

Company number: 10259078  
Charity number: 1168173

**Abbeyfield Wey Valley Society Limited**

**Financial Statements**

**For The Year Ended 30th June 2025**

**Abbeyfield Wey Valley Society Limited**

**Financial Statements**

**For The Year Ended 30th June 2025**

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**Abbeyfield Wey Valley Society Limited**

**Legal and Administrative Information**

<b>Charity number</b>	1168173
<b>Company number</b>	10259078
<b>Registered Provider number</b>	H3294
<b>Principal and registered office</b>	Wey Valley House Milke Hawthorn Drive Farnham Surrey GU9 7UQ
<b>Auditors</b>	Knox Cropper LLP Office Suite 1, Haslemere House Lower Street Haslemere Surrey GU27 2PE
<b>Bankers</b>	Barclays Bank Plc 1 Churchill Place London E14 5HP
<b>Investment Management</b>	Barclays Wealth and Investment Management Barclays Bank Plc 1 Churchill Place London E14 5HP

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2025**

**Chairman:** Mr Brian Thomas

**Vice Chairman:** Mrs G Ward

**Secretary:** Mr D Hutchinson

**Other members of the Board of Trustees:**

Mr P Duffy - retired 27/08/2025

Mr F P Whitlock

Mr T Shepherd

Mr N Grealy - resigned 06/01/2025

Ms E Edgar

Mr A Dick - resigned 12/06/2025

Mr P Gresham - Treasurer from 14/08/2024

Ms S Cox - appointed 28/05/2025

Mr P Davies - appointed 07/11/2024 & resigned 18/06/2025

Ms S Ferguson - appointed 26/08/2024 & resigned 05/11/2024

**Senior Management**

The Senior Management team in place at the date of the signing of these accounts were:

Ms S Tidy Chief Executive Officer

Mr J Wigmore Chief Finance Officer

Ms S Hartley Chief Operating Officer

Ms L Arnold Operations Manager

Mr I Looms Marketing & PR Manager

The Board of Trustees of the Society (and Directors of the Company) present their Report and audited Financial Statements for the year ended 30th June 2025.

**Status**

The Society is registered as a Charitable Company – Abbeyfield Wey Valley Society Limited (Charitable Number: 1168173 and Company Number: 10259078) and is governed by its Articles of Association. The Society is registered with the Regulator of Social Housing (Homes England) (No. H3294) and six of the Society's homes; Wey Valley House, Hatch Mill, Maitland House, Nower House, David Gresham House and Ridgway Court, together with the CEO, are registered with the Care Quality Commission under the Care Standards Act 2000, as revised and modified by subsequent legislation.

**Purpose & principal activity**

The principal activity of the Society is to provide accommodation for the relief and care of elderly persons suffering from disabilities of old age or otherwise being in need. To this end, the principal activities of the company are the operation of residential care, nursing care, sheltered housing, and domiciliary care services.

**Public Benefit**

The primary public benefit offered by the Society is the relief of loneliness for the elderly, but more specifically, the benefits provided by the Society include:

- Providing residential accommodation to elderly people who are unable to look after themselves.
- Caring for elderly people who are frail and need long term nursing care.
- Providing sheltered housing to elderly people unable to live on their own.
- Providing domiciliary care to the community.

The Trustees confirm that they have had regard for the Charity Commission's guidance on public benefit.



**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2025**

**Strategic Report:**

**Objectives of the Society**

The long-term objectives of the Society are set by its objects, as per 3.1 of the Articles of Association. The Society is established for the relief and care of an increasing number of elderly persons of all classes, beliefs and nationalities suffering from the disabilities of old age or otherwise in need by the provision and management of housing including social housing, accommodation or assistance for such persons on a not-for-profit basis. The short-term objective is to ensure that the company is viable and to ensure that it can continue to meet its long-term objective.

**Measurement of success against aims and objectives**

The Trustees have referred to the guidance in the Charity Commission general guidance on public benefit when reviewing the aims and objectives of the Society and in planning its activities and in measuring its success against those aims and objectives. The objects will be principally attained by the provision of nursing care, personal care, meals and accommodation in the care homes that are run by the Society. The Society measures its success against its long-term objectives by the level, quality, range of care provided, and consistently high occupancy levels. Short-term success is measured by achievement of a sustainable net surplus.

As well as its financial position the Society is continually monitoring its performance by the use of questionnaires completed by both sponsors/families and residents.

**Value for money**

Through the Trustee structure of the Society, it is able to maintain its fees at a level below that of other providers offering similar levels of care/services in its geographical locality. The Board is therefore very confident that its service users are being offered value for money. The Society's principal funding source is fees paid by our service users, and fees paid on behalf of our service users by County Councils and Care Commissioning Groups. The Society also has a number of volunteers who provide companionship to the Care Home residents on an ad-hoc basis.

**Value for Money metrics**

In response to the Value for Money Standard issued by the Regulator of Social Housing, the Society reports the required seven Value for Money metrics. The Society has chosen to publish comparatives from The Abbeyfield Society (TAS) – Housing Association Number H1046.

**Metric 1 – Reinvestment %**

This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

The only major capital expenditure during the year was approximately £126,000 spent on professional fees on the proposed Wey Valley House Extension.

**Metrics 2 – New supply delivered %**

The Society did not deliver any new supply.

**Metrics 3 – Gearing %**

The Society's sheltered social housing is all freehold and is owned outright. The Society has one long term loan against one of its care homes, Wey Valley House.

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2025**

**Metric 4 – Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The only interest paid by the Society relates to the loan identified in Metric 3.

