is a place where people's wellbeing and mental health are valued and promoted, so that anyone in our care, working in the Charity or coming into contact with the Charity is encouraged to value and invest in their own health and wellbeing.

Safeguarding Statement

Every person who benefits from, works for or comes into contact with the Charity will be treated with dignity and respect, and feel that they are in a safe, trusted and supportive environment. The Charity has created an inclusive organisational culture that does not tolerate inappropriate, discriminatory, offensive or harmful behaviour towards any person who works for, benefits from or comes into contact with the Charity. The Charity has a robust safeguarding policy and safeguarding procedures that ensure people in their care are safe and protected.

Governance

The Charity is committed to maintaining the highest standards of governance and has determined that the organisation should comply with the principles outlined in the Code of Governance for Voluntary Organisations, which is approved by the Charity Commission. Ultimate responsibility for governance of the Charity is entrusted to the Trustee Unitary Board made up of seven Trustees.

We are committed to using an open and transparent recruitment process. As set out in the Memorandum and Articles of Association, Non-Executive Trustees are appointed for a three-year term of office and can serve two terms in total. This can be varied if the Trustees unanimously agree that the skills provided by a particular Non-Executive Trustee are such that they could not be easily replaced and to do so would not be in the best interests of the Charity or Trustee Board or the Charity's service users. The Trustees are also our Companies Act Members.

We continue to ensure that our governance processes and procedures and our corporate structure meet all of the most current and appropriate Companies Act requirements.

As a charitable organisation we have a high performing Board, consisting of a diverse and complementary range of people and skills. The Board is both dynamic and imaginative consisting of a diverse mix of professionals required to maintain our organisation's ongoing development objectives.

For new Trustees, the Charity has an induction programme which includes visits to some of our services, meetings with the Executive Team on our governance, strategy, the role and duties of Trustees, Company and Charity Law and the management of finances and risk. Further training and development is offered individually or to the Board as required or requested. New Trustees are given clear terms of reference, role descriptions, governance documentation and the Charity handbook which outlines the main policies and procedures of the Charity and the governance structure of the Charity.

Risk Management

The Charity has given consideration to the major risks to which the Charity is exposed and has satisfied itself that systems and procedures are fully established in order to manage those risks.

Improvements and enhancements continue with regard to Data Protection and the GDPR legislation which came into force in 2018. Key areas have been addressed, and work is in progress to ensure full and ongoing compliance across all the Charity's activities is maintained.

The Charity has also adopted a robust Cyber Policy with the aim of alleviating, as much as is possible, the threat to the business of cyber-attacks. This approach includes continued upgrades to current software, additional staff training and insurance risk policies to include response, restoration, expense and business interruption.

Jaffray Property Solutions
Strategic Report (continued)

Management and Trustees

There are clear distinctions between the role of Non-Executive Trustees and the Executive Team. The Board of Non-Executives delegates certain authorities to the Executive Team in order to run the organisation efficiently. Matters such as policy, strategy and budgets are prepared by the Executive Team for consideration and final approval by the Non-Executive Trustees, who then monitor the implementation of these plans.

Public Benefit

The Charity continues to provide residential care, supported living and community services to service users who have various abilities and healthcare needs in Birmingham.

The principal activity of Jaffray Property Solutions is the provision of housing and associated amenities for people with various abilities and health care needs who are in necessitous circumstances.

Our annual Trustees' Report and financial statements allow us to show how our charitable funds are spent and show the impact and benefits that this has on those using our services; either as direct service users or in the Charity's interaction with the wider community.

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance "public benefit: running a charity (PB2)".

Statement of Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit, "Charities and Public Benefit". Jaffray Property Solution's charitable objects are enshrined within its Memorandum and Articles of Association and as such the Trustees ensure that the Charity's activities are carried out for the public benefit through its strategic priorities. This is done primarily through the delivery of services aimed at all those various abilities and health care needs.

Achievements and Performance

This financial year we continued to witness the impact of the longer-term social, economic and financial effects of the COVID pandemic, and sustained challenges were again presented to the Charity and indeed the care sector as a whole.

The Charity staff have once again risen to this ongoing challenge magnificently, and this has made such an important difference to all our service users throughout these continued challenging times.

Our staff have showed exceptional bravery and courage in ensuring everyone stays safe and well. We have managed to continue to keep COVID at bay in all of our homes this year and have managed very complex care interventions where needed to combat the spread of any infection.

Once again, the Charity ends the year infection free and will continue to do everything in our power to remain so.

We were absolutely delighted that our care management team were nominated as finalists at the National Learning Disability and Autism Awards in 2024 in two categories:-

- Employer of the Year ~ which seeks to acknowledge and celebrate an exceptional employer who is committed to their employees delivering an excellent service to their customers, people with learning disabilities or people with autism and their families. Employers should be able to provide considerable acumen and entrepreneurial flair whilst at the same time having a sustained track record of delivering high quality care and managing change improvement.
- The Learning Disability Nurse Award ~ Tracey Dunkley, Care Manager at Lime Court ~ which acknowledges the important role that specialist nurses have in promoting the emotional, physical and psychological health of the people who they support. At a time when there is growing evidence that people who have a learning disability experience discrimination, bullying, hate crime and poor access to services in general terms, as well as healthcare, the role of specialist professionals has never been more important.

Jaffray Property Solutions

Strategic Report (continued)

Further congratulations to Tracey Dunkley, Care Manager at Lime Court, who is also appearing at the Markel Third Sector Care Awards. Tracey is a finalist in the category of Social Care Nurse of the Year. This award celebrates an exceptional registered nurse who is working in a social care setting and has a proven track record of implementing and delivering outstanding and innovative person-centred care.

Our Chief Executive Officer, Lee Hendon, was also recognised this year at the Women Achieving Greatness Awards (WAGs) by receiving a highly commended in the Lifetime Achievement Award. The purpose of the WAGs awards are to promote gender equity and promote and celebrate the incredible achievements of the health and social care female workforce. Lee was recognised for her dedication to the learning disability and mental health fields of nursing.

The Charity's own long service awards also recognise the contributions of our staff individually. This year we had 17 staff who were recognised for their length of service from 10 years to 25 years.

Embracing the Digital Age and Technology

Changes in technology have provided us with opportunities to build on the innovations incorporated into all our care homes. The Person Centred Electronic Care Planning system allows for the creation of accurate evidence of care and provides easily accessible data. Person Centred Software provides a single solution and is called Mobile Care Monitoring (MCM).

We have more recently fully rolled out the Your Hippo training software to all of our homes. The e-learning and learning management system is used widely within the care sector. This system has considerably improved our ability to deliver mandatory training in a timely and focussed manner. It has an inbuilt audit system and training matrix which enables care managers and our training administrator to easily identify gaps in training and ensure these are quickly filled.

We have also changed our principal IT supplier this year, prompted by a cyber security threat dealt with in-house. As part of the governance strategy to review our IT support and cyber security a number of companies were invited to present their services so we could examine whether they would be a better fit with the Charity

The Board of Directors formally adopted the motion to change to Core Team One. This decision was reached after discussing the merits of both companies. The Board are mindful that they have a duty to prevent as far as possible a catastrophic loss of revenue, personal information, and intellectual property due to a cyber-attack and made this decision after careful consideration of all of the relevant, necessary and pertinent points.

New Website and Social Media Platform

The Charity now has a fully operational new website (www.jaffraycare.com), which not only serves as a promotional tool but it tells the story of the Charity and what we offer. It provides contact information and reflects the Charity's personality and distinguishing characteristics. We continue to keep our beneficiaries, their families, advocates and all our multi agency colleagues up to date and informed about our service provision and our plans for the future.

We have also established a very active Facebook page which documents all activities and important dates across the business. Families find this very informative and useful as an interactive way to ensure they are fully updated regarding community activities. This works well alongside our new quarterly newsletter and improved website.

Jaffray Property Solutions
Strategic Report (continued)

Structure, Governance and Management

Jaffray Property Solutions is a Company limited by guarantee and therefore does not have a share capital. The liability of members is limited and details of their guarantee are detailed in the notes to the financial statements. The Company is also a Registered Charity and was founded in 2010.

The Charity has a plan in place to identify and induct new Trustees as and when they become aware of individuals with an interest in our activities, or where it is perceived that a Trustee with an additional skill set, to complement those held by the current Trustees, is required.

Our commitment to governance has seen the continued overview and strategic management of operations by the Board during the year. The Board meets regularly to review strategy, operational risks and efficiencies and financial systems, procedures and information to ensure that there is appropriate oversight and critical appraisal of activities and decisions taken to achieve the Charity's objectives.

The Charity also maintains full Trustee Indemnity Insurance which is provided by the parent undertaking.

Financial Review

A summary of the financial results for the year is given in the Statement of Financial Activities on page 14 and the Balance Sheet on page 15.

Total income for the year was £80,125 (2023: £74,127) and total expenditure was £70,525 (2023: £66,327). Net incoming resources for the year were £9,600 (2023: £7,800).

The Charity has faced continued cost pressures in the last financial year, mainly due to the ongoing cost of living crisis. Charity overheads have spiralled this year, and we have renegotiated with a number of our larger suppliers to protect ourselves as much as possible from exposure to significant increases.

Reserves Policy

The Charity has considered the level of reserves that they require in respect of future requirements. The requirement of sufficient reserves can be summarised in three areas:

- Assurance for residents that the Charity can continue to provide them with care and housing should funding be delayed for an individual or group of service users. The reserve requirement, included within our calculations, is based upon a minimum of approximately twelve weeks' resources expended.
- additional service users. The Charity looks to develop this using their own internally generated reserves rather than via external borrowings so that the security of the Charity's existing residents is not put at risk.

The Charity retains its surpluses for future use in providing increased numbers of residential placements and supported living options to provide the first-class care that is in such demand for all its service users.

Total unrestricted reserves held as at 31 March 2024 amounted to £152,645 (2023: £143,045).

Plans for Future Years

The Charity continues to develop as an innovative and forward-thinking organisation, able to drive improvements in how people experience health and care services and work with them towards a safe and secure future. To achieve this vision, the Charity has a short term commitment to devising a new development strategy that builds on our successes and values yet keeps to our central purpose.

The Charity stresses that any future development strategy will be based on a risk assessed intelligent approach with various business scenarios being explored. Given the continued difficult economic conditions, the longer term and continuing impact of the COVID 19 pandemic, and the difficulties securing funding for operating capital, let alone major capital projects, we continue to believe that protecting and growing the Charity's reserves is a necessary, prudent and advisable policy.

Jaffray Property Solutions

Strategic Report (continued)

Plans for Future Years (Continued)

The Charity also intends to increase its potential donor base with a view to raising funds from trusts and grant giving organisations. Fundraising objectives for the next twelve months will be to prepare cases for support for potential new fundraising projects. Given the strength of the Charity's fundraising messages and its excellent reputation and community focus, we believe this could be a significant source of income.

Another principal priority is to maintain all facilities and environments to an extremely high standard. Although all areas have recently received investment to upgrade their environments, we are mindful that regular work and re-investment is continually needed to maintain such high quality. Upgrading of the existing environments is part of the ongoing development strategy of our Estates Team. We develop our environment to accommodate ever changing needs.

The next major project on the horizon will be the re-roofing of our Supported Living property, Broadfields Lodge. We are actively engaging in a fundraising project to support this.

We recognise the importance of keeping up to date on property wear and tear and unavoidable damage and to keep the environment looking highly presentable and homely and above all, safe for all. A structured programme of work to ensure the physical condition of the properties does not deteriorate is considered beneficial.

We will continue to pursue opportunities to establish further projects by listening to the aspirations of people with learning disabilities, their families and our staff, and to also listen to the needs of the community in which we operate. The Charity is proud of its ability to adapt to the changing needs of our service user group, the community and the requirements of our local authority partners.

Approved by the Board on 23 October 2024 and signed on its behalf by:



.....
Mr M McEachran
Trustee

Jaffray Property Solutions

Trustees Report

The Trustees, who are also Directors of the charitable company for the purposes of the Companies Act, present their annual report and the audited financial statements for the year ended 31 March 2024. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the Charity.

Trustees

The Trustees who held office during the year were as follows:

Mr G Cumberland
Ms L Hendon
Mr C Lees
Mr M Weir

A specific Health and Safety policy is in place and the Group and charitable company's ("the Charity") staff are closely involved in all operational and business risk assessments. The Trustees take this matter extremely seriously and it is discussed at every Board Meeting as an Agenda item, where action plans are reviewed and acted upon.

Trustees continue to attend governance conferences and Institute of Directors' events. Members of the Board have also attended appropriate financial and operational training courses.

Trustees' Responsibilities

The Trustees (who are also Directors of Jaffray Property Solutions for the purposes of company law) are responsible for preparing the Trustees' Annual Report (including the Strategic Report) and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the income and expenditure of the Charity for that period. In preparing these 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 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and 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 Charity's auditor is 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 auditor is aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Ability inclusion for employees

The Charity gives full and fair consideration to applications for employment from persons who are physically, mentally or developmentally impaired, where the requirement of the job may be adequately covered by such persons. With regards to existing employees who become physically, mentally or developmentally impaired during their employment, the Charity continues to examine ways of providing continuing employment under normal terms and conditions and to provide training, career development and promotion where appropriate.

Employee involvement

During the year, the policy of providing employees with information about the Charity has been continued through internal media methods in which employees have also been encouraged to present their suggestions and views on the company's performance, achievements and developments in community-based projects. Regular meetings are held between local management and employees to allow a free flow of information and ideas.

Auditors

Malcolm Piper & Company Limited remained as auditors to the Charity throughout the financial year and have indicated their willingness to continue in office.

Approved by the Board on 23 October 2024 and signed on its behalf by:-



.....
Mr G Cumberland
Trustee

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions
Year Ended 31 March 2024

Opinion

We have audited the financial statements of Jaffray Property Solutions (the 'charitable company') for the year ended 31 March 2024 which comprise the Statements of Financial Activities, Balance Sheet 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 Financial Reporting Standard 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 charitable company's affairs as at 31 March 2024, and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2024

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report (incorporating the Strategic Report and the Trustees' Report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Trustees' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 8 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 parent charitable company or 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 auditor under the Companies Act 2006 and report in accordance with this Act.