**Metric 5 – Headline social housing cost per unit**

**Metric 6 – Operating Margin %**

**Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating surplus to total assets less current liabilities.

	Year ended 30/06/2025	Year ended 30/06/2024	Comparator
<b>Metric 1</b>	<b>1.04%</b>	3.9%	3.1%
<b>Metric 2</b>	<b>0.0%</b>	0.0%	0.0%
<b>Metric 3</b>	<b>(39.9)%</b>	(31.0)%	(26.8)%
<b>Metric 4</b>	<b>14,686.0%</b>	15,513.0%	3,041%
<b>Metric 5</b>	<b>£56,260</b>	£51,336	£37,231
<b>Metric 6</b>			
Overall	<b>7.69%</b>	1.29%	5.8%
Housing	<b>7.91%</b>	1.50%	(18.71)%
<b>Metric 7</b>	<b>3.60%</b>	0.61%	2.1%

**Results for the year**

The Financial Statements have been prepared in accordance with the Housing & Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2022 and the Charities SORP.

The care and management activities of the Society during the year show an operating deficit of £215,581 (2024: £131,392 surplus) on a turnover of £11,867,185 (2024: £11,319,264). After adjusting for net investment returns, and investment and property revaluations, the resulting Net Movement in Funds as identified on the SOFA are a gain of £1,218,120 (2024: gain of £576,907).

Within this result, the Home Care business generated a turnover of £179,692 (2024: £170,031).

Donations received in the year amounted to £11,510 (2024: £54,922) The excess of interest receivable over that payable amounted to £213,530 (2024: net interest receivable of £181,100).

The COVID – 19 pandemic is now firmly behind us. However, on the back of the pandemic, Nower House continues to struggle to reach acceptable occupancy rates. The Society has instigated a more in-depth marketing effort in order to reduce the number of voids. Significant expenditure has been made and will continue to be made to ensure the home is more appealing not only to the current residents but to potential residents as well.

The deficit for the year for the year was predominantly caused by a number of factors; being the voids at Nower House & David Gresham House together with high levels of agency staff. The last factor was the size of the increase in the Real Living Wage Foundation's recommended pay, which was rather more than what the Society had budgeted for. The Society aims to match the Real Living Wage Foundation's pay rates. Management is actively working to reduce both voids and agency costs.



## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2025**

#### **Fixed Assets**

Additions and disposals of fixed assets together with movements in the associated depreciation provisions are set out in Note 11. The Board is satisfied that the value of its housing stock is at least worth the net book value of the underlying fixed assets. The net book value of the Society's land and building assets at the 30th June 2025 was £15.8 million. Associated with these assets are historic Social Housing Grants which are identified in Note 18 and amount to £3.29 million as well as £1.49 million not recognised which relate to historic grants on properties transferred to the Society.

Kemnal House, the Society's former 7 bed sheltered house in Haslemere, was sold in April 2025.

#### **Investments**

The Society continues to hold investments managed by Barclays Private Banking in one of their Charity Unit trusts. Details of movements within the investment can be found in Note 12. The stock markets, particularly in the USA, have performed well in the 24/25 financial year.

#### **Equality and Diversity policy**

The Society has a robust Equality and Diversity Policy which promotes awareness and defines appropriate training to enable staff to recognise and avoid discrimination, harassment, victimisation and promote equal opportunities.

Job applicants will not be asked about health or disability before a job offer is made, except in the very limited circumstances allowed by law, for example, to check that the applicant can perform intrinsic parts of the role they are applying for, (E.g. heavy lifting - taking account of any reasonable adjustments), or to see if any reasonable adjustments can be made prior to employment.

The Society is responsive to the needs of its employees and as such will always actively seek to make reasonable workplace adjustments should any employee of the Society become disabled during employment.

The Society appreciates that members of staff may be neurodivergent and will endeavour to ensure that neurodivergent employees are not treated unfairly or suffer any detriment due to their neurodivergence.

Mandatory training on Equality and Diversity is undertaken by all staff annually.

#### **Reserves Policy**

The Charity Commission expects that all charities have plans to spend the money that they receive for charitable purposes. However, they also expect charities to hold reserves to meet specific longer-term charitable purposes, and also to mitigate the risks inherent in their businesses. The Trustees believe that the Society requires adequate reserves:

1. To address the possibility of a rapid downturn in occupancy level which would adversely affect our income generation. Thus, a reserve would be needed to allow for a restructuring of the Society.
2. To enable an orderly liquidation in the most unlikely event of the Society needing to cease operation.
3. To ensure its existing operations remain fit for purpose, and to ensure the financial flexibility to develop new services in existing and potentially new locations.
4. The Society, in line with its charitable objectives, intends to ensure that its services are available to those in need.

The Balance Sheet shown in these financial statements, and also shown in Note 28, shows the Society to have total funds of £24,789,837 at 30th June 2025. Of this balance, £3,367,165 is held in restricted funds as identified in Note 21 to the accounts.

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2025**

A 'Prudential Reserve' is held at £1,000,000 to cover items 1 & 2.

A 'Designated Reserve' is held at £8,539,803 to cover item 3.

Finally, in order to adequately perform its charitable purposes, identified in 4 above, the Society holds a 'Revenue Reserve' at the 30th June 2025 of £11,882,869. These reserves, together with those reserves gained from historical mergers are held within the Fixed Assets of the Society together with those net current assets not already allocated to the 'Prudential Reserve' and the 'Designated Reserve'.

The Trustees review Reserve balances annually to ensure they are adequate, and that they are held in appropriate asset types.

**Future Plans**

The Society will continue to use its cash resources and operational expertise to make improvements to Nower House, with the aim to increase its occupancy to the level of the Society's other homes.

The Society also plans a significant extension to Wey Valley House, to increase the number of rooms, to ensure it remains competitive in today's market and 'fit for the future'. The extension will provide new rooms with en-suite walk-in showers, an upgraded lift, new seating areas and a new hairdressing salon. The Society is hopeful that the builders will commence their work in Spring 2026.

## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2025**

#### **Organisation Structure**

The members of the Board of Trustees have overall responsibility for ensuring that the Society has appropriate systems of control, care, financial and otherwise. The systems of financial control are designed to provide reasonable, but not absolute, assurance against any material financial misstatement, especially of loss. They include an annual budget, approved by the Board of Trustees, regular review of actual results and variances from budget, and delegation of authority and segregation of duties as far as possible given staffing levels. The Board meets four times a year.

The Society operates two separate sub-committees corresponding to the core areas of the Society's business; namely Care and Finance. Each is headed by a trustee and reports directly to the Board of Trustees. These sub-committees meet at least four times a year.

The Chair of each sub-committee and the Board Chair form the Remuneration Committee which (usually) meets once a year to agree pay increases for the annual staff pay rise. No Trustees are paid for their services although expenses incurred in the course of their duties are encouraged to be claimed.

The Society has a very strong and effective Board of Trustees. We maintain a matrix of people against needed skills and experience. The Trustees are thus able to consider all issues coming before them in a proper manner, but consultants are used where particular specialist advice is required.

Trustees are usually recommended to us or come forward as volunteers, though it is becoming increasingly difficult to find suitable individuals who are prepared to take on the responsibility involved. We would welcome trustees of any gender, sexual orientation, or ethnic background but sadly at the present time we have no-one from one of the minority communities. This is probably due to the demographic makeup of the local area.

All new trustees are interviewed by the Chairman, Vice-Chairman and Chief Executive prior to appointment. They then have an induction programme of at least a day. The aforementioned three people monitor the performance of the Board on a continuous basis and equally the trustees are encouraged to provide feedback to the Chairman and Vice Chairman on their performance.

#### **Risk management**

The Board of Trustees formally monitors risks annually and sets up policies to mitigate them.

The members of the Board of Trustees are committed to ensuring that the Society's system of internal controls is adequate and effective. A number of steps have been taken to enhance further the existing systems of internal control. These include:

- a) A progressive revision and upgrade of risk management arrangements; and
- b) A review of the Operational Risk Assessment programme to incorporate both qualitative and compliance review of all of the Society's activities.

The Society maintains an Assets & Liabilities register and periodically reviews the financial strengths and weaknesses of the Society. These have given further confidence to the Trustees that the Society is in a strong position to continue its service and meet its public benefit for the foreseeable future.

#### **Health and safety**

The Society is aware of its responsibilities on matters relating to health and safety. The Society has prepared detailed health and safety policies and provides regular training and education on health and safety matters.



**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2025**

**Statement of the Board of Trustees Responsibilities**

The Charities Act 2011 and Companies Act 2006 and Registered Social Housing legislation requires the Board to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Society as at the end of that financial period and of the surplus or deficit of the Society for the period ended on that date. In preparing these financial statements suitable accounting policies have been used, framed to the best of the Board's knowledge and belief, by reference to reasonable and prudent judgments and estimates and applied consistently. Applicable UK accounting standards and statements of recommended practice have been followed. The Board is also required to indicate where the financial statements are prepared other than on the basis that the Society is a going concern.

The Board of Trustees is responsible for ensuring the keeping of proper books of account which disclose with reasonable accuracy at any time the financial position of the Society and which enable them to ensure that the accounts comply with the Charities Act 2011, the Companies Act 2006, the Housing & Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2022. They are responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2025**

**Provision of information to Auditors**

So far as each Member of the Board is aware at the time the report is approved:

- There is no relevant audit information of which the company's auditors are unaware, and
- The Board members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Signed on behalf of the Board



Mr Brian Thomas: Chairman

Dated: 3 December 2025



**Independent Auditors' Report to the Members**  
**of Abbeyfield Wey Valley Society Limited**

**Opinion**

We have audited the financial statements of Abbeyfield Wey Valley Society Limited (the 'Society') for the year ended 30th June 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Society's affairs as at 30th June 2025 and of its income and expenditure, including its result, 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, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors responsibilities for the audit of the financial statements section of our report. We are independent of the Society 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 directors' 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 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 directors with respect to going concern are described in the relevant sections of this report.

**Other information**

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information.

**Independent Auditors' Report to the Members**  
**of Abbeyfield Wey Valley Society Limited**

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.

**Opinion 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 Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

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

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

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

**Responsibilities of trustees**

As explained more fully in the Statement of Trustees Responsibilities set out on page seven, the trustees (who are also the directors of the Society 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 Society'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 Society or to cease operations, or have no realistic alternative but to do so.

**Our responsibilities for the audit of the financial statements**

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

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

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Society which have a direct impact on the financial statements and determined that the most significant are the



## Independent Auditors' Report to the Members

### of Abbeyfield Wey Valley Society Limited

Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice), the Companies Act 2006 and Standards issued by the Regulator of Social Housing.

- We understood how the Society is complying with those frameworks via communication with those charged with governance, together with the review of the Society's documented policies and procedures.
- We assessed the susceptibility of the Society's financial statements to material misstatement, including how fraud might occur by considering the key risks impacting the financial statements. These included risks associated with revenue recognition and management override of controls, which were discussed and agreed by the audit team.
- Our approach included agreeing the Society's recognition of income to the terms of the underlying contract, the review of journal entries processed in the accounting records and the investigation of significant and unusual transactions identified from our review of the accounting records.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved review of the reporting to the directors with respect to the application of the documented policies and procedures and review of the financial statements to ensure compliance with the reporting requirements of the Society.

There are inherent limitations in the audit procedures described above and, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

#### **Use of our report**

This report is made solely to the Society'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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Matthew Elkins FCA (Senior Statutory Auditor)  
Knox Cropper LLP  
Chartered Accountants and Statutory Auditors  
Office Suite 1, Haslemere House  
Lower Street  
Haslemere  
Surrey GU27 2PE

Dated: 10 December 2025

**Abbeyfield Wey Valley Society Limited**

**Statement of Financial Activities (Incorporating the Income and Expenditure Account)**

**For The Year Ended 30th June 2025**

	Notes	2025			2024		
		Unrestricted funds £'000	Restricted funds £'000	Total funds £'000	Unrestricted funds £'000	Restricted funds £'000	Total funds £'000
<b>Income from</b>							
Donations and grants	3	11	-	11	55	-	55
Charitable Activities	4	11,853	-	11,853	11,261	-	11,261
Investments	5	305	-	305	274	-	274
Other Trading Activities	6	3	-	3	3	-	3
		12,172	-	12,172	11,593	-	11,593
<b>Expenditure on</b>							
Raising Funds	9	11	-	11	17	-	17
Charitable Activities	7	11,860	215	12,075	10,954	220	11,174
		11,871	215	12,086	10,971	220	11,191
Gains on revaluation of investments		12	-	12	175	-	175
Gain on sale of property		1,240	(120)	1,120	-	-	-
Net income/(expenditure)		1,553	(335)	1,218	797	(220)	577
Transfers between funds		26	(26)	-	100	(100)	-
Net movement in funds		1,579	(361)	1,218	897	(320)	577
Funds brought forward 1st July 2024		19,844	3,728	23,572	18,947	4,048	22,995
Funds carried forward 30th June 2025		21,423	3,367	24,790	19,844	3,728	23,572