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.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2024

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to Jaffray Property Solutions, ("the Charity") and determined that the most significant are those that relate to the UK reporting framework under which the Charity prepares its accounts and reports its results and the relevant UK tax compliance regulations. In addition, we concluded that there are certain significant laws and regulations that may have an effect on the determination of the amounts and disclosures in the financial statements and those laws and regulations include those relating to health and safety, employee matters, environmental, and bribery and corruption practices;
- Having due regard to ISA 240 (Redrafted), *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*, we planned and designed our audit procedures to undertake such enquiry and testing which we deemed necessary to understand how the Charity is complying with those frameworks. We made enquiries of the Trustees, senior management and those responsible for legal and compliance procedures within the Charity and we corroborated our enquiries by reference to other documentary evidence, where available, or other complimentary or compensating evidence and with other correspondence received and noted that there was no contradictory evidence;
- In designing the scope and depth of our work to assess the likely impact on the financial statements of fraud and other irregularities, we calculate a materiality level which is a percentage based upon turnover, profitability and gross balance sheet assets. This calculation produces a figure against which financial statement errors and irregularities are compared and indicates a level at which, in our opinion and judgement, this would cause transactions and balances within the financial statements to be misleading or materially incorrect.
- We also assessed the susceptibility of the Financial Statements of the Charity to material misstatement using qualitative as well as quantitative factors, including how fraud might occur, and designed our audit testing and enquiries in such a way so as to enable us to identify the fraud risks across various parts of the business. In addition, we utilised internal and external information to perform a fraud risk assessment as part of our audit planning and testing procedures.
- We considered the risk of fraud through management override of controls and systems and, in response, we incorporated testing of large or unusual manual journal entries into our audit approach. We also considered the possibility of fraudulent or corrupt payments made through third parties and conducted detailed analytical review and substantive transaction testing on third party suppliers. Where instances of unusual behaviour patterns were identified through our testing, we performed additional audit procedures to address each identified risk. These procedures included testing of transactions back to source information and were designed to provide reasonable assurance that the financial statements were free from fraud or error. We also conducted specific audit procedures in relation to the risk of bribery and corruption by means of review of any marketing, promotion or discount activity determined by a risk-based process;
- Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. Our procedures involved journal entry testing, with a focus on journals meeting our defined risk criteria based on our understanding of the business and enquiries of the Charity's management; and
- If any instances of non-compliance with laws and regulations were identified, the audit team performed sufficient and appropriate audit procedures.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2024

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Peter Whitehead BA FCA
Senior Statutory Auditor
For and on behalf of
Malcolm Piper & Company Limited
Kingsnorth House
Blenheim Way
Birmingham
B44 8LS

Dated: 23 October 2024

Jaffray Property Solutions

**Statement of Financial Activities
(Including Summary Income and Expenditure Account)**

for the Year Ended 31 March 2024

	Note	Unrestricted Funds 2024 £	Unrestricted Funds 2023 £
Income from:			
Charitable activities			
- Residential care services		1,277	1,157
- Rental income from housing benefit		78,848	72,970
		80,125	74,127
Total income	2	80,125	74,127
Expenditure on:			
Charitable activities			
- Residential care costs		54,239	51,241
- Support costs	5	16,286	15,086
		70,525	66,327
Total expenditure	4	70,525	66,327
Net income and Net movement in funds for the year	7	9,600	7,800
Reconciliation of funds:			
Total funds brought forward at 1 April 2023 (unrestricted)			
		143,045	135,245
		152,645	143,045
Total funds carried forward at 31 March 2024 (unrestricted)	12	152,645	143,045

All income and expenditure is derived from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised during the year.

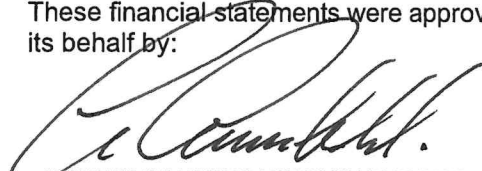
The notes on pages 16 to 20 form an integral part of these financial statements

Jaffray Property Solutions
(Registration number 07249961)

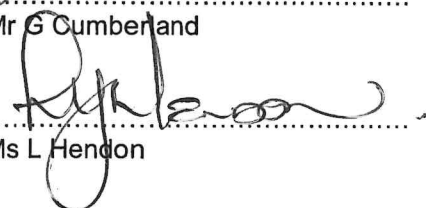
Balance Sheet at 31 March 2024

	Note	2024		2023	
		£	£	£	£
Fixed assets					
Tangible fixed assets	9		439,932		453,339
Current assets					
Debtors	10	64,631		65,937	
		64,631		65,937	
Creditors: Amounts falling due within one year	11	(351,918)		(376,231)	
Net current liabilities			(287,287)		(310,294)
Total assets less current liabilities			152,645		143,045
Net assets			152,645		143,045
Funds					
Unrestricted funds	12		152,645		143,045
Total funds			152,645		143,045

These financial statements were approved and authorised for issue on 23 October 2024 and signed on its behalf by:



 Mr G Cumberland



 Ms L Hendon

} Trustees

The notes on pages 16 to 20 form an integral part of these financial statements

Notes to the Financial Statements for the Year Ended 31 March 2024

1. Accounting Policies

General Information and Basis of Preparation

The Charity is a company limited by guarantee in England and Wales. The single member of the company is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom. 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 address of the registered office is given in the Charity information on page 1 of the financial statements. The nature of the Charity's operations and principal activities are detailed in the Strategic Report on page 2.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

The financial statements are prepared on a going concern basis under the historical cost convention.

The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Cash flow Statement

The Charity has taken advantage of the reduced disclosures exemption granted by FRS 102 whereby it is not required to publish its own cash flow statement. This is because its ultimate parent undertaking, Jaffray Care Society, publish a Consolidated Cash flow Statement as part of its Group accounts. These Group accounts are available from the Charity's registered office.

Funds

All of the funds of the Charity are unrestricted funds and are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Income recognition

All income is included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met; the amount can be quantified with reasonable accuracy; and it is probable that the income will be received.

Fees for the provision of housing and associated amenities are accounted for on an accruals basis.

Government grant income

The company receives government grants in respect of support for staff and protective supplies during the recent pandemic. Income from government and other grants are recognised at fair value when the company has entitlement after any performance conditions are met, it is probable that the income will be received and the amount can be measured reliably.

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties; it is probable that the settlement will be required; and the amount of the obligation can be measured reliably. It is all categorised as expenditure on charitable activities.

Support costs

Support costs are those that assist the work of the Charity but do not directly represent charitable activities and include interest payable on bank borrowing and governance costs. They are incurred directly in support of expenditure on the objects of the Charity.

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

1. Accounting Policies (continued)

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. It is the Charity's policy to maintain these assets in a good state of repair.

Depreciation is provided on tangible fixed assets, at rates calculated to write off the costs, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold property	2% per annum straight line
Leasehold Property	over the period of the lease

Freehold land is not depreciated.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Impairment

Assets not measured at fair value are reviewed for indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the SOFA.

Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event; it is probable that an outflow of economic benefits will be required in settlement; and the amount can be reliably estimated.

Taxation

The Company is an exempt Charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Going Concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

The company is dependent upon the funds and facilities provided by the parent company to ensure they meet their debts as they fall due. The directors are not aware of any reason why the parent company would not continue to support them, subject to their own financing needs.

2. Total Income

All income for the current and prior year is from the furtherance of charitable activities and is attributable to unrestricted funds.

3. Trustees' Remuneration

The Trustees received no remuneration during the year (2023: £nil) for services provided to this charitable company. Their expenses are paid by the charitable company's parent undertaking, Jaffray Care Society, and are disclosed in the financial statements of that charitable company. The parent undertaking also maintains full Trustees' Indemnity Insurance for the Trustees of the Company and the cost of this cover is disclosed in the financial statements of that charitable company.

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

4. Total Expenditure

All expenditure for the current and prior year is in respect of the furtherance of the charitable activities and is attributable to unrestricted funds.

	Staff Costs £	Other Direct Costs £	2024 £	2023 £
Residential care costs	-	54,239	54,239	51,241
Support costs (see note 5)	-	16,286	16,286	15,086
	-	70,525	70,525	66,327
	-	70,525	70,525	66,327

Staff costs are borne by the parent undertaking.

5. Support Costs

	2024 £	2023 £
Interest payable on bank borrowings (see note 8)	14,486	13,286
Governance costs (see note 6)	1,800	1,800
	16,286	15,086
	16,286	15,086

6. Governance Costs

	2024 £	2023 £
Professional fees (including auditors' remuneration)	1,800	1,800
	1,800	1,800

7. Net Income for the Year

	2024 £	2023 £
Net income is stated after charging:		
Auditors' remuneration		
- Audit fees	1,800	1,800
Depreciation	13,407	13,406
	15,207	15,206
	15,207	15,206

8. Interest payable and similar charges

	2024 £	2023 £
Interest payable on bank borrowing (amount recharged by parent undertaking)	14,486	13,286
	14,486	13,286

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

9. Tangible Fixed Assets

	Freehold and Leasehold Property
	£
Cost	
At 1 April 2023 and 31 March 2024	670,296
Depreciation	
At 1 April 2023	216,957
Charge for the year	13,407
At 31 March 2024	230,364
Net Book Value	
At 31 March 2024	439,932
At 31 March 2023	453,339

Included in freehold property is land of £nil (2023: £nil) which is not depreciated.

Included in freehold and leasehold property is leasehold property with a cost of £nil (2023: £nil), following its full impairment in a prior period.

All the above property is used as security for the parent undertakings bank borrowings.

10. Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Trade debtors	48,974	53,625
Other debtors	5,861	3,811
Prepayments	9,796	8,501
	64,631	65,937

Notes to the Financial Statements for the Year Ended 31 March 2024 (continued)

11. Creditors: Amounts falling due within one year

	2024 £	2023 £
Amounts falling due within one year:		
Group undertaking	336,369	357,768
Accruals and deferred income	15,549	18,463
	351,918	376,231
	351,918	376,231

12. Funds Reconciliation

	As at 1 April 2023 £	Income £	Expenditure £	As at 31 March 2024 £
Unrestricted funds & total funds	143,045	80,125	(70,525)	152,645
	143,045	80,125	(70,525)	152,645
	143,045	80,125	(70,525)	152,645

The unrestricted funds represent the free funds of the Charity which are not designated for specific particular purposes other than the Charity's general objectives.

13. Analysis of Net Assets between Funds

All funds are unrestricted. Under the terms of the Memorandum and Articles of Association all surpluses are to be applied towards the promotion of the Charity's objectives.

14. Contingent liability

The company has provided a cross guarantee over the assets of the company to Lloyds Bank plc in respect of the bank borrowings of the parent undertaking, Jaffray Care Society. At 31 March 2024 this amounted to £2,478,824 (2023: £2,698,607).

15. Related Party Transactions

During the year net repayments of £21,399 (2023: £6,069) were made to the parent undertaking, Jaffray Care Society in respect of net income and expenditure received and defrayed on behalf of the company. The balance due to the parent undertaking at the year-end was £336,369 (2023: £357,768).

16. Parent undertaking

The parent undertaking is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom undertaking the provision of housing, care and associated amenities for people with learning disabilities and complex healthcare needs who are in necessitous circumstances, and the provision of an open day-care facility for people with learning disabilities. Control is exercised by similar management and Trustee teams. The address at which the Consolidated Accounts of Jaffray Care Society can be obtained is at the same registered office as stated on page 1.

17. Post balance sheet events

Subsequent to the year end, the Charity has surrendered a lease at £nil cost for a leasehold property which had been fully impaired in a previous accounting period as this property was deemed by the Trustees to have no future value or purpose within the Charity.

JAFFRAY PROPERTY SOLUTIONS

England & Wales - Charity number 1143062

Accounts

Jaffray Property Solutions

(A company limited by guarantee)

Trustees' Report and Financial Statements
For The Year Ended 31 March 2023

Registered Company number: 07249961
Registered Charity number: 1143062

Jaffray Property Solutions
Trustees' Report and Financial Statements
For The Year Ended 31 March 2023

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Balance sheet	14
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Jaffray Property Solutions

Administrative Information

Trustees and Directors:	Mr G Cumberland Ms L Hendon Mr C Lees Mr M Weir
Registered office:	The White House 39 Jaffray Crescent Erdington Birmingham B24 8BE
Bankers:	Lloyds Bank plc 293 High Street West Bromwich B70 8NA
Auditors:	Malcolm Piper & Company Limited Kingsnorth House 1 Blenheim Way Birmingham B44 8LS
Solicitors:	Ansons St Mary's Chambers 5-7 Breadmarket Street Lichfield Staffordshire WS13 6LQ
Registered Charity number:	1143062
Registered Company number:	07249961
Senior management team:	Ms L Hendon (Chief Executive Officer) Mr C Lees (Director of Finance) Mr M Weir (Director of Estates)

Jaffray Property Solutions

Strategic Report

About Jaffray Property Solutions

Jaffray Property Solutions is a Company limited by guarantee and is also a Registered Charity. The Charity is a wholly owned subsidiary company of Jaffray Care Society, which is also a Registered Charity.

Jaffray Care Society and its subsidiary company ("the Charity") are a leading regional learning disability Charity which can trace our origins back to 1990 when services for individuals with learning disabilities began to move from hospitals and into the wider community. In the year to 31 March 2023 we continued to provide nursing care, residential care, supported living and community services.

Activities and Objectives

The Charity provides high-quality personalised support and advice for people with learning disabilities. Our direct support services encompass advocacy, health, education, housing, leisure and employment, helping people live the lives they choose here and now.

The objects of the Charity, as stated within the Memorandum and Articles of Association, are to provide housing, and associated amenities for individuals with learning disabilities (including people with learning disabilities, dementia, complex health care and acquired brain injuries) that are in necessitous circumstances.