**Abbeyfield Wey Valley Society Limited**

**Balance Sheet**


**At 30th June 2025**

	Notes	2025 £'000	2024 £'000
<b>Tangible Fixed Assets</b>			
Housing Properties at Depreciated Cost	11	15,824	16,090
Vehicles	11	18	12
Fixtures, fittings and equipment	11	627	406
Investments	12	2,921	2,829
		<hr/> 19,390	<hr/> 19,337
<b>Current Assets</b>			
Stocks	13	8	8
Trade and Other Debtors	14	477	408
Cash and Cash Equivalents	15	6,351	5,017
		<hr/> 6,836	<hr/> 5,433
<b>Current Liabilities</b>			
Creditors: amounts falling due within one year	16	898	839
		<hr/>	<hr/>
<b>Net Current Assets</b>		<hr/> 5,938	<hr/> 4,594
<b>Total Assets less Current Liabilities</b>		<hr/> 25,328	<hr/> 23,931
<b>Long Term Liabilities</b>			
Creditors: amounts falling due after one year	17	538	359
		<hr/>	<hr/>
<b>Total Net Assets</b>		<hr/> £24,790	<hr/> £23,572
<b>Funds</b>			
Unrestricted Funds	20	21,423	19,844
Restricted Funds	21	3,367	3,728
		<hr/>	<hr/>
<b>Total Funds</b>		<hr/> £24,790	<hr/> £23,572

The Financial Statements were approved at the Board of Trustees meeting on .....<sup>3</sup>.....December 2025, and signed on its behalf by:

  
.....

Mr B Thomas – Chairman

  
.....

Mr P Gresham – Treasurer

**Abbeyfield Wey Valley Society Limited**

**Statement of Cash Flows**

**For The Year Ended 30th June 2025**

	Notes	2025 £'000	2024 £'000
<b>Net Cash Generated From Operating Activities</b>	A	212	608
<b>Cash Flows From Investing Activities</b>			
Purchase of property components		(165)	(623)
Purchase of other fixed assets		(383)	(253)
Purchase of fixed asset investments		-	(557)
Proceeds from sale of fixed assets		1,429	-
Disposal of investments (Note 11)		8	1,612
Investment income		245	133
Investment management fees		(9)	(14)
Movement in cash held in investments		-	113
<b>Total Cashflows From Investing Activities</b>		<b>1,125</b>	<b>411</b>
<b>Cash Flows From Financing Activities</b>			
Interest paid		(3)	(3)
Repayment of Loans		-	-
<b>Total Cashflows From Financing Activities</b>		<b>(3)</b>	<b>(3)</b>
<b>Net Change In Cash And Cash Equivalents</b>		<b>1,334</b>	<b>1,016</b>
<b>Cash And Cash Equivalents At Beginning Of The Year</b>		<b>5,017</b>	<b>4,001</b>
<b>Cash And Cash Equivalents At End Of The Year</b>	B	<b>£6,351</b>	<b>£5,017</b>
<b>A Cash Flows From Operating Activities</b>			
Net income for the year		1,218	577
Depreciation		406	357
Investment Income and Interest Receivable		(305)	(274)
Interest Payable		3	3
(Increase)/decrease in Stock		-	4
(Increase)/decrease in Debtors		(97)	91
Increase/(decrease) in Creditors		238	(34)
(Gain)/loss on sale of assets		(1,248)	45
(Gains) on investments		(12)	(175)
Investment management fees		9	14
		<b>£212</b>	<b>£608</b>
<b>B Cash and Cash Equivalents</b>			
Bank Balances		6,351	5,017
		<b>£6,351</b>	<b>£5,017</b>
<b>Analysis Of Changes In Net Debt</b>	<b>At 1<sup>st</sup> July 2024</b>	<b>Cash Flows</b>	<b>At 30<sup>th</sup> June 2025</b>
	£'000	£'000	£'000
Cash	5,017	1,334	6,351
Loans falling due within one year	-	-	-
Loans falling due in more than one year	(34)	-	(34)
	<b>£4,983</b>	<b>1,334</b>	<b>£6,317</b>



**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**1. Status of the Society**

The Society is a private company limited by guarantee registered under the Companies Act 2006 (Registered Number 10259078) in England & Wales and the Charities Act 2011 (Registered Number 1168173). The Society is also registered under the Housing & Regeneration Act 2008 (Regulator of Social Housing number H3294). The Society's registered office address and a description of the nature of the Society's operations can be found in the Report of the Trustees.

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Society's accounts.

**2.1 Basis of Accounting and Assessment of Going Concern:**

The financial statements have been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) Second Edition, the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. Abbeyfield Wey Valley Society Limited is a public benefit entity and applies FRS 102 accordingly. The accounts comply with the Companies Act 2006, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

The accounts have been prepared in £GBP sterling, which is the functional currency of the Society. Monetary amounts in these financial statements are rounded to the nearest thousand £.

The Trustees consider there are no material uncertainties about the Society's ability to continue as a going concern. Notwithstanding the operating deficit made in the year the Society has net assets of over £24.8m including investments, deposits and cash of over £9.2m.

**2.2 Fixed Assets – Housing Land and Buildings**

Housing land and buildings are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition including interest payable. Interest payable is capitalised by applying the Society's cost of borrowing to expenditure during the construction or refurbishment of any property up to the date of practical completion. Additionally, any professional fees incurred in the construction or refurbishment of any property are also capitalised cost.