Aims

Our aims are to provide the best health and social care service possible for those people with learning disabilities, autism, mental health, complex health care needs and dementia with the support of specially trained and committed staff so that we:-

- Maintain the privacy, dignity and individuality of each service user;
- Keep everyone safe;
- Respect service user's wishes and their right to personal choice over their daily care and support;
- Provide a caring nursing and therapeutic environment for each service user, welcoming and encouraging family and friends to participate in the care delivery;
- Create a caring and homely and person-centred atmosphere where the service user feels needed and is able to give a meaningful contribution to their community;
- Encourage personal growth, skills development, work related training and leisure interests ;
- Provide employment and training opportunities for local people;
- Ensure each service user is empowered to make more informed decisions and participate as fully as possible in the everyday life of the community.

From the facilities available to the standard of care provided, quality in every respect is a fundamental aspect of the Charity's philosophy.

Vision and Mission Statement

The Charity works in partnership with people with learning disabilities to ensure they receive a personalised, needs led, support service which is evidence based, outcome driven and promotes rights, independence, choice and inclusion.

The Charity believes that people with learning disabilities have a right to live in ordinary homes in the community: independently, in their family home, in sheltered accommodation or in a staffed residential facility sharing the rights, facilities and privileges of society.

Essential Ethical Principles

Our principles provide an overarching framework that guides our employees' decision making, good judgement and conduct which provides assurance of:-

- Putting beneficiaries first;
- Integrity;
- Openness;
- Right to be safe.

Jaffray Property Solutions

Strategic Report (continued)

We respect every individual's dignity and rights to privacy and confidentiality. We commit to eliminating any instances of sexism, gender inequality and other power imbalances that leave some people at risk of harm. We value, support and reflect diversity in our governing bodies, workforce and beneficiaries.

The Charity is a place where people's wellbeing and mental health are valued and promoted, so that anyone in our care, working in the Charity or coming into contact with the Charity is encouraged to value and invest in their own health and wellbeing.

Safeguarding Statement

Every person who benefits from, works for or comes into contact with the Charity will be treated with dignity and respect, and feel that they are in a safe, trusted and supportive environment. The Charity has created an inclusive organisational culture that does not tolerate inappropriate, discriminatory, offensive or harmful behaviour towards any person who works for, benefits from or comes into contact with the Charity. The Charity has a robust safeguarding policy and safeguarding procedures that ensure people in their care are safe and protected.

Governance

The Charity is committed to maintaining the highest standards of governance and has determined that the organisation should comply with the principles outlined in the Code of Governance for Voluntary Organisations, which is approved by the Charity Commission. Ultimate responsibility for governance of the Charity is entrusted to the Trustee Unitary Board made up of seven Trustees.

We are committed to using an open and transparent recruitment process. As set out in the Memorandum and Articles of Association, Non-Executive Trustees are appointed for a three-year term of office and can serve two terms in total. This can be varied if the Trustees unanimously agree that the skills provided by a particular Non-Executive Trustee are such that they could not be easily replaced and to do so would not be in the best interests of the Charity or Trustee Board or the Charity's service users. The Trustees are also our Companies Act Members.

We continue to ensure that our governance processes and procedures and our corporate structure meet all of the most current and appropriate Companies Act requirements.

As a charitable organisation we have a high performing Board, consisting of a diverse and complementary range of people and skills. The Board is both dynamic and imaginative consisting of a diverse mix of professionals required to maintain our organisation's ongoing development objectives.

For new Trustees, the Charity has an induction programme which includes visits to some of our services, meetings with the Executive Team on our governance, strategy, the role and duties of Trustees, Company and Charity Law and the management of finances and risk. Further training and development is offered individually or to the Board as required or requested. New Trustees are given clear terms of reference, role descriptions, governance documentation and the Charity handbook which outlines the main policies and procedures of the Charity and the governance structure of the Charity.

Risk Management

The Charity has given consideration to the major risks to which the Charity is exposed and has satisfied itself that systems and procedures are fully established in order to manage those risks.

Improvements and enhancements continue with regard to Data Protection and the GDPR legislation which came into force in 2018. Key areas have been addressed, and work is in progress to ensure full and ongoing compliance across all the Charity's activities is maintained.

The Charity has also adopted a robust Cyber Policy this year; with the aim of alleviating, as much as is possible, the threat to the business of cyber-attacks. This approach includes upgrades to current software, additional staff training and new insurance risk policies to include response, restoration, expense and business interruption.

Jaffray Property Solutions

Strategic Report (continued)

Management and Trustees

There are clear distinctions between the role of Non-Executive Trustees and the Executive Team. The Board of Non-Executives delegates certain authorities to the Executive Team in order to run the organisation efficiently. Matters such as policy, strategy and budgets are prepared by the Executive Team for consideration and final approval by the Non-Executive Trustees, who then monitor the implementation of these plans.

Public Benefit

The Charity continues to provide residential care, supported living and community services to service users who have various abilities and healthcare needs in Birmingham.

The principal activity of Jaffray Property Solutions is the provision of housing and associated amenities for people with learning disabilities who are in necessitous circumstances.

Our annual Trustees' Report and financial statements allow us to show how our charitable funds are spent and show the impact and benefits that this has on those using our services; either as direct service users or in the Charity's interaction with the wider community.

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance "public benefit: running a charity (PB2)".

Statement of Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit, "Charities and Public Benefit". Jaffray Property Solution's charitable objects are enshrined within its Memorandum and Articles of Association and as such the Trustees ensure that the Charity's activities are carried out for the public benefit through its strategic priorities. This is done primarily through the delivery of services aimed at all those with learning, developmental and intellectual disabilities.

Achievements and Performance

This financial year continued to witness the impact of the longer-term social, economic and psychological effects of the tail end of the COVID pandemic, and sustained challenges were again presented to the Charity and indeed the care sector as a whole.

We have once again risen to this ongoing challenge magnificently, and this has made such an important difference to all our service users throughout these continued uncertain times.

We have showed exceptional bravery and courage in ensuring everyone stays safe and well. We have managed to continue to keep COVID at bay and have managed very complex care interventions where needed to combat the spread of infection.

Once again, the Charity ends the year infection free, and will continue to do everything in our power to remain so.

Jaffray Property Solutions

Strategic Report (continued)

Embracing the Digital Age and Technology

This financial year has provided us with the opportunity to build on the technology recently incorporated. The Person Centred Electronic Care Planning system allows for the creation of accurate evidence of care and provides easily accessible data. Person Centred Software provides a single solution and is called Mobile Care Monitoring (MCM).

We have more recently fully rolled out the Your Hippo training software. The e-learning and learning management system is used widely within the care sector. This system has considerably improved our ability to deliver mandatory training in a timely and focussed manner. It has an inbuilt audit system and training matrix which enables the care managers to easily identify gaps in training and ensure these are quickly filled.

New Website

The Charity now has a fully operational new website (www.jaffraycare.com), which not only serves as a promotional tool but it tells the story of the Charity and what we offer. It provides contact information and reflects the Charity's personality and distinguishing characteristics. We continue to keep our beneficiaries, their families, advocates and all our multi agency colleagues up to date and informed about our service provision and our plans for the future.

Structure, Governance and Management

Jaffray Property Solutions is a Company limited by guarantee and therefore does not have a share capital. The liability of members is limited and details of their guarantee are detailed in the notes to the financial statements. The Company is also a Registered Charity and was founded in 2010.

The Charity has a plan in place to identify and induct new Trustees as and when they become aware of individuals with an interest in our activities, or where it is perceived that a Trustee with an additional skill set, to complement those held by the current Trustees, is required.

Our commitment to governance has seen the continued overview and strategic management of operations by the Board during the year. The Board meets regularly to review strategy, operational risks and efficiencies and financial systems, procedures and information to ensure that there is appropriate oversight and critical appraisal of activities and decisions taken to achieve the Charity's objectives.

The Charity also maintains full Trustee Indemnity Insurance which is provided by the parent undertaking.

Financial Review

A summary of the financial results for the year is given in the Statement of Financial Activities on page 13 and the Balance Sheet on page 14.

Total income for the year was £74,127 (2022: £81,257) and total expenditure was £66,327 (2022: £67,857). Net incoming resources for the year were £7,800 (2022: £13,400).

The Charity has faced continued cost pressures in the last financial year, mainly due to the ongoing cost of living crisis. Charity overheads have spiralled this year, and we have renegotiated with a number of our larger suppliers to protect ourselves as much as possible from exposure to significant increases.

Reserves Policy

The Charity has considered the level of reserves that they require in respect of future requirements. The requirement of sufficient reserves can be summarised in three areas:

- Assurance for residents that the Charity can continue to provide them with care and housing should funding be delayed for an individual or group of service users. The reserve requirement, included within our calculations, is based upon a minimum of approximately twelve weeks' resources expended.

Jaffray Property Solutions
Strategic Report (continued)

Reserves Policy (continued)

- additional service users. The Charity looks to develop this using their own internally generated reserves rather than via external borrowings so that the security of the Charity's existing residents is not put at risk.

The Charity retains its surpluses for future use in providing increased numbers of residential placements and supported living options to provide the first-class care that is in such demand for all its service users.

Total unrestricted reserves held as at 31 March 2023 amounted to £143,045 (2022: £135,245).

Plans for Future Years

The Charity continues to develop as an innovative and forward-thinking organisation, able to drive improvements in how people experience health and care services and work with them towards a safe and secure future. To achieve this vision, the Charity has a short term commitment to devising a new development strategy that builds on our successes and values yet keeps to our central purpose.

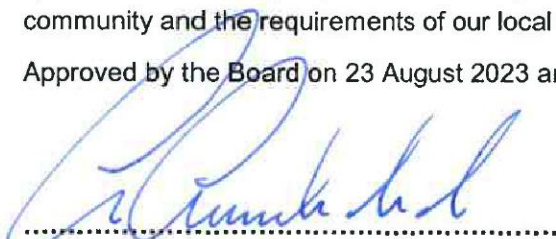
The Charity stresses that any future development strategy will be based on a risk assessed intelligent approach with various business scenarios being explored. Given the continued difficult economic conditions, the pandemic, and the difficulties securing funding for operating capital, let alone major capital projects, we continue to believe that protecting and growing the Charity's reserves is a necessary, prudent and advisable policy.

Another principal priority is to maintain all facilities and environments to an extremely high standard. Although all areas have recently received investment to upgrade their environments, we are mindful that regular work and re-investment is continually needed to maintain such high quality. Upgrading of the existing environments is part of the ongoing development strategy of our Estates Team. We develop our environment to accommodate ever changing needs.

We recognise the importance of keeping up to date on property wear and tear and unavoidable damage and to keep the environment looking highly presentable and homely and above all, safe for all. A structured programme of work to ensure the physical condition of the properties does not deteriorate is considered beneficial.

We will continue to pursue opportunities to establish further projects by listening to the aspirations of people with learning disabilities and their families, and to also listen to the needs of the community in which we operate. The Charity is proud of its ability to adapt to the changing needs of our service user group, the community and the requirements of our local authority partners.

Approved by the Board on 23 August 2023 and signed on its behalf by:-



.....
Mr G Cumberland
Trustee

Jaffray Property Solutions

Trustees Report

The Trustees, who are also Directors of the charitable company for the purposes of the Companies Act, present their annual report and the audited financial statements for the year ended 31 March 2023. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the Charity.

Trustees

The Trustees who held office during the year were as follows:

Mr G Cumberland
Ms L Hendon
Mr C Lees
Mr M Weir

A specific Health and Safety policy is in place and the Group and charitable company's ("the Charity") staff are closely involved in all operational and business risk assessments. The Trustees take this matter extremely seriously and it is discussed at every Board Meeting as an Agenda item, where action plans are reviewed and acted upon.

Trustees continue to attend governance conferences and Institute of Directors' events. Members of the Board have also attended appropriate financial and operational training courses.

Trustees' Responsibilities

The Trustees (who are also Directors of Jaffray Property Solutions for the purposes of company law) are responsible for preparing the Trustees' Annual Report (including the Strategic Report) and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the income and expenditure of the Charity for that period. In preparing these 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 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and 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 Charity's auditor is 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 auditor is aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Jaffray Property Solutions
Trustees Report (continued)

Ability inclusion for employees

The Charity gives full and fair consideration to applications for employment from persons who are physically, mentally or developmentally impaired, where the requirement of the job may be adequately covered by such persons. With regards to existing employees who become physically, mentally or developmentally impaired during their employment, the Charity continues to examine ways of providing continuing employment under normal terms and conditions and to provide training, career development and promotion where appropriate.

Employee involvement

During the year, the policy of providing employees with information about the Charity has been continued through internal media methods in which employees have also been encouraged to present their suggestions and views on the company's performance, achievements and developments in community-based projects. Regular meetings are held between local management and employees to allow a free flow of information and ideas.

Auditors

Malcolm Piper & Company Limited remained as auditors to the Charity throughout the financial year and have indicated their willingness to continue in office.

Approved by the Board on 23 August 2023 and signed on its behalf by:-


.....
Mr G Cumberland
Trustee

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions
Year Ended 31 March 2023

Opinion

We have audited the financial statements of Jaffray Property Solutions (the 'charitable company') for the year ended 31 March 2023 which comprise the Statements of Financial Activities, Balance Sheet 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 Financial Reporting Standard 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 charitable company's affairs as at 31 March 2023, and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2023

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report (incorporating the Strategic Report and the Trustees' Report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Trustees' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 7 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 parent charitable company or 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 auditor under the Companies Act 2006 and report in accordance with this Act.