In accordance with paragraph 17.16 of FRS 102, properties are accounted for on a component cost basis. In the absence of more precise information, the value of each component has been established using a matrix agreed between the National Housing Federation and the Institute of Chartered Accountants of England & Wales, with the exception of the Hatch Mill redevelopment of 2012 for which component information was available.

**2.3 Social Housing Grant**

Where developments have been financed wholly or partially by Social Housing Grant, the grant is recognised as income when received or receivable in accordance with the performance model. Social Housing Grant may be repayable in certain circumstances including the sale of the property or a change in its use.

**2.4 Fixed Assets: Fixtures, Fittings and Equipment**

Assets donated to the Society are not included in the balance sheet. Other assets are included at cost. Only assets purchased with a cost greater than £1,000 are capitalised.



## Abbeyfield Wey Valley Society Limited

### Notes to the Financial Statements

#### For The Year Ended 30th June 2025

#### 2.5 **Loan Finance Costs**

Costs incurred in the securing and raising of loan finance are amortised over the period of the loan.

#### 2.6 **Income**

All income is recognised once the Society has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Turnover represents fees receivable, and income from care at home services which are recognised in the period to which they relate.

Monetary donations to the Society are credited to the Statement of Financial Activities when it is probable that they will be received. Grants, including government grants, are measured using the performance model and are credited to the Statement of Financial Activities when it is probable that they will be received and any conditions have been satisfied.

#### 2.7 **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Society to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources. Resources expended includes irrecoverable VAT.

#### 2.8 **Depreciation**

The cost of completed Housing Properties (net of the cost of land) is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated useful life. The principal components and the depreciation rate applied to each component are set out below:

	<u>Years</u>		<u>Years</u>
Land	n/a	Kitchen	20
Main Structure & Fabric	100	Bathroom/W.C.	30
Roof & Covering	70	Heating/ventilation/plumbing	30
Windows and External Doors	30	Electrics	40
Gas Boilers	15	Lift	20
Grounds and gardens	15	Internal structures	20

- Leasehold Land is amortised over the term of the 125 year lease which began in 1983.
- Fixtures, fittings & equipment are depreciated over a 5 year life on a straight line basis.
- Computer equipment is depreciated over a 3 year life on a straight line basis.
- Vehicles are depreciated on a 25% reducing balance basis.

A full year's depreciation is charged on fixed assets in the year of purchase, with no charge applied in the year of disposal. Assets in the course of construction are not depreciated until they are brought into use.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**2.9 Stocks**

Stocks are valued at the lower of cost or net realisable value and primarily comprise of food stocks and cleaning materials.

**2.10 Investments**

Over 99% of the Society's investments are in unit trusts. Initially they are recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing market price. The statement of financial activities includes the net gains and losses arising on the revaluations and disposals throughout the year.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value.

**2.11 Debtors and creditors**

Trade and Other Debtors are classified as basic financial instruments and are measured and recorded in the accounts at the initial transaction price.

Debtors and Creditors are subsequently measured at amortised cost using the effective interest rate method. Financial assets classified as receivable within one year and financial liabilities classified as payable within one year are not amortised.

**2.12 Corporation Tax and VAT**

The Society has charitable status and is exempt from Corporation Tax. The Society is not registered for VAT. No VAT is charged to residents and expenditure in the Statement of Financial Activities includes the relevant VAT.

**2.13 Pensions**

The Society used to operate a pension scheme for employees which meets the requirements of being a Qualifying Workplace Pension Scheme. The scheme was administered and operated by Standard Life Assurance Company which holds the assets of the scheme. It was a voluntary defined contribution scheme which is closed to new members. The Society additionally operates an auto-enrolment pension scheme which is operated through the National Employment Savings Trust (NEST) with both employees and the Society paying contributions monthly to NEST on a percentage of 'Qualifying Earnings' basis. Following the two most recent mergers, the Society also has schemes with NOW: Pensions and The People's Pension. These two schemes operate in a similar fashion to NEST.

**2.14 Significant Management Judgements and Estimation Uncertainties**

**Impairment:**

Properties are assessed for impairment when there is an indication that the property has been impaired. This includes properties in the course of development. The assessment is carried out by comparing the carrying value of the property with its recoverable amount (taking into account service potential), and, where applicable, the property is written down to its recoverable amount.

**Depreciation:**

The depreciation of property components is based on management's estimate of their useful lives which is kept under review.

**Doubtful Debts provision:**

The provision for doubtful debts is based on management's estimate of the recoverability of residents' arrears. No provision for doubtful debts is thought to be needed at 30th June 2025.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

	<b>2025</b>	<b>2024</b>
	<b>£'000</b>	<b>£'000</b>
<b>3. Income from donations and grants</b>		
Donations and bequests	11	55
	<hr/>	<hr/>
<b>Total income from donations and grants</b>	<b>£11</b>	<b>£55</b>
	<hr/>	<hr/>
<b>4. Income from charitable activities</b>		
Gross fees from accommodation services	13,754	12,993
Less voids	(2,081)	(1,902)
	<hr/>	<hr/>
Net fees receivable from accommodation services	11,673	11,091
Home Care activities	180	170
	<hr/>	<hr/>
<b>Net fees from all activities</b>	<b>£11,853</b>	<b>£11,261</b>
	<hr/>	<hr/>
<b>5. Investment income</b>		
Interest on funds on call and short notice	217	184
Accumulated income	88	71
Portfolio dividends and interest	-	19
	<hr/>	<hr/>
<b>Total investment income</b>	<b>£305</b>	<b>£274</b>
	<hr/>	<hr/>
<b>6. Income from Other Trading Activities</b>		
Fundraising events	3	3
	<hr/>	<hr/>
<b>Total income from Other Trading Activities</b>	<b>£3</b>	<b>£3</b>
	<hr/>	<hr/>



**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

7.	<b>Expenditure on charitable activities</b>	<b>2025 £'000</b>	<b>2024 £'000</b>
	Employee costs, agency staff and training	8,581	8,060
	Catering	527	572
	Other care expenses	283	296
	Establishment expenses	560	493
	Repairs and maintenance	542	371
	Vehicle costs	10	14
	Depreciation and amortisation	407	357
	Residents' amenities	72	70
	Interest payable	3	3
	Debt provision and write-offs	144	89
	Disposal of assets	18	45
	Development costs	-	-
	General management expenses	379	318
	Support costs (Note 8)	549	486
		<hr/>	<hr/>
	Total expenditure on charitable activities	£12,075	£11,174

8.	<b>Support costs</b>	<b>2025 £'000</b>	<b>2024 £'000</b>
	Employee costs	265	235
	Administration costs	246	197
	Payroll fees	12	12
	Professional fees	11	32
	Auditors' remuneration	15	10
		<hr/>	<hr/>
	Total support costs	£549	£486

Remuneration payable to the auditors for the auditing of the accounts, excluding VAT, amounted to £11,725 (2024: £11,800).

9.	<b>Raising Funds</b>	<b>2025 £'000</b>	<b>2024 £'000</b>
	Investment management fees	9	14
	Costs of fundraising events	2	3
		<hr/>	<hr/>
	<b>Total Raising Funds</b>	£11	£17

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**10. Particulars of turnover, operating costs and operating surplus**

<b>2025</b>	<b>Care Homes £'000</b>	<b>Housing £'000</b>	<b>Home Care £'000</b>	<b>Other £'000</b>	<b>TOTAL £'000</b>
Fees at full occupancy	13,299	-	-	-	13,299
Home Care fees	-	-	180	-	180
Other income (grants/donations)	-	-	-	14	14
Rental income at full occupancy	-	145	-	-	145
Service charges	-	310	-	-	310
Gross Income (before voids)	13,299	455	180	14	13,948
Voids	(1,864)	(217)	-	-	(2,081)
Net incomes (after voids)	11,435	238	180	14	11,867
Direct Costs	(10,997)	(271)	(189)	(11)	(11,468)
Surplus/(deficit) before central overhead	438	(33)	(9)	3	399
Central overhead allocation	(558)	(44)	(13)	-	(615)
Operating surplus/(deficit)	(120)	(77)	(22)	3	(216)

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**10. Particulars of turnover, operating costs and operating surplus (continued)**

<b><u>2024</u></b>	<b><u>Care Homes</u></b> <b><u>£'000</u></b>	<b><u>Housing</u></b> <b><u>£'000</u></b>	<b><u>Home Care</u></b> <b><u>£'000</u></b>	<b><u>Other</u></b> <b><u>£'000</u></b>	<b><u>TOTAL</u></b> <b><u>£'000</u></b>
Fees at full occupancy	12,607	-	-	-	12,607
Home Care fees	-	-	170	-	170
Other income (grants/donations)	-	-	-	58	58
Rental income at full occupancy	-	123	-	-	123
Service charges	-	263	-	-	263
Gross Income (before voids)	12,607	386	170	58	13,221
Voids	(1,688)	(214)	-	-	(1,902)
Net incomes (after voids)	10,919	172	170	58	11,319
Direct Costs	(10,096)	(271)	(189)	(17)	(10,573)
Surplus/(deficit) before central overhead	823	(99)	(19)	41	746
Central overhead allocation	(558)	(44)	(13)	-	(615)
Operating surplus/(deficit)	265	(143)	(32)	41	131

## Notes to the Financial Statements

For The Year Ended 30th June 2025

## 11. Tangible Fixed Assets

	Freehold Land & Buildings £'000	Long Leasehold Land £'000	Long Leasehold Buildings £'000	Work in Progress £'000	Sub Total Land & Buildings £'000	Fixtures Fittings & Equipment £'000	Vehicles £'000	Total £'000
<b>Cost</b>								
At 1st July 2024	16,539	69	1,833	334	18,775	1,206	66	20,047
Additions	54	-	2	109	165	374	9	548
Disposals	(259)	-	(1)	-	(260)	(20)	-	(280)
Transfers	4	-	-	-	4	(4)	-	-
At 30th June 2025	16,338	69	1,834	443	18,684	1,556	75	20,315
<b>Depreciation</b>								
At 1st July 2024	1,952	23	710	-	2,685	800	54	3,539
Charge for the year	227	-	26	-	253	149	3	405
On disposal	(78)	-	-	-	(78)	(20)	-	(98)
At 30th June 2025	2,101	23	736	-	2,860	929	57	3,846
<b>Net Book Amount</b>								
At 30th June 2024	£14,587	£46	£1,123	£334	£16,090	£406	£12	£16,508
At 30th June 2025	£14,237	£46	£1,098	£443	£15,824	£627	£18	£16,469

Note (a) A loan from Orchardbrook Limited of £33,860 (2024: £34,328) is secured on the long leasehold property.

Included within Freehold Land & Buildings is land of £3,020,000 (2024: £3,020,000) which is not depreciated.



**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

	2025 £'000	2024 £'000
<b>12. Investments</b>		
Balance brought forward	2,829	3,751
Additions	-	557
Accumulated income	88	71
Disposals	(8)	(1,667)
Unrealised gains/(losses)	12	230
Movement in cash	-	(113)
	<hr/>	<hr/>
	£2,921	£2,829
	<hr/>	<hr/>
Within the above are:		
Investments at fair value through net income	2,915	2,823
Cash held by investment managers	6	6
	<hr/>	<hr/>
	£2,921	£2,829
	<hr/>	<hr/>
The Society disposed of investments with a carrying value of £8k for proceeds of £8k, realising gains of £Nil (2024: carrying value of £1,667k sold for proceeds of £1,612k realising losses of £55k).		
<b>13. Stocks</b>		
Household supplies	£8	£8
	<hr/>	<hr/>
<b>14. Trade and Other Debtors</b>		
Residents' fees	244	144
Less provision for doubtful debts	(2)	-
	<hr/>	<hr/>
	242	144
Other debtors	5	1
Prepayments and accrued income	230	263
	<hr/>	<hr/>
	£477	£408
	<hr/>	<hr/>
<b>15. Cash and Cash Equivalents</b>		
Bank accounts	244	763
Fixed term deposits	6,100	4,250
Cash in hand	7	4
	<hr/>	<hr/>
	£6,351	£5,017
	<hr/>	<hr/>