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.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2023

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to Jaffray Property Solutions, ("the Charity") and determined that the most significant are those that relate to the UK reporting framework under which the Charity prepares its accounts and reports its results and the relevant UK tax compliance regulations. In addition, we concluded that there are certain significant laws and regulations that may have an effect on the determination of the amounts and disclosures in the financial statements and those laws and regulations include those relating to health and safety, employee matters, environmental, and bribery and corruption practices;
- Having due regard to ISA 240 (Redrafted), *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*, we planned and designed our audit procedures to undertake such enquiry and testing which we deemed necessary to understand how the Charity is complying with those frameworks. We made enquiries of the Trustees, senior management and those responsible for legal and compliance procedures within the Charity and we corroborated our enquiries by reference to other documentary evidence, where available, or other complimentary or compensating evidence and with other correspondence received and noted that there was no contradictory evidence;
- In designing the scope and depth of our work to assess the likely impact on the financial statements of fraud and other irregularities, we calculate a materiality level which is a percentage based upon turnover, profitability and gross balance sheet assets. This calculation produces a figure against which financial statement errors and irregularities are compared and indicates a level at which, in our opinion and judgement, this would cause transactions and balances within the financial statements to be misleading or materially incorrect.
- We also assessed the susceptibility of the Financial Statements of the Charity to material misstatement using qualitative as well as quantitative factors, including how fraud might occur, and designed our audit testing and enquiries in such a way so as to enable us to identify the fraud risks across various parts of the business. In addition, we utilised internal and external information to perform a fraud risk assessment as part of our audit planning and testing procedures.
- We considered the risk of fraud through management override of controls and systems and, in response, we incorporated testing of large or unusual manual journal entries into our audit approach. We also considered the possibility of fraudulent or corrupt payments made through third parties and conducted detailed analytical review and substantive transaction testing on third party suppliers. Where instances of unusual behaviour patterns were identified through our testing, we performed additional audit procedures to address each identified risk. These procedures included testing of transactions back to source information and were designed to provide reasonable assurance that the financial statements were free from fraud or error. We also conducted specific audit procedures in relation to the risk of bribery and corruption by means of review of any marketing, promotion or discount activity determined by a risk-based process;
- Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. Our procedures involved journal entry testing, with a focus on journals meeting our defined risk criteria based on our understanding of the business and enquiries of the Charity's management; and
- If any instances of non-compliance with laws and regulations were identified, the audit team performed sufficient and appropriate audit procedures.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

[continued ...]


Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2023

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Peter Whitehead BA FCA
Senior Statutory Auditor
For and on behalf of
Malcolm Piper & Company Limited
Kingsnorth House
Blenheim Way
Birmingham
B44 8LS

Dated: 23 August 2023

Jaffray Property Solutions
Statement of Financial Activities
(Including Summary Income and Expenditure Account)
for the Year Ended 31 March 2023

	Note	Unrestricted Funds 2023 £	Unrestricted Funds 2022 £
Income from:			
Charitable activities			
- Residential care services		1,157	19,012
- Rental income from housing benefit		72,970	62,245
		<hr/>	<hr/>
Total income	2	74,127	81,257
		<hr/>	<hr/>
Expenditure on:			
Charitable activities			
- Residential care costs		51,241	51,934
- Support costs	5	15,096	15,923
		<hr/>	<hr/>
Total expenditure	4	66,327	67,857
		<hr/>	<hr/>
Net income and Net movement in funds for the year	7	7,800	13,400
Reconciliation of funds:			
Total funds brought forward at 1 April 2022 (unrestricted)		135,245	121,845
		<hr/>	<hr/>
Total funds carried forward at 31 March 2023 (unrestricted)	12	143,045	135,245
		<hr/>	<hr/>

All income and expenditure is derived from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised during the year.


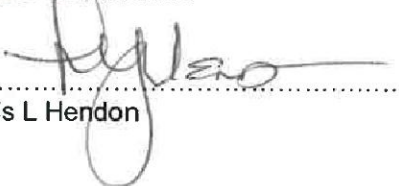
The notes on pages 15 to 19 form an integral part of these financial statements

Jaffray Property Solutions
(Registration number 07249961)

Balance Sheet at 31 March 2023

		2023		2022	
Note	£	£	£	£	£
Fixed assets					
Tangible fixed assets	9		453,339		466,745
Current assets					
Debtors	10	65,937		49,595	
		65,937		49,595	
Creditors: Amounts falling due within one year	11	(376,231)		(381,095)	
Net current liabilities			(310,294)		(331,500)
Total assets less current liabilities			143,045		135,245
Net assets			143,045		135,245
Funds					
Unrestricted funds	12		143,045		135,245
Total funds			143,045		135,245

These financial statements were approved and authorised for issue on 23 August 2023 and signed on its behalf by:

 Mr G Cumberland	}	Trustees
 Ms L Hendon		

The notes on pages 15 to 19 form an integral part of these financial statements

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2023

1. Accounting Policies

General Information and Basis of Preparation

The Charity is a company limited by guarantee in England and Wales. The single member of the company is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom. 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 address of the registered office is given in the Charity information on page 1 of the financial statements. The nature of the Charity's operations and principal activities are detailed in the Strategic Report on page 2.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

The financial statements are prepared on a going concern basis under the historical cost convention.

The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Cash flow Statement

The Charity has taken advantage of the reduced disclosures exemption granted by FRS 102 whereby it is not required to publish its own cash flow statement. This is because its ultimate parent undertaking, Jaffray Care Society, publish a Consolidated Cash flow Statement as part of its Group accounts. These Group accounts are available from the Charity's registered office.

Funds

All of the funds of the Charity are unrestricted funds and are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Income recognition

All income is included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met; the amount can be quantified with reasonable accuracy; and it is probable that the income will be received.

Fees for the provision of housing and associated amenities are accounted for on an accruals basis.

Government grant income

The company receives government grants in respect of support for staff and protective supplies during the recent pandemic. Income from government and other grants are recognised at fair value when the company has entitlement after any performance conditions are met, it is probable that the income will be received and the amount can be measured reliably.

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties; it is probable that the settlement will be required; and the amount of the obligation can be measured reliably. It is all categorised as expenditure on charitable activities.

Support costs

Support costs are those that assist the work of the Charity but do not directly represent charitable activities and include interest payable on bank borrowing and governance costs. They are incurred directly in support of expenditure on the objects of the Charity.

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

1. Accounting Policies (continued)

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. It is the Charity's policy to maintain these assets in a good state of repair.

Depreciation is provided on tangible fixed assets, at rates calculated to write off the costs, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold property	2% per annum straight line
Leasehold Property	over the period of the lease

Freehold land is not depreciated.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Impairment

Assets not measured at fair value are reviewed for indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the SOFA.

Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event; it is probable that an outflow of economic benefits will be required in settlement; and the amount can be reliably estimated.

Taxation

The Company is an exempt Charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Going Concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

The company is dependent upon the funds and facilities provided by the parent company to ensure they meet their debts as they fall due. The directors are not aware of any reason why the parent company would not continue to support them, subject to their own financing needs.

2. Total Income

All income for the current and prior year is from the furtherance of charitable activities and is attributable to unrestricted funds.

3. Trustees' Remuneration

The Trustees received no remuneration during the year (2022: £nil) for services provided to this charitable company. Their expenses are paid by the charitable company's parent undertaking, Jaffray Care Society, and are disclosed in the financial statements of that charitable company. The parent undertaking also maintains full Trustees' Indemnity Insurance for the Trustees of the Company and the cost of this cover is disclosed in the financial statements of that charitable company.

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

4. Total Expenditure

All expenditure for the current and prior year is in respect of the furtherance of the charitable activities and is attributable to unrestricted funds.

	Staff Costs £	Other Direct Costs £	2023 £	2022 £
Residential care costs	-	51,241	51,241	51,934
Support costs (see note 5)	-	15,086	15,086	15,923
	-	66,327	66,327	67,857

Staff costs are borne by the parent undertaking.

5. Support Costs

	2023 £	2022 £
Interest payable on bank borrowings (see note 8)	13,286	14,123
Governance costs (see note 6)	1,800	1,800
	15,086	15,923

6. Governance Costs

	2023 £	2022 £
Professional fees (including auditors' remuneration)	1,800	1,800
	1,800	1,800

7. Net Income for the Year

	2023 £	2022 £
Net income is stated after charging:		
Auditors' remuneration		
- Audit fees	1,800	1,800
Depreciation	13,406	13,406
	13,406	13,406

8. Interest payable and similar charges

	2023 £	2022 £
Interest payable on bank borrowing (amount recharged by parent undertaking)	13,286	14,123
	13,286	14,123

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

9. Tangible Fixed Assets

	Freehold and Leasehold Property
	£
Cost	
At 1 April 2022 and 31 March 2023	670,296
	<hr/>
Depreciation	
At 1 April 2022	203,551
Charge for the year	13,406
	<hr/>
At 31 March 2023	216,957
	<hr/>
Net Book Value	
At 31 March 2023	453,339
	<hr/>
At 31 March 2022	466,745
	<hr/>

Included in freehold property is land of £nil (2022: £nil) which is not depreciated.

Included in freehold and leasehold property is leasehold property with a cost of £nil (2022: £nil), following its full impairment in a prior period.

All the above property is used as security for the parent undertakings bank borrowings.

10. Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	53,625	39,253
Other debtors	3,811	2,351
Prepayments	8,501	7,991
	<hr/>	<hr/>
	65,937	49,595
	<hr/>	<hr/>

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2023 (continued)

11. Creditors: Amounts falling due within one year

	2023 £	2022 £
Amounts falling due within one year:		
Group undertaking	357,768	363,837
Accruals and deferred income	18,463	17,258
	376,231	381,095
	376,231	381,095

12. Funds Reconciliation

	As at 1 April 2022 £	Income £	Expenditure £	As at 31 March 2023 £
Unrestricted funds & total funds	135,245	74,127	(66,327)	143,045
	135,245	74,127	(66,327)	143,045
	135,245	74,127	(66,327)	143,045

The unrestricted funds represent the free funds of the Charity which are not designated for specific particular purposes other than the Charity's general objectives.

13. Analysis of Net Assets between Funds

All funds are unrestricted. Under the terms of the Memorandum and Articles of Association all surpluses are to be applied towards the promotion of the Charity's objectives.

14. Contingent liability

The company has provided a cross guarantee over the assets of the company to Lloyds Bank plc in respect of the bank borrowings of the parent undertaking, Jaffray Care Society. At 31 March 2023 this amounted to £2,698,607 (2022: £2,913,610).

15. Related Party Transactions

During the year net repayments of £6,069 (2022: £29,570) were made to the parent undertaking, Jaffray Care Society in respect of net income and expenditure received and defrayed on behalf of the company. The balance due to the parent undertaking at the year-end was £357,768 (2022: £363,837).

16. Parent undertaking

The parent undertaking is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom undertaking the provision of housing, care and associated amenities for people with learning disabilities and complex healthcare needs who are in necessitous circumstances, and the provision of an open day-care facility for people with learning disabilities. Control is exercised by similar management and Trustee teams. The address at which the Consolidated Accounts of Jaffray Care Society can be obtained is at the same registered office as stated on page 1.

JAFFRAY PROPERTY SOLUTIONS

England & Wales - Charity number 1143062

Accounts

Jaffray Property Solutions

(A company limited by guarantee)

Trustees' Report and Financial Statements
For The Year Ended 31 March 2022

Registered Company number: 07249961
Registered Charity number: 1143062

Jaffray Property Solutions
Trustees' Report and Financial Statements
For The Year Ended 31 March 2022

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Jaffray Property Solutions

Administrative Information

Trustees and Directors:	Mr G Cumberland Ms L Hendon Mr C Lees Mr M Weir
Registered office:	The White House 39 Jaffray Crescent Erdington Birmingham B24 8BE
Bankers:	Lloyds Bank plc 293 High Street West Bromwich B70 8NA
Auditors:	Malcolm Piper & Company Limited Kingsnorth House 1 Blenheim Way Birmingham B44 8LS
Solicitors:	Ansons St Mary's Chambers 5-7 Breadmarket Street Lichfield Staffordshire WS13 6LQ
Registered Charity number:	1143062
Registered Company number:	07249961
Senior management team:	Ms L Hendon (Chief Executive Officer) Mr C Lees (Director of Finance) Mr M Weir (Director of Estates)

Jaffray Property Solutions

Strategic Report

About Jaffray Property Solutions

Jaffray Property Solutions is a Company limited by guarantee and is also a Registered Charity. The Charity is a wholly owned subsidiary company of Jaffray Care Society, which is also a Registered Charity.

Jaffray Care Society and its subsidiary company ("the Charity") are a leading regional learning disability Charity which can trace our origins back to 1990 when services for individuals with learning disabilities began to move from hospitals and into the wider community. In the year to 31 March 2022 we continued to provide nursing care, residential care, supported living and community services.

Activities and Objectives

The Charity provides high-quality personalised support and advice for people with learning disabilities. Our direct support services encompass advocacy, health, education, housing, leisure and employment, helping people live the lives they choose here and now.

The objects of the Charity, as stated within the Memorandum and Articles of Association, are to provide housing, and associated amenities for individuals with learning disabilities (including people with learning disabilities, dementia, complex health care and acquired brain injuries) that are in necessitous circumstances.

Aims

Our aims are to provide the best health and social care service possible for those people with learning disabilities, autism, mental health, complex health care needs and dementia with the support of specially trained and committed staff so that we:-

- Maintain the privacy, dignity and individuality of each service user;
- Keep everyone safe;
- Respect service user's wishes and their right to personal choice over their daily care and support;
- Provide a caring nursing and therapeutic environment for each service user, welcoming and encouraging family and friends to participate in the care delivery;
- Create a caring and homely and person-centred atmosphere where the service user feels needed and is able to give a meaningful contribution to their community;
- Encourage personal growth, skills development, work related training and leisure interests ;
- Provide employment and training opportunities for local people;
- Ensure each service user is empowered to make more informed decisions and participate as fully as possible in the everyday life of the community.

From the facilities available to the standard of care provided, quality in every respect is a fundamental aspect of the Charity's philosophy.

Vision and Mission Statement

The Charity works in partnership with people with learning disabilities to ensure they receive a personalised, needs led, support service which is evidence based, outcome driven and promotes rights, independence, choice and inclusion.

The Charity believes that people with learning disabilities have a right to live in ordinary homes in the community: independently, in their family home, in sheltered accommodation or in a staffed residential facility sharing the rights, facilities and privileges of society.

Essential Ethical Principles

Our principles provide an overarching framework that guides our employees' decision making, good judgement and conduct which provides assurance of:-

- Putting beneficiaries first;
- Integrity;
- Openness;
- Right to be safe.