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**16. Creditors: Amounts falling due within one year**

	<b>2025</b> £'000	<b>2024</b> £'000
Amount due on Orchardbrook Limited Loan (Note 17)	-	-
Trade creditors	172	194
Social Security and PAYE	213	154
Other creditors	143	95
Accruals and deferred income	370	396
	<hr/>	<hr/>
	<b>£898</b>	<b>£839</b>
	<hr/>	<hr/>

**17. Creditors: amounts falling due after one year**

Recycled Capital Grant Fund	Note 19	470	325
Loan from Orchardbrook Limited	Note (a)	34	34
Accruals and deferral income		34	-
		<hr/>	<hr/>
		<b>£538</b>	<b>£359</b>
		<hr/>	<hr/>

Note (a) A 60 year loan taken out in 1986 to help fund the development of Wey Valley House.  
Interest is fixed at 9.5% and is secured by a legal charge over Wey Valley House.

**18. Social Housing Grant**

	<b>2025</b> £'000	<b>2024</b> £'000
<b>Aggregate amount received</b>		
At 1st July 2024	3,428	3,428
Grant recycled to RCGF	(146)	-
	<hr/>	<hr/>
At 30th June 2025	<b>£3,282</b>	<b>£3,428</b>
	<hr/>	<hr/>
<b>Released to SOFA</b>		
At 1st July 2024	3,428	3,428
Grant recycled to RCGF	(146)	-
	<hr/>	<hr/>
At 30th June 2025	<b>£3,282</b>	<b>£3,428</b>
	<hr/>	<hr/>
<b>Net Book Amount</b>		
At 30th June 2024	£ -	£ -
	<hr/>	<hr/>
At 30th June 2025	<b>£ -</b>	<b>£ -</b>
	<hr/>	<hr/>

In addition to the above grants received by the Society, a total of £1,490,603 social housing grants have been assumed by the Society on transfer of properties from other Abbeyfield societies.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**19. Recycled Capital Grant Fund**

	2025 £'000	2024 £'000
Balance brought forward	325	325
Grants recycled	145	-
Interest accrued	-	-
	<hr/>	<hr/>
Balance carried forward	£470	£325
	<hr/>	<hr/>

The entire balance of the RCGF relates to Homes England.

**20. Reserves:  
Movement During The Year**

	Opening Balance 01/07/2024 £'000	Total Comprehensive Income £'000	Transfers To/(from) Reserves £'000	Closing Balance 30/06/2025 £'000
<i>Unrestricted Reserves</i>				
Designated Reserves	8,540	-	-	8,540
Revenue Reserve	10,304	1,553	26	11,883
Prudential Reserve	1,000	-	-	1,000
	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted Funds	19,844	1,553	26	21,423
<i>Restricted Funds (Note 21)</i>	3,728	(335)	(26)	3,367
	<hr/>	<hr/>	<hr/>	<hr/>
	£23,572	£1,218	-	£24,790
	<hr/>	<hr/>	<hr/>	<hr/>

The Designated Reserve represents those reserves allocated by the Society to ensure its existing operations remain fit for purpose, and to develop new services.

The Prudential Reserve represents the funds necessary to cope with a downturn in the economic environment in which the Society operates, or in a worst-case scenario to allow an orderly liquidation of the Charity.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

21. Restricted Funds	Opening Balance 01/07/2024 £'000	Income £'000	Expenditure £'000	Transfers £'000	Closing Balance 30/06/2025 £'000
Roundhay	10	-	-	-	10
Guildford House Fund	61	-	-	-	61
Disabled Vehicle Fund	1	-	-	-	1
Maitland House Resident Financial Support	41	-	(1)	-	40
David Gresham House Premises Fund	817	-	(172)	(26)	619
Gresham Fund	218	-	(10)	-	208
Fixed Assets Fund	2,502	-	(152)	-	2,350
Wey Valley House Staff	78	-	-	-	78
	<u>£3,728</u>	<u>£ -</u>	<u>£(335)</u>	<u>£(26)</u>	<u>£3,367</u>

**Restricted Funds**

The Roundhay fund was established to support residents who might require additional financial support, and the Guildford House fund was to make life easier for residents who are hard of hearing and for their general comfort in the Guildford Home.

The David Gresham House Premises Fund and Gresham Fund were established as part of the Transfer of Engagements with Abbeyfield North Downs Society. The Premises Fund is to be applied on capital or revenue expenditure while the Gresham Fund is to be applied in supporting residents with payment of their fees.

The Fixed Assets Fund represents that element of the fixed assets of the Society which has been funded by social housing grants received from the government.

The Wey Valley House Staff fund represents a donation received for the benefit of Wey Valley House staff.



## **Abbeyfield Wey Valley Society Limited**

### **Notes to the Financial Statements**

#### **For The Year Ended 30th June 2025**

#### **22. Contingent Liabilities**

As part of the transfer of assets by Dorking Residential Care Homes on 30<sup>th</sup> August 2022, Abbeyfield Wey Valley Society, ("AWVS"), agreed that should it decide to sell the property that had been transferred across, before 30<sup>th</sup> August 2027, or close down the home or effectively cease to operate it as a care home, then it would have to pay a Compensation Payment calculated as below.

Net sales proceeds of any sale following the sale less deduction of:

- i. Reasonable & proper costs of sale,
- ii. Reasonable and proper closing down costs,
- iii. Any proper costs of investments made by AWVS for improvements to the premises & grounds,
- iv. Any properly incurred operational losses in respect the provision of care home services at the premises,
- v. Any other proper costs incurred by AWVS in respect of the building & grounds which are not included within point iii above.

The net sales proceeds from the above should be divided equally between the Society and such charitable organisation or organisations in the Dorking area to be nominated by Central Surrey Voluntary Action, The Point, Lions Court, RH4 1AB or any successor body or, in the absence of either, Community Foundation for Surrey, charity number 1111600, Company number 5442921.