Jaffray Property Solutions

Strategic Report (continued)

We respect every individual's dignity and rights to privacy and confidentiality. We commit to eliminating any instances of sexism, gender inequality and other power imbalances that leave some people at risk of harm. We value, support and reflect diversity in our governing bodies, workforce and beneficiaries.

The Charity is a place where people's wellbeing and mental health are valued and promoted, so that anyone in our care, working in the Charity or coming into contact with the Charity is encouraged to value and invest in their own health and wellbeing.

Safeguarding Statement

Every person who benefits from, works for or comes into contact with The Charity will be treated with dignity and respect, and feel that they are in a safe, trusted and supportive environment. The Charity has created an inclusive organisational culture that does not tolerate inappropriate, discriminatory, offensive or harmful behaviour towards any person who works for, benefits from or comes into contact with the Charity. The Charity has a robust safeguarding policy and safeguarding procedures that ensure people in their care are safe and protected.

Governance

The Charity is committed to maintaining the highest standards of governance and has determined that the organisation should comply with the principles outlined in the Code of Governance for Voluntary Organisations, which is approved by the Charity Commission. Ultimate responsibility for governance of the Charity is entrusted to the Trustee Unitary Board made up of seven Trustees.

We are committed to using an open and transparent recruitment process. As set out in the Memorandum and Articles of Association, Non-Executive Trustees are appointed for a three-year term of office and can serve two terms in total. This can be varied if the Trustees unanimously agree that the skills provided by a particular Non-Executive Trustee are such that they could not be easily replaced and to do so would not be in the best interests of the Charity or Trustee Board or the Charity's service users. The Trustees are also our Companies Act Members.

We continue to ensure that our governance processes and procedures and our corporate structure meet all of the most current and appropriate Companies Act requirements.

As a charitable organisation we have a high performing Board, consisting of a diverse and complementary range of people and skills. The Board is both dynamic and imaginative consisting of a diverse mix of professionals required to maintain our organisation's ongoing development objectives.

For new Trustees, the Charity has an induction programme which includes visits to some of our services, meetings with the Executive Team on our governance, strategy, the role and duties of Trustees, Company and Charity Law and the management of finances and risk. Further training and development is offered individually or to the Board as required or requested. New Trustees are given clear terms of reference, role descriptions, governance documentation and the Charity handbook which outlines the main policies and procedures of the Charity and the governance structure of the Charity.

Risk Management

The Charity has given consideration to the major risks to which the Charity is exposed and has satisfied itself that systems and procedures are fully established in order to manage those risks.

Improvements and enhancements continue with regard to Data Protection and the GDPR legislation which came into force in 2018. Key areas have been addressed, and work is in progress to ensure full and ongoing compliance across all the Charity's activities is maintained.

The Charity has also adopted a robust Cyber Policy this year; with the aim of alleviating, as much as is possible, the threat to the business of cyber-attacks. This approach includes upgrades to current software, additional staff training and new insurance risk policies to include response, restoration, expense and business interruption.

Jaffray Property Solutions

Strategic Report (continued)

Management and Trustees

There are clear distinctions between the role of Non-Executive Trustees and the Executive Team. The Board of Non-Executives delegates certain authorities to the Executive Team in order to run the organisation efficiently. Matters such as policy, strategy and budgets are prepared by the Executive Team for consideration and final approval by the Non-Executive Trustees, who then monitor the implementation of these plans.

Public Benefit

The Charity continues to provide residential care, supported living and community services to service users who have various abilities and healthcare needs in Birmingham.

The principal activity of Jaffray Property Solutions is the provision of housing and associated amenities for people with learning disabilities who are in necessitous circumstances.

Our annual Trustees' Report and financial statements allow us to show how our charitable funds are spent and show the impact and benefits that this has on those using our services; either as direct service users or in the Charity's interaction with the wider community.

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance "public benefit: running a charity (PB2)".

Statement of Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit, "Charities and Public Benefit". Jaffray Property Solution's charitable objects are enshrined within its Memorandum and Articles of Association and as such the Trustees ensure that the Charity's activities are carried out for the public benefit through its strategic priorities. This is done primarily through the delivery of services aimed at all those with learning, developmental and intellectual disabilities.

Achievements and Performance

This financial year saw sustained challenges presented to the Charity and the care sector as a whole, with the continued presence of COVID-19.

The Charity staff have continued to rise to the threat of COVID-19 magnificently, and this has made such an important difference to all our service users through these troubling times. Our staff have showed exceptional bravery and courage in ensuring everyone stays safe and well. We have managed to keep the virus at bay in the vast majority of our Homes and have managed very complex care interventions where needed to combat the spread of infection.

2021 was the World Health Organisations' "Year of the Nurse" and the challenges brought about by COVID-19 have shone a light on the exceptional role that care home nurses play. The Charity want to thank all those nurses and also our own vitally important front-line care staff working in our service.

The Charity ends the year infection free, and will continue to do everything in it's power to remain so.

We are also very pleased to announce that we were winners of the Front-Line Leaders Award at the National Learning Disability and Autism Awards 2022, receiving our trophy and the following commendation:-

"Lee Hendon and the Jaffray Care Society Managers showed unwavering dedication to their service users, staff and wider community. When faced with challenges through COVID-19, they stepped up, were proactive and showed great leadership. The impact they had on their nominator was abundantly clear and only overshadowed by the impact they must be making in their community" - Katy Grindley and Nadia El-Horch (Judges)

Jaffray Property Solutions
Strategic Report (continued)

Embracing the Digital Age and Technology

This financial year has provided us with the opportunity to build on the technology recently incorporated into all our Care Homes. The Person Centred Electronic Care Planning system allows for the creation of accurate evidence of care and provides easily accessible data. Person Centred Software provides a single solution and is called Mobile Care Monitoring (MCM).

We have more recently been piloting the “Your Hippo” training software at our Tudor Gardens Home. The E-Learning and Learning Management System is used widely within the Care Sector and comes to the Charity highly recommended.

Early indications are that this system has considerably improved our ability to deliver mandatory training in a timely and focussed manner. It has an inbuilt audit system and training matrix which enables Care Managers and our Training Administrator to easily identify gaps in training and ensure these are quickly filled. It also has a Mandatory Report System providing compliance details for each Care Home ready for analysis or a potential CQC visit.

New Website

The Charity now has a fully operational new website, which not only serves as a promotional tool but it tells the story of the Charity and what we offer. It provides contact information and reflects the Charity's personality and distinguishing characteristics. We continue to keep our beneficiaries, their families, advocates and all our multi agency colleagues up to date and informed about our service provision and our plans for the future.

Staffing

The continued support of our wider community and partners has been extraordinary. We have received some fantastic donations of masks, gloves, face visors and food.

The Charity would like to thank everyone who has also taken the time to get in touch during this uncertain time, as we all appreciate your thoughts and prayers. We also remember those in our profession who have lost their lives to COVID-19. We keep them in our hearts and will not forget them. We recognise that while things may not be the same, we will return to a greater sense of normality in the fullness of time.

The Jaffray Care Society Long Service Awards were not held this year due to COVID-19. However, we still recognised the contributions of the teams individually and hope to recommence these recognition and awards events in September 2022.

Structure, Governance and Management

Jaffray Property Solutions is a Company limited by guarantee and therefore does not have a share capital. The liability of members is limited and details of their guarantee are detailed in the notes to the financial statements. The Company is also a Registered Charity and was founded in 2010.

The Charity has a plan in place to identify and induct new Trustees as and when they become aware of individuals with an interest in our activities, or where it is perceived that a Trustee with an additional skill set, to complement those held by the current Trustees, is required.

Our commitment to governance has seen the continued overview and strategic management of operations by the Board during the year. The Board meets regularly to review strategy, operational risks and efficiencies and financial systems, procedures and information to ensure that there is appropriate oversight and critical appraisal of activities and decisions taken to achieve the Charity's objectives.

The Charity also maintains full Trustee Indemnity Insurance which is provided by the parent undertaking.

Jaffray Property Solutions
Strategic Report (continued)

Financial Review

A summary of the financial results for the year is given in the Statement of Financial Activities on page 14 and the Balance Sheet on page 15.

Total income for the year was £81,257 (2021: £84,889) and total expenditure was £67,857 (2021: £72,289). Net incoming resources for the year were £13,400 (2021: £12,600).

The financial challenges faced by all in the “not-for-profit” sector, exacerbated by the COVID-19 Pandemic, have continued during this financial year. We continue to receive minimal incremental fee uplifts from Birmingham City Council and Wolverhampton City Council this year for the majority of our core services, although we have had some additional support in respect of COVID-19 costs incurred, particularly in respect of Workforce Development and Infection Control.

We have, therefore, had to continue to have a tight focus and control over the operating costs and cash flows of the business. Close monitoring and control of outlays and the implementation of innovative and efficient care provision and delivery to our service users, has again resulted in the Charity reporting a small surplus for the financial year.

The Senior Management Team have continued to review and renegotiate supplier contracts, which are essential to secure additional and continued cost savings for the year ahead, especially in light of the inflationary pressures caused by global economic and political factors and the impact of the Ukraine conflict. Their continued success is down to the level of dedication and care provided by our employees under the leadership of our Chief Executive Officer and Director of Finance.

Reserves Policy

The Charity has considered the level of reserves that they require in respect of future requirements. The requirement of sufficient reserves can be summarised in three areas:

- Assurance for residents that the Charity can continue to provide them with care and housing should funding be delayed for an individual or group of service users. The reserve requirement, included within our calculations, is based upon a minimum of approximately twelve weeks’ resources expended.
- Continued development of new housing and day care facilities to provide quality care for additional service users. The Charity looks to develop this using their own internally generated reserves rather than via external borrowings so that the security of the Charity’s existing residents is not put at risk.

The Charity retains its surpluses for future use in providing increased numbers of residential placements and supported living options to provide the first-class care that is in such demand for all its service users.

Total unrestricted reserves held as at 31 March 2022 amounted to £135,245 (2021: £121,845).

Plans for Future Years

The Charity continues to develop as an innovative and forward-thinking organisation, able to drive improvements in how people experience health and care services and work with them towards a safe and secure future. To achieve this vision, the Charity is devising a bold new development strategy that builds on our successes and values and keeps our central purpose.

The Charity stresses that any future development strategy will be based on a risk assessed intelligent approach with various business scenarios being explored. Given the continued difficult economic conditions, the COVID-19 pandemic, and the difficulties securing funding for operating capital, let alone major capital projects, we continue to believe that protecting and growing the Charity’s reserves is a necessary, prudent and advisable policy.

The Charity also intends to increase its potential donor base with a view to raising funds from trusts and grant giving organisations. Fundraising objectives for the next twelve months will be to prepare cases for support for potential new fundraising projects. Given the strength of the Charity’s fundraising messages and its excellent reputation and community focus, we believe this could be a significant source of income.

Jaffray Property Solutions

Strategic Report (continued)

Another principal priority is to maintain all facilities and environments to an extremely high standard. Although all areas have recently received investment to upgrade their environments, we are mindful that regular work and re-investment is continually needed to maintain such high quality. Upgrading of the existing environments is part of the ongoing development strategy of our Estates Team. We develop our environment to accommodate ever changing needs. We recognise the importance of keeping up to date on property wear and tear and unavoidable damage and to keep the environment looking highly presentable and homely and above all, safe for all. A structured programme of work to ensure the physical condition of the properties does not deteriorate is considered beneficial.

We will continue to pursue opportunities to establish further projects by listening to the aspirations of people with learning disabilities, their families and our staff, and to also listen to the needs of the community in which we operate. The Charity is proud of its ability to adapt to the changing needs of our service user group, the community and the requirements of our local authority partners.

Approved by the Board on 24 August 2022 and signed on its behalf by:-



Mr G Cumberland
Trustee

Trustees Report

The Trustees, who are also Directors of the charitable company for the purposes of the Companies Act, present their annual report and the audited financial statements for the year ended 31 March 2022. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and financial statements of the Charity.

Trustees

The Trustees who held office during the year were as follows:

Mr G Cumberland
Ms L Hendon
Mr C Lees
Mr M Weir

A specific Health and Safety policy is in place and the Group and charitable company's ("the Charity") staff are closely involved in all operational and business risk assessments. The Trustees take this matter extremely seriously and it is discussed at every Board Meeting as an Agenda item, where action plans are reviewed and acted upon.

Trustees continue to attend governance conferences and Institute of Directors' events. Members of the Board have also attended appropriate financial and operational training courses.

Trustees' Responsibilities

The Trustees (who are also Directors of Jaffray Property Solutions for the purposes of company law) are responsible for preparing the Trustees' Annual Report (including the Strategic Report) and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the income and expenditure of the Charity for that period. In preparing these 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 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and 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 Charity's auditor is 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 auditor is aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Ability inclusion for employees

The Charity gives full and fair consideration to applications for employment from persons who are physically, mentally or developmentally impaired, where the requirement of the job may be adequately covered by such persons. With regards to existing employees who become physically, mentally or developmentally impaired during their employment, the Charity continues to examine ways of providing continuing employment under normal terms and conditions and to provide training, career development and promotion where appropriate.

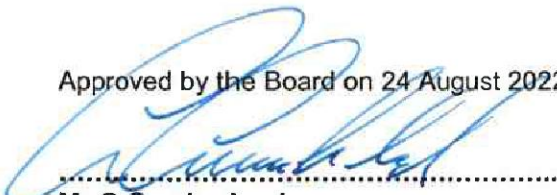
Employee involvement

During the year, the policy of providing employees with information about the Charity has been continued through internal media methods in which employees have also been encouraged to present their suggestions and views on the company's performance, achievements and developments in community-based projects. Regular meetings are held between local management and employees to allow a free flow of information and ideas.

Auditors

Malcolm Piper & Company Limited remained as auditors to the Charity throughout the financial year and have indicated their willingness to continue in office.