As part of the transfer of assets by Abbeyfield North Downs Society Limited on 28<sup>th</sup> April 2023, Abbeyfield Wey Valley Society, ("AWVS"), agreed that should it decide to transfer the premises or any interest in the premises before 28<sup>th</sup> April 2028 without the prior written consent of the Abbeyfield Society and consent may not be withheld in the case of a sale of the freehold on AWVS ceasing to provide services at the premises if the Abbeyfield Society is satisfied that arrangements have been made such that:

The net sale proceeds of any sale that occurs within 5 years of 28<sup>th</sup> April 2023, as calculated after the deduction of:

- i. Costs of sale,
- ii. Closing down costs
- iii. Any investments made by AWVS for improvements to the building & grounds not paid for out of the Premises Fund, (see Note 21),
- iv. Any operational losses not paid for out of the Premises Fund,
- v. The cost of the repayment of the Social Housing Grants, if required
- vi. Any other costs incurred by AWVS related to the Premises not paid for out of the Premises Fund will be transferred to the Abbeyfield Society.

#### **23. Capital Commitments**

At 30th June 2025 and 30th June 2024 the Society had no capital commitments.

The Board has approved the budget for the year ended 30th June 2026 which includes capital costs of £565,000 (2024: £655,000).

#### **24. Employees**

	2025	2024
	£'000	£'000
Salaries and wages	7,170	6,674
Employers' Social Security costs	686	557
Pensions	320	306
Termination payments	8	65
	<hr/>	<hr/>
	£8,184	£7,602
	<hr/>	<hr/>

The average number of employees in the period was 336 (2024: 333), which equated to approximately 250 full time equivalent heads (2024: 250).

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**25. Payments to Members, Trustees and Officers**

No fees or remuneration were paid during this year or last to any of the Members or Trustees. Expenses reimbursed to Trustees in the current financial year amounted to £469 for travel and subsistence expenses (2024: £583 for travel and subsistence expenses). The aggregate amount of emoluments, including pension contributions, payable to the Key Management Personnel in the year were £504,081 (2024: £509,846).

The full-time equivalent number of staff whose remuneration payable was more than £60,000 is:

	2025	2024
£120,000 - £130,000	1	1
£110,000 - £120,000	1	-
£100,000 - £110,000	-	1
£90,000 - £100,000	1	1
£80,000 - £90,000	-	-
£70,000 - £80,000	2	1
£60,000 - £70,000	8	4
	<hr/>	<hr/>
	13	8
	<hr/>	<hr/>

Included within the above were payments to the CEO, being the highest paid employee amounting to £115,188 for the year excluding pension contributions (2024: £120,558).

The CEO is a member of the Society's employee defined contribution scheme. The Society contributes to the CEO's pension at 7% of salary with the CEO contributing 10% of her salary. No special or enhanced terms apply.

**26. Controlling Party**

The Board of Trustees are the ultimate controlling party of the Society.

**27. Units In Management**

	2025	2024
Residential	162	162
Nursing	27	27
Sheltered	15	22
	<hr/>	<hr/>
	204	211
	<hr/>	<hr/>

One property comprising 7 sheltered units was sold during the year. There were no acquisitions of any properties.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

28. Net Assets by fund	Unrestricted £'000	Restricted £'000	2025 Total £'000
Fixed Assets	17,040	2,350	19,390
Current Assets	5,819	1,017	6,836
Current Liabilities	(898)	-	(898)
Long Term Liabilities	(538)	-	(538)
	<hr/>	<hr/>	<hr/>
Total	£21,423	£3,367	£24,790
	<hr/>	<hr/>	<hr/>

	Unrestricted £'000	Restricted £'000	2024 Total £'000
Fixed Assets	16,835	2,502	19,337
Current Assets	4,207	1,226	5,433
Current Liabilities	(839)	-	(839)
Long Term Liabilities	(359)	-	(359)
	<hr/>	<hr/>	<hr/>
Total	£19,844	£3,728	£23,572
	<hr/>	<hr/>	<hr/>



**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

29. Reserves: Prior Year Movement	Opening Balance 01/07/2023 £'000	Total Comprehensive Income £'000	Transfers To/(from) Reserves £'000	Closing Balance 30/06/2024 £'000
<i>Unrestricted Funds</i>				
Designated Reserves	8,540	-	-	8,540
Revenue Reserve	9,557	797	(50)	10,304
Prudential Reserve	850	-	150	1,000
Total Unrestricted Funds	18,947	797	100	19,844
<i>Restricted Funds</i>				
	4,048	(220)	(100)	3,728
	£22,995	£557	£ -	£23,572

Restricted Funds	Opening Balance 01/07/2023 £'000	Income £'000	Expenditure £'000	Transfers £'000	Closing Balance 30/06/2024 £'000
Hatch Mill Garden Fund	17	-	(17)	-	-
Roundhay	10	-	-	-	10
Guildford House Fund	61	-	-	-	61
Disabled Vehicle Fund	1	-	-	-	1
Maitland House Lift Fund	24	-	-	(24)	-
Maitland House Resident Financial Support Fund	47	-	(6)	-	41
David Gresham House Premises Fund	1,000	-	(162)	(21)	817
Gresham Fund	273	-	-	(55)	218
Fixed Assets Fund	2,537	-	(35)	-	2,502
Wey Valley House Staff	78	-	-	-	78
	£4,048	£ -	£(220)	£(100)	£3,728

**30. Related Party Transactions**

There were no related party transactions during the year, other than those disclosed in note 25.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2025**

**31. Operating Lease Commitments**

The Society has the following non-cancellable operating lease commitments:

	<b>2025</b> <b>£'000</b>	<b>2024</b> <b>£'000</b>
Due within one year	50	-
Due in between one and five years	173	-
Due in more than five years	-	-
	<hr/>	<hr/>
	<b>£223</b>	<b>£ -</b>
	<hr/>	<hr/>

The Society recognised an expense of £29k in relation to operating leases in the year.