Approved by the Board on 24 August 2022 and signed on its behalf by:-



.....
Mr G Cumberland
Trustee

Independent Auditor's Report

to the Trustees of Jaffray Property Solutions

Year Ended 31 March 2022

Opinion

We have audited the financial statements of Jaffray Property Solutions (the 'charitable company') for the year ended 31 March 2022 which comprise the Statements of Financial Activities, Balance Sheet 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 Financial Reporting Standard 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 charitable company's affairs as at 31 March 2022, and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

[continued ...]

Independent Auditor's Report

to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2022

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report (incorporating the Strategic Report and the Trustees' Report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Trustees' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 8 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 parent charitable company or 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 auditor under the Companies Act 2006 and report in accordance with this Act.

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.

[continued ...]

to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2022

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to Jaffray Property Solutions, ("the Charity") and determined that the most significant are those that relate to the UK reporting framework under which the Charity prepares its accounts and reports its results and the relevant UK tax compliance regulations. In addition, we concluded that there are certain significant laws and regulations that may have an effect on the determination of the amounts and disclosures in the financial statements and those laws and regulations include those relating to health and safety, employee matters, environmental, and bribery and corruption practices;
- Having due regard to ISA 240 (Redrafted), *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*, we planned and designed our audit procedures to undertake such enquiry and testing which we deemed necessary to understand how the Charity is complying with those frameworks. We made enquiries of the Trustees, senior management and those responsible for legal and compliance procedures within the Charity and we corroborated our enquiries by reference to other documentary evidence, where available, or other complimentary or compensating evidence and with other correspondence received and noted that there was no contradictory evidence;
- In designing the scope and depth of our work to assess the likely impact on the financial statements of fraud and other irregularities, we calculate a materiality level which is a percentage based upon turnover, profitability and gross balance sheet assets. This calculation produces a figure against which financial statement errors and irregularities are compared and indicates a level at which, in our opinion and judgement, this would cause transactions and balances within the financial statements to be misleading or materially incorrect.
- We also assessed the susceptibility of the Financial Statements of the Charity to material misstatement using qualitative as well as quantitative factors, including how fraud might occur, and designed our audit testing and enquiries in such a way so as to enable us to identify the fraud risks across various parts of the business. In addition, we utilised internal and external information to perform a fraud risk assessment as part of our audit planning and testing procedures.
- We considered the risk of fraud through management override of controls and systems and, in response, we incorporated testing of large or unusual manual journal entries into our audit approach. We also considered the possibility of fraudulent or corrupt payments made through third parties and conducted detailed analytical review and substantive transaction testing on third party suppliers. Where instances of unusual behaviour patterns were identified through our testing, we performed additional audit procedures to address each identified risk. These procedures included testing of transactions back to source information and were designed to provide reasonable assurance that the financial statements were free from fraud or error. We also conducted specific audit procedures in relation to the risk of bribery and corruption by means of review of any marketing, promotion or discount activity determined by a risk-based process;
- Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. Our procedures involved journal entry testing, with a focus on journals meeting our defined risk criteria based on our understanding of the business and enquiries of the Charity's management; and
- If any instances of non-compliance with laws and regulations were identified, the audit team performed sufficient and appropriate audit procedures.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

[continued ...]

Independent Auditor's Report

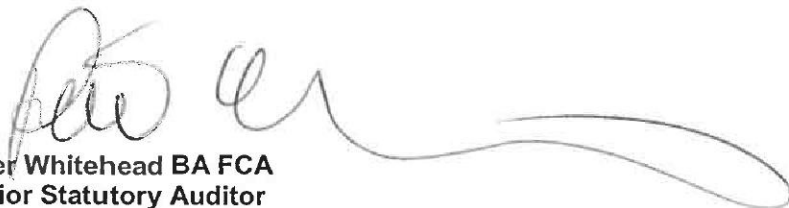
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2022

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Peter Whitehead BA FCA
Senior Statutory Auditor
For and on behalf of
Malcolm Piper & Company Limited
Kingsnorth House
Blenheim Way
Birmingham
B44 8LS

Dated: 24 August 2022

Jaffray Property Solutions

**Statement of Financial Activities
(Including Summary Income and Expenditure Account)**

for the Year Ended 31 March 2022

	Note	Unrestricted Funds 2022 £	Unrestricted Funds 2021 £
Income from:			
Charitable activities			
- Residential care services		19,012	28,327
- Rental income from housing benefit		62,245	56,562
		81,257	84,889
Total income	2	81,257	84,889
Expenditure on:			
Charitable activities			
- Residential care costs		51,934	55,745
- Support costs	5	15,923	16,544
		67,857	72,289
Total expenditure	4	67,857	72,289
Net income and Net movement in funds for the year	7	13,400	12,600
Reconciliation of funds:			
Total funds brought forward at 1 April 2021 (unrestricted)		121,845	109,245
		135,245	121,845
Total funds carried forward at 31 March 2022 (unrestricted)	12	135,245	121,845

All income and expenditure is derived from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised during the year.

The notes on pages 16 to 20 form an integral part of these financial statements

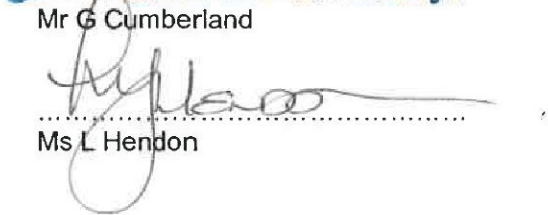
Jaffray Property Solutions
(Registration number 07249961)

Balance Sheet at 31 March 2022

	Note	2022		2021	
		£	£	£	£
Fixed assets					
Tangible fixed assets	9		466,745		480,151
Current assets					
Debtors	10	49,595		40,557	
		49,595		40,557	
Creditors: Amounts falling due within one year	11	(381,095)		(398,863)	
Net current liabilities			(331,500)		(358,306)
Total assets less current liabilities			135,245		121,845
Net assets			135,245		121,845
Funds					
Unrestricted funds	12		135,245		121,845
Total funds			135,245		121,845

These financial statements were approved and authorised for issue on 24 August 2022 and signed on its behalf by:


.....
Mr G Cumberland


.....
Ms L Hendon

} Trustees

The notes on pages 16 to 20 form an integral part of these financial statements

Notes to the Financial Statements for the Year Ended 31 March 2022

1. Accounting Policies

General Information and Basis of Preparation

The Charity is a company limited by guarantee in England and Wales. The single member of the company is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom. 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 address of the registered office is given in the Charity information on page 1 of the financial statements. The nature of the Charity's operations and principal activities are detailed in the Strategic Report on page 2.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

The financial statements are prepared on a going concern basis under the historical cost convention.

The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Cash flow Statement

The Charity has taken advantage of the reduced disclosures exemption granted by FRS 102 whereby it is not required to publish its own cash flow statement. This is because its ultimate parent undertaking, Jaffray Care Society, publish a Consolidated Cash flow Statement as part of its Group accounts. These Group accounts are available from the Charity's registered office.

Funds

All of the funds of the Charity are unrestricted funds and are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Income recognition

All income is included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met; the amount can be quantified with reasonable accuracy; and it is probable that the income will be received.

Fees for the provision of housing and associated amenities are accounted for on an accruals basis.

Government grant income

The company receives government grants in respect of support for staff and protective supplies during the Covid pandemic. Income from government and other grants are recognised at fair value when the company has entitlement after any performance conditions are met, it is probable that the income will be received and the amount can be measured reliably.

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties; it is probable that the settlement will be required; and the amount of the obligation can be measured reliably. It is all categorised as expenditure on charitable activities.

Support costs

Support costs are those that assist the work of the Charity but do not directly represent charitable activities and include interest payable on bank borrowing and governance costs. They are incurred directly in support of expenditure on the objects of the Charity.

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

1. Accounting Policies (continued)

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. It is the Charity's policy to maintain these assets in a good state of repair.

Depreciation is provided on tangible fixed assets, at rates calculated to write off the costs, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold property	2% per annum straight line
Leasehold Property	over the period of the lease

Freehold land is not depreciated.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Impairment

Assets not measured at fair value are reviewed for indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the SOFA.

Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event; it is probable that an outflow of economic benefits will be required in settlement; and the amount can be reliably estimated.

Taxation

The Company is an exempt Charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Going Concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

2. Total Income

All income for the current and prior year is from the furtherance of charitable activities and is attributable to unrestricted funds.

3. Trustees' Remuneration

The Trustees received no remuneration during the year (2021: £nil) for services provided to this charitable company. Their expenses are paid by the charitable company's parent undertaking, Jaffray Care Society, and are disclosed in the financial statements of that charitable company. The parent undertaking also maintains full Trustees' Indemnity Insurance for the Trustees of the Company and the cost of this cover is disclosed in the financial statements of that charitable company.

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

4. Total Expenditure

All expenditure for the current and prior year is in respect of the furtherance of the charitable activities and is attributable to unrestricted funds.

	Staff Costs £	Other Direct Costs £	2022 £	2021 £
Residential care costs	-	51,934	51,934	55,745
Support costs (see note 5)	-	15,923	15,923	16,544
	-	67,857	67,857	72,289

Staff costs are borne by the parent undertaking.

5. Support Costs

	2022 £	2021 £
Interest payable on bank borrowings (see note 8)	14,123	14,744
Governance costs (see note 6)	1,800	1,800
	15,923	16,544

6. Governance Costs

	2022 £	2021 £
Professional fees (including auditors' remuneration)	1,800	1,800

7. Net Income for the Year

Net income is stated after charging:	2022 £	2021 £
Auditors' remuneration		
- Audit fees	1,800	1,800
Depreciation	13,406	13,406

8. Interest payable and similar charges

	2022 £	2021 £
Interest payable on bank borrowing (amount recharged by parent undertaking)	14,123	14,744

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

9. Tangible Fixed Assets

	Freehold and Leasehold Property
	£
Cost	
At 1 April 2021 and 31 March 2022	670,296
Depreciation	
At 1 April 2021	190,145
Charge for the year	13,406
At 31 March 2022	203,551
Net Book Value	
At 31 March 2022	466,745
At 31 March 2021	480,151

Included in freehold property is land of £nil (2021: £nil) which is not depreciated.

Included in freehold and leasehold property is leasehold property with a cost of £nil (2021: £nil), following its full impairment in a prior period.

All the above property is used as security for the parent undertakings bank borrowings.

10. Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	39,253	30,884
Other debtors	2,351	1,942
Prepayments	7,991	7,731
	<u>49,595</u>	<u>40,557</u>

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

11. Creditors: Amounts falling due within one year

	2022 £	2021 £
Amounts falling due within one year:		
Group undertaking	363,837	393,407
Accruals and deferred income	17,258	5,456
	381,095	398,863
	381,095	398,863

12. Funds Reconciliation

	As at 1 April 2021 £	Income £	Expenditure £	As at 31 March 2022 £
Unrestricted funds & total funds	121,845	81,257	(67,857)	135,245
	121,845	81,257	(67,857)	135,245
	121,845	81,257	(67,857)	135,245

The unrestricted funds represent the free funds of the Charity which are not designated for specific particular purposes other than the Charity's general objectives.

13. Analysis of Net Assets between Funds

All funds are unrestricted. Under the terms of the Memorandum and Articles of Association all surpluses are to be applied towards the promotion of the Charity's objectives.

14. Contingent liability

The company has provided a cross guarantee over the assets of the company to Lloyds Bank plc in respect of the bank borrowings of the parent undertaking, Jaffray Care Society. At 31 March 2022 this amounted to £2,913,610 (2021: £3,121,975).

15. Related Party Transactions

During the year net repayments of £29,570 (2021: £31,716) were made to the parent undertaking, Jaffray Care Society in respect of net income and expenditure received and defrayed on behalf of the company. The balance due to the parent undertaking at the year-end was £363,837 (2021: £393,407).

16. Parent undertaking

The parent undertaking is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom undertaking the provision of housing, care and associated amenities for people with learning disabilities and complex healthcare needs who are in necessitous circumstances, and the provision of an open day-care facility for people with learning disabilities. Control is exercised by similar management and Trustee teams. The address at which the Consolidated Accounts of Jaffray Care Society can be obtained is at the same registered office as stated on page 1.

JAFFRAY PROPERTY SOLUTIONS

England & Wales - Charity number 1143062

Accounts

Jaffray Property Solutions

(A company limited by guarantee)

Trustees' Report and Financial Statements
For The Year Ended 31 March 2021

Registered Company number: 07249961
Registered Charity number: 1143062

Jaffray Property Solutions
Trustees' Report and Financial Statements
For The Year Ended 31 March 2021

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Trustees' report including statement of Trustees' responsibilities	8 - 9
Independent auditors' report	10 – 13
Statement of financial activities (including summary income and expenditure account)	14
Balance sheet	15
Notes to the financial statements	16 – 20

Jaffray Property Solutions

Administrative Information

Trustees and Directors:	Mr G Cumberland Ms L Hendon Mr C Lees Mr M Weir
Registered office:	The White House 39 Jaffray Crescent Erdington Birmingham B24 8BE
Bankers:	Lloyds Bank plc 293 High Street West Bromwich B70 8NA
Auditors:	Malcolm Piper & Company Limited Kingsnorth House 1 Blenheim Way Birmingham B44 8LS
Solicitors:	Ansons St Mary's Chambers 5-7 Breadmarket Street Lichfield Staffordshire WS13 6LQ
Registered Charity number:	1143062
Registered Company number:	07249961
Senior management team:	Ms L Hendon (Chief Executive Officer) Mr C Lees (Director of Finance) Mr M Weir (Director of Estates)

Jaffray Property Solutions

Strategic Report

About Jaffray Property Solutions

Jaffray Property Solutions is a Company limited by guarantee and is also a Registered Charity. The Charity is a wholly owned subsidiary company of Jaffray Care Society, which is also a Registered Charity.

Jaffray Care Society and its subsidiary company ("the Charity") are a leading regional learning disability Charity which can trace our origins back to 1990 when services for individuals with learning disabilities began to move from hospitals and into the wider community. In the year to 31 March 2021 we continued to provide nursing care, residential care, supported living and community services to 76 service users.

Activities and Objectives

The objects of the Charity, as stated within the Memorandum and Articles of Association, are to provide housing, and associated amenities for individuals with learning disabilities (including people with learning disabilities, dementia, complex health care and acquired brain injuries) that are in necessitous circumstances.

Aims

Our aims are to provide the best health and social care service possible for those people with learning disabilities, autism, mental health, complex health care needs and dementia with the support of specially trained and committed staff so that we:-

- Maintain the privacy, dignity and individuality of each service user;
- Keep everyone safe;
- Respect service users wishes and their right to personal choice over their daily care and support;
- Provide a caring nursing and therapeutic environment for each service user welcoming and encouraging family and friends to participate in the care delivery;
- Create a caring and homely and person-centred atmosphere where the service user feels needed and is able to give a meaningful contribution to their community;
- Encourage personal growth, skills development, work related training and leisure interests ;
- Provide employment and training opportunities for local people;
- Ensure each service user is empowered to make more informed decisions and participate as fully as possible in the everyday life of the community.

From the facilities available to the standard of care provided, quality in every respect is a fundamental aspect of the Charity's philosophy.

Vision and Mission Statement

The Charity works in partnership with people with learning disabilities to ensure they receive a personalised, needs led, support service which is evidence based, outcome driven and promotes rights, independence, choice and inclusion.

The Charity believes that people with learning disabilities have a right to live in ordinary homes in the community: independently, in their family home, in sheltered accommodation or in a staffed residential facility sharing the rights, facilities and privileges of society.

Jaffray Property Solutions

Strategic Report (continued)

Essential Ethical Principles

Our principles provide an overarching framework that guides our employees' decision making, good judgement and conduct which provides assurance of:-

- Putting beneficiaries first;
- Integrity;
- Openness;
- Right to be safe.

We respect every individual's dignity and rights to privacy and confidentiality. We commit to eliminating any instances of sexism, gender inequality and other power imbalances that leave some people at risk of harm. We value, support and reflect diversity in our governing bodies, workforce and beneficiaries.

The Charity is a place where people's wellbeing and mental health are valued and promoted, so that anyone in our care, working in the Charity or coming into contact with the Charity is encouraged to value and invest in their own health and wellbeing.

Safeguarding Statement

Every person who benefits from, works for or comes into contact with The Charity will be treated with dignity and respect, and feel that they are in a safe, trusted and supportive environment. The Charity has created an inclusive organisational culture that does not tolerate inappropriate, discriminatory, offensive or harmful behaviour towards any person who works for, benefits from or comes into contact with the Charity. The Charity has a robust safeguarding policy and safeguarding procedures that ensure people in their care are safe and protected.

Governance

The Charity is committed to maintaining the highest standards of governance and has determined that the organisation should comply with the principles outlined in the Code of Governance for Voluntary Organisations, which is approved by the Charity Commission. Ultimate responsibility for governance of Jaffray Care Society and its subsidiary Jaffray Property Solutions is entrusted to the Trustee Unitary Board made up of seven Trustees.

We are committed to using an open and transparent recruitment process. As set out in the Memorandum and Articles of Association, Non-Executive Trustees are appointed for a three-year term of office and can serve two terms in total. This can be varied if the Trustees unanimously agree that the skills provided by a particular Non-Executive Trustee are such that they could not be easily replaced and to do so would not be in the best interests of the Charity or Trustee Board or the Charity's service users. The Trustees are also our Companies Act Members.

We continue to ensure that our governance processes and procedures and our corporate structure meet all of the most current and appropriate Companies Act requirements.

As a charitable organisation we have a high performing Board, consisting of a diverse and complementary range of people and skills. The Board is both dynamic and imaginative consisting of a diverse mix of professionals required to maintain our organisation's ongoing development objectives.

For new Trustees, the Charity has an induction programme which includes visits to some of our services, meetings with the Executive Team on our governance, strategy, the role and duties of Trustees, Company and Charity Law and the management of finances and risk. Further training and development is offered individually or to the Board as required or requested. New Trustees are given clear terms of reference, role descriptions, governance documentation and the Charity handbook which outlines the main policies and procedures of the Charity and the governance structure of the Charity.

Risk Management

The Charity has given consideration to the major risks to which the Charity is exposed and have satisfied themselves that systems and procedures are fully established in order to manage those risks.

Work is ongoing with regards to Data Protection and the GDPR legislation which came into force in 2018. Key areas have been addressed, and work is in progress to ensure full and ongoing compliance across all the Charity's activities.

Jaffray Care Society

Strategic Report (continued)

Management and Trustees

There are clear distinctions between the role of Non-Executive Trustees and the Executive Team. The Board of Non-Executives delegates certain authorities to the Executive Team in order to run the organisation efficiently. Matters such as policy, strategy and budgets are prepared by the Executive Team for consideration and final approval by the Non-Executive Trustees, who then monitor the implementation of these plans.

Public Benefit

The principal activity of Jaffray Property Solutions is the provision of housing and associated amenities for people with learning disabilities who are in necessitous circumstances.

Our annual Trustees' Report and financial statements allow us to show how our charitable funds are spent and show the impact and benefits that this has on those using our services; either as direct service users or in the Charity's interaction with the wider community

Statement of Public Benefit

The Trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the Charity Commission's general guidance on public benefit, "Charities and Public Benefit". Jaffray Property Solution's charitable objects are enshrined within its Memorandum and Articles of Association and as such the Trustees ensure that the Charity's activities are carried out for the public benefit through its strategic priorities. This is done primarily through the delivery of services aimed at all those with learning, developmental and intellectual disabilities.

Achievements and Performance

This financial year saw unprecedented challenges presented to the Charity and the care sector as a whole, with the outbreak of the COVID-19 pandemic.

The Charity staff have risen to the challenge of COVID-19 magnificently, and this has made such an important difference to all our service users at this unprecedented time. Our staff have showed exceptional bravery and courage in ensuring everyone stays safe and well. We have managed to keep the virus at bay in the vast majority of our homes and have managed very complex care interventions where needed to combat the spread of infection.

2020 was coincidentally the World Health Organisations' "Year of the Nurse" and the challenges brought about by COVID-19 have shone a light on the exceptional role that care home nurses play. At Jaffray Property Solutions we want to thank all those nurses and also our own vitally important front-line care staff working in our service.

We end the year infection free at Jaffray Property Solutions, and will continue to do everything in our power to remain so.

We are also reassuring families that we continue to ensure we have the highest quality safety standards and continue to barrier nurse. It is deeply saddening not being able to visit relatives, but we are encouraging families to use digital resources such as Skype and FaceTime, and also to use the telephone as often as they can.

From the outset, we have ensured we have sufficient stocks of Personal Protective Equipment (PPE) to ensure everyone stays safe. Our support staff at the head office have also been exceptional, keeping open during lockdown to ensure our front-line staff have everything they need; PPE, food and other supplies to keep everything running smoothly. We have also ensured all our staff underwent regular testing from the onset of the pandemic to the present day.

Jaffray Property Solutions

Strategic Report

Embracing the Digital Age and Technology

This financial year has also provided us with the opportunity to incorporate better technology into all our care homes, with the implementation of Person-Centred Electronic Care Planning. The system allows for the creation of accurate evidence of care and provides easily accessible data. Person Centred Software provides a single solution and is called Mobile Care Monitoring (MCM).

MCM is designed to be in the hands of our carers, rather than being tied to a PC, laptop or tablet. The system is easy to use, fast, and icon driven with limited need for typing.

Allied with ease of use is the system's communication capabilities throughout the organisation. Communication happens with automated escalation of important care interventions; with care plans, planned care routines and shift handover notes; with service user preferences, flags for overdue care, and happiness indicators.

We have also extended the system's communication capabilities to include a Service User's Social Network. This allows everyone involved with a service user's life – family, friends and additional care providers – to engage with their care. This 'Relatives Gateway Portal' was invaluable during the recurring waves of COVID-19 and the restriction put on physical visiting. All this added together makes a unique solution to a very simple objective: to improve the life of everyone involved in social care.

New Website

The Charity now has a new website which not only serves as a promotional tool but it tells the story of Jaffray Care Society and what we offer. It provides contact information and reflects the Charity's personality and distinguishing characteristics. We hope to keep our beneficiaries, their families, advocates and all our multi agency colleagues up to date and informed about our service provision and our plans for the future.

Staffing

For over a year now, the outbreak of COVID-19 has brought with it unprecedented times for the Charity as well as across the entire UK Care sector landscape. The exceptional challenges impacted throughout the year and we, together with our colleagues in the NHS, now operate in an operational environment that is completely different from that which had previously governed our approach to the provision of care services, and reflects that COVID-19 will have a lasting and enduring impact on our daily operations. We remain committed to responding positively to those operational challenges and to ensuring that our standards of care remain unaffected.

It is a testament to our hardworking and dedicated staff that we are now beginning to come out the other side of this dreadful pandemic with an infection free workforce and service user base. The Charity continues to shield all our residents in a responsible manner, and our PPE stocks remain healthy.

We also wanted to take this opportunity to thank everyone who has donated to the Charity and its wonderful staff in the last year. Your continued support has been extraordinary. We have received some fantastic donations of masks, gloves, face visors and food, as well as generous donations towards our very special sensory garden project.

Thank you to everyone who has also taken the time to get in touch during this uncertain time, we all appreciate your thoughts and prayers. We also remember those in our profession who have lost their lives to COVID-19. We keep them in our hearts and will not forget them. We recognise that while things may not be the same, we will return to a greater sense of normality in time.

The Jaffray Care Society Long Service Awards were not held this year due to COVID-19, however, we still recognised the contributions of the teams individually.

In shaping our objectives for the year and planning our activities, the Trustees have considered the Charity Commission's guidance on public benefit, including the guidance "public benefit: running a charity (PB2)".

Jaffray Property Solutions

Strategic Report

Structure, Governance and Management

Jaffray Property Solutions is a Company limited by guarantee and therefore does not have a share capital. The liability of members is limited and details of their guarantee are detailed in the notes to the financial statements. The Company is also a Registered Charity and was founded in 2010.

The Charity has a plan in place to identify and induct new Trustees as and when they become aware of individuals with an interest in our activities, or where it is perceived that a Trustee with an additional skill set, to complement those held by the current Trustees, is required.

Our commitment to governance has seen the continued overview and strategic management of operations by the Board during the year. The Board meets regularly to review strategy, operational risks and efficiencies and financial systems, procedures and information to ensure that there is appropriate oversight and critical appraisal of activities and decisions taken to achieve the Charity's objectives.

The Charity also maintains full Trustee Indemnity Insurance which is provided by the parent undertaking.

Financial Review

A summary of the financial results for the year is given in the Statement of Financial Activities on page 13 and the Balance Sheets on page 14.

Total income for the year was £84,889 (2020: £83,932) and total expenditure was £72,289 (2020: £70,532). Net incoming resources for the year were £12,600 (2020: £13,400).

The financial challenges we referred to last year have continued during this financial year. We continue to receive no fee uplift from either Birmingham City Council or Wolverhampton City Council this year for the majority of our core services, although we have had some support in respect of COVID-19 costs incurred, particularly in respect of PPE.

We have, therefore, had to continue to have a tight focus and control over the operating costs and cash flows of the business. Close monitoring and control of outlays and the implementation of innovative and efficient care provision and delivery to our service users, has resulted in the Charity reporting a small trading surplus.

The Senior Management Team have continued to renegotiate supplier contracts, which are essential to secure additional cost savings for the year ahead. Their continued success is down to the level of dedication and care provided by our employees under the leadership of our Chief Executive Officer and Director of Finance.

Reserves Policy

The Charity has considered the level of reserves that they require in respect of future requirements. The requirement of sufficient reserves can be summarised in three areas:

- Assurance for residents that the Charity can continue to provide them with care and housing should funding be delayed for an individual or group of service users. The reserve requirement is based upon approximately twelve weeks' resources expended.
- Continued development of new housing and day care facilities to provide quality care for additional service users. The Charity looks to develop this using their own internally generated reserves rather than via external borrowings so that the security of the Charity's existing residents is not put at risk.

Total unrestricted reserves held as at 31st March 2021 amounted to £121,845 (2020: £109,245).

Plans for Future Years

Jaffray Care Society continues to develop as an innovative and forward-thinking Charity, able to drive improvements in how people experience health and care services and work with them towards a safe and secure future. To achieve this vision, the Charity is devising a bold new development strategy that builds on our successes and values and keeps our purpose central.

The Charity stresses that any future development strategy would be based on a risk assessed intelligent approach with various business scenarios being explored. Given the continued difficult economic conditions, the COVID-19 pandemic, and the difficulties securing funding for operating capital, let alone major capital projects, we continue to believe that protecting and growing the Charity's reserves is a necessary, prudent and advisable policy.

Jaffray Property Solutions

Strategic Report (continued)

The Charity retains its surpluses for future use in providing increased numbers of nursing and residential placements, day-care service facilities and supported living options to provide the first-class care that is in such demand for all its service users.

The Charity also intends to increase its potential donor base with a view to raising funds from trusts and grant giving organisations. Fundraising objectives for the next twelve months will be to prepare cases of support for potential new fundraising projects. Given the strength of the Charity's fundraising messages and its excellent reputation and community focus, we believe this could be a significant source of income.

Another principal priority is to maintain all environments to an extremely high standard. Although all areas have recently received investment to upgrade their environments, we are mindful that regular work and re-investment is continually needed to maintain such high quality. Upgrading of the existing environments is part of the ongoing development strategy of our Estates Team. We develop our environment to accommodate ever changing needs. We recognise the importance of keeping up to date on property damage and to keep the environment looking highly presentable and homely. A structured programme of work to ensure the physical condition of the properties does not deteriorate is considered beneficial.

We will continue to pursue opportunities to establish further projects by listening to the aspirations of people with learning disabilities, their families and our staff, and to also to the needs of the community in which we operate. The Charity is proud of its ability to adapt to the changing needs of our service user group, the community and the requirements of our local authority partners.

Approved by the Board on 23 June 2021 and signed on its behalf by:-



.....
Mr G Cumberland
Trustee

Jaffray Property Solutions

Trustees Report (continued)

The Trustees, who are also Directors of the Charity for the purposes of the Companies Act, present their annual report and the audited consolidated financial statements for the year ended 31 March 2021. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102) in preparing the annual report and consolidated financial statements of the Charity.

Trustees

The Trustees who held office during the year were as follows:

Mr G Cumberland
Ms L Hendon
Mr C Lees
Mr M Weir

A specific Health and Safety policy is in place and the Group and charitable company's ("the Charity") staff are closely involved in all operational and business risk assessments. The Trustees take this matter extremely seriously and it is discussed at every Board Meeting as an Agenda item, where action plans are reviewed and acted upon.

All Trustees continue to attend governance conferences and Institute of Directors' events. Members of the Board have also attended appropriate financial and operational training courses.

Trustees' Responsibilities

The Trustees (who are also Directors of Jaffray Property Solutions for the purposes of company law) are responsible for preparing the Trustees' Annual Report (including the Strategic Report) and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the income and expenditure of the charitable company for that period. In preparing these 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 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and 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 auditor is 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 auditor is aware of that information.

Jaffray Property Solutions

Trustees Report (continued)

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disabled employees

The Charity gives full and fair consideration to applications for employment from disabled persons where the requirement of the job may be adequately covered by a disabled person. With regards to existing employees who became disabled, the company has continued to examine ways of providing continuing employment under normal terms and conditions and to provide training, career development and promotion where appropriate.

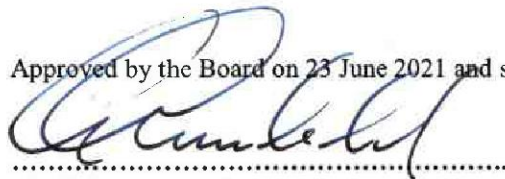
Employee involvement

During the year, the policy of providing employees with information about the Charity has been continued through internal media methods in which employees have also been encouraged to present their suggestions and views on the company's performance, achievements and developments in community-based projects. Regular meetings are held between local management and employees to allow a free flow of information and ideas.

Auditors

Malcolm Piper & Company Limited remained as auditors to the Charity and its subsidiary company, throughout the financial year.

Approved by the Board on 23 June 2021 and signed on its behalf by:-



.....
Mr G Cumberland
Trustee

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions
Year Ended 31 March 2021

Opinion

We have audited the financial statements of Jaffray Property Solutions (the 'charitable company') for the year ended 31 March 2021 which comprise the Statements of Financial Activities, Balance Sheet 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 Financial Reporting Standard 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 charitable company's affairs as at 31 March 2021, and of the incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

We have nothing to report in this regard.

[continued ...]

Independent Auditor's Report

to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2021

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report (incorporating the Strategic Report and the Trustees' Report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Trustees' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Trustees' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement set out on page 8 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 parent charitable company or 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 auditor under the Companies Act 2006 and report in accordance with this Act.

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.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2021

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to Jaffray Property Solutions, (“the Company”) and determined that the most significant are those that relate to the UK reporting framework under which the Company prepares its accounts and reports its results and the relevant UK tax compliance regulations. In addition, we concluded that there are certain significant laws and regulations that may have an effect on the determination of the amounts and disclosures in the financial statements and those laws and regulations include those relating to health and safety, employee matters, environmental, and bribery and corruption practices;
- Having due regard to ISA 240 (Redrafted), *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*, we planned and designed our audit procedures to undertake such enquiry and testing which we deemed necessary to understand how the Company is complying with those frameworks. We made enquiries of the directors, senior management and those responsible for legal and compliance procedures within the Company and we corroborated our enquiries by reference to other documentary evidence, where available, or other complimentary or compensating evidence and with other correspondence received and noted that there was no contradictory evidence;
- In designing the scope and depth of our work to assess the likely impact on the financial statements of fraud and other irregularities, we calculate a materiality level which is a percentage based upon turnover, profitability and gross balance sheet assets. This calculation produces a figure against which financial statement errors and irregularities are compared and indicates a level at which, in our opinion and judgement, this would cause transactions and balances within the financial statements to be misleading or materially incorrect.
- We also assessed the susceptibility of the Financial Statements of the Company to material misstatement using qualitative as well as quantitative factors, including how fraud might occur, and designed our audit testing and enquiries in such a way so as to enable us to identify the fraud risks across various parts of the business. In addition, we utilised internal and external information to perform a fraud risk assessment as part of our audit planning and testing procedures.
- We considered the risk of fraud through management override of controls and systems and, in response, we incorporated testing of large or unusual manual journal entries into our audit approach. We also considered the possibility of fraudulent or corrupt payments made through third parties and conducted detailed analytical review and substantive transaction testing on third party suppliers. Where instances of unusual behaviour patterns were identified through our testing, we performed additional audit procedures to address each identified risk. These procedures included testing of transactions back to source information and were designed to provide reasonable assurance that the financial statements were free from fraud or error. We also conducted specific audit procedures in relation to the risk of bribery and corruption by means of review of any marketing, promotion or discount activity determined by a risk-based process;
- Based on the results of our risk assessment we designed our audit procedures to identify non-compliance with such laws and regulations identified above. Our procedures involved journal entry testing, with a focus on journals meeting our defined risk criteria based on our understanding of the business and enquiries of the Company's management; and
- If any instances of non-compliance with laws and regulations were identified, the audit team performed sufficient and appropriate audit procedures.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

[continued ...]

Independent Auditor's Report
to the Trustees of Jaffray Property Solutions (continued)

Year Ended 31 March 2021

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 auditor's report.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Peter Whitehead BA FCA
Senior Statutory Auditor
For and on behalf of
Malcolm Piper & Company Limited
Kingsnorth House
1 Blenheim Way
Birmingham
B44 8LS

Dated: 23 June 2021

Jaffray Property Solutions

Statement of Financial Activities (Including Summary Income and Expenditure Account) for the Year Ended 31 March 2021

	Note	Unrestricted Funds 2021 £	Unrestricted Funds 2020 £
Income from:			
Charitable activities			
- Residential care services		28,327	21,223
- Rental income from housing benefit		56,562	62,709
		84,889	83,932
Total income	2		
Expenditure on:			
Charitable activities			
- Residential care costs		55,745	51,966
- Support costs	5	16,544	18,566
		72,289	70,532
Total expenditure	4		
Net income and Net movement in funds for the year	7	12,600	13,400
Reconciliation of funds:			
Total funds brought forward at 1 April 2020 (unrestricted)		109,245	95,845
		121,845	109,245
Total funds carried forward at 31 March 2021 (unrestricted)	12		

All income and expenditure is derived from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised during the year.

The notes on pages 16 to 20 form an integral part of these financial statements

Jaffray Property Solutions
(Registration number 07249961)
Balance Sheet at 31 March 2021

	Note	2021		2020	
		£	£	£	£
Fixed assets					
Tangible fixed assets	9		480,151		493,557
Current assets					
Debtors	10	40,557		40,841	
		40,557		40,841	
Creditors: Amounts falling due within one year	11	(398,863)		(425,153)	
Net current liabilities			(358,306)		(384,312)
Total assets less current liabilities			121,845		109,245
Net assets			121,845		109,245
Funds					
Unrestricted funds	12		121,845		109,245
Total funds			121,845		109,245

These financial statements were approved and authorised for issue on 23 June 2021 and signed on its behalf by:

 Mr G Cumberland	}	Trustees
 Ms L Hendon		

The notes on pages 16 to 20 form an integral part of these financial statements

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2021

1. Accounting Policies

General Information and Basis of Preparation

The Charity is a company limited by guarantee in England and Wales. The single member of the company is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom. 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 address of the registered office is given in the Charity information on page 1 of the financial statements. The nature of the Charity's operations and principal activities are detailed in the Strategic Report on page 2.

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

The financial statements are prepared on a going concern basis under the historical cost convention.

The financial statements are prepared in sterling which is the functional currency of the Charity and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Cash flow Statement

The Charity has taken advantage of the reduced disclosures exemption granted by FRS 102 whereby it is not required to publish its own cash flow statement. This is because its ultimate parent undertaking, Jaffray Care Society, publish a Consolidated Cash flow Statement as part of its Group accounts. These Group accounts are available from the Charity's registered office.

Funds

All of the funds of the Charity are unrestricted funds and are available for use at the discretion of the Trustees in the furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Income recognition

All income is included in the Statement of Financial Activities when the Charity is legally entitled to the income after any performance conditions have been met; the amount can be quantified with reasonable accuracy; and it is probable that the income will be received.

Fees for the provision of housing and associated amenities are accounted for on an accruals basis.

Government grant income

The company receives government grants in respect of support for staff and protective supplies during the Covid pandemic. Income from government and other grants are recognised at fair value when the company has entitlement after any performance conditions are met, it is probable that the income will be received and the amount can be measured reliably.

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties; it is probable that the settlement will be required; and the amount of the obligation can be measured reliably. It is all categorised as expenditure on charitable activities.

Support costs

Support costs are those that assist the work of the Charity but do not directly represent charitable activities and include interest payable on bank borrowing and governance costs. They are incurred directly in support of expenditure on the objects of the Charity.

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2021 (continued)

1. Accounting Policies (continued)

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. It is the Charity's policy to maintain these assets in a good state of repair.

Depreciation is provided on tangible fixed assets, at rates calculated to write off the costs, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold property	2% per annum straight line
Leasehold Property	over the period of the lease

Freehold land is not depreciated.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Impairment

Assets not measured at fair value are reviewed for indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the SOFA.

Provisions

Provisions are recognised when the Charity has an obligation at the balance sheet date as a result of a past event; it is probable that an outflow of economic benefits will be required in settlement; and the amount can be reliably estimated.

Taxation

The Company is an exempt Charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Going Concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the Charity to be able to continue as a going concern.

2. Total Income

All income for the current and prior year is from the furtherance of charitable activities and is attributable to unrestricted funds.

3. Trustees' Remuneration

The Trustees received no remuneration during the year (2020: £nil) for services provided to this charitable company. Their expenses are paid by the charitable company's parent undertaking, Jaffray Care Society, and are disclosed in the financial statements of that charitable company. The parent undertaking also maintains full Trustees' Indemnity Insurance for the Trustees of the Company and the cost of this cover is disclosed in the financial statements of that charitable company.

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2021 (continued)

4. Total Expenditure

All expenditure for the current and prior year is in respect of the furtherance of the charitable activities and is attributable to unrestricted funds.

	Staff Costs £	Other Direct Costs £	2021 £	2020 £
Residential care costs	-	55,745	55,745	51,966
Support costs (see note 5)	-	16,544	16,544	18,566
	-	72,289	72,289	70,532
	-	72,289	72,289	70,532

Staff costs are borne by the parent undertaking.

5. Support Costs

	2021 £	2020 £
Interest payable on bank borrowings (see note 8)	14,744	14,966
Governance costs (see note 6)	1,800	3,600
	16,544	18,566
	16,544	18,566

6. Governance Costs

	Total 2021 £	Total 2020 £
Professional fees (including auditors' remuneration)	1,800	3,600
	1,800	3,600
	1,800	3,600

7. Net Income for the Year

Net income is stated after charging:	2021 £	2020 £
Auditors' remuneration		
- Audit fees	1,800	1,800
- Other services	-	300
Depreciation	13,406	13,407
	13,406	13,407
	13,406	13,407

8. Interest payable and similar charges

	2021 £	2020 £
Interest payable on bank borrowing (amount recharged by parent undertaking)	14,744	14,966
	14,744	14,966
	14,744	14,966

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2021 (continued)

9. Tangible Fixed Assets

	Freehold and Leasehold Property
	£
Cost	
At 1 April 2020 and 31 March 2021	670,296
Depreciation	
At 1 April 2020	176,739
Charge for the year	13,406
At 31 March 2021	190,145
Net Book Value	
At 31 March 2021	480,151
At 31 March 2020	493,557

Included in freehold property is land of £Nil (2020: £Nil) which is not depreciated.

Included in freehold and leasehold property is leasehold property with a cost of £nil (2020: £nil), following its full impairment in a prior period.

All the above property is used as security for the parent undertakings bank borrowings.

10. Debtors

	2021	2020
	£	£
Amounts falling due within one year:		
Trade debtors	30,884	29,213
Other debtors	1,942	3,445
Prepayments	7,731	8,183
	40,557	40,841

Jaffray Property Solutions

Notes to the Financial Statements for the Year Ended 31 March 2021 (continued)

11. Creditors: Amounts falling due within one year

	2021 £	2020 £
Amounts falling due within one year:		
Group undertaking	393,407	420,188
Accruals and deferred income	5,456	4,965
	398,863	425,153
	398,863	425,153

12. Funds Reconciliation

	As at 1 April 2020 £	Income £	Expenditure £	As at 31 March 2021 £
Unrestricted funds and total funds	109,245	84,889	(72,289)	121,845
	109,245	84,889	(72,289)	121,845
	109,245	84,889	(72,289)	121,845

The unrestricted funds represent the free funds of the Charity which are not designated for specific particular purposes other than the Charity's general objectives.

13. Analysis of Net Assets between Funds

All funds are unrestricted. Under the terms of the Memorandum and Articles of Association all surpluses are to be applied towards the promotion of the Charity's objectives.

14. Contingent liability

The company has provided a cross guarantee over the assets of the company to Lloyds Bank plc in respect of the bank borrowings of the parent undertaking, Jaffray Care Society. At 31 March 2021 this amounted to £3,121,975 (2020: £3,170,179).

15. Related Party Transactions

No transactions with related parties were undertaken during the current or prior year.

16. Parent undertaking

The parent undertaking is Jaffray Care Society, a registered Charity (1001885) which itself is a company limited by guarantee (02554367) in the United Kingdom undertaking the provision of housing, care and associated amenities for people with learning disabilities and complex healthcare needs who are in necessitous circumstances, and the provision of an open day-care facility for people with learning disabilities. Control is exercised by similar management and Trustee teams. The address at which the Consolidated Accounts of Jaffray Care Society can be obtained is at the same registered office as stated on page 1.