

# PILGRIM HOMES TRUST

England & Wales · Charity number 1183226

## Details

---

**Other names** 1807 FRESH START, PILGRIM HOMES TRUST

**Status** Registered

**Legal form** Charitable company

**Company number** [11685624](#)

**Registered** 2019-05-02

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

## Contact

---

**Address** Pilgrims Friend Society  
175 Tower Bridge Road  
London  
SE1 2AJ

**Phone** 03003031400

**Email** [info@pilgrimsfriend.org.uk](mailto:info@pilgrimsfriend.org.uk)

**Website** [www.pilgrimsfriend.org.uk](http://www.pilgrimsfriend.org.uk)

## Activities

---

**Objects:** For the public benefit, (i) to advance the Christian Faith as set out in the Doctrinal Basis and (ii) to relieve elderly, poor, sick, disabled, or infirm persons, and for those purposes, among other activities, to provide residential accommodation for such persons administered to the glory of God

**Activities:** The charity's object is to advance the Christian Faith as set out in the Doctrinal Basis and to relieve elderly, poor, sick, disabled, or infirm persons, and for those purposes, among other activities, to provide residential accommodation for such persons administered to the glory of God. Across our group of charities, we operate 12 residential care homes and 9 housing schemes for older people.

## Classification

---

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities, Other Defined Groups

## Geography

- Throughout England And Wales

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£371,000	£850,000	-	-
2024-03-31	£755,000	£884,000	£30,248,000	0
2023-03-31	£797,000	£1,149,000	£30,377,000	0
2022-03-31	£2,112,000	£1,224,000	£30,743,000	0
2021-03-31	£880,000	£797,000	£30,127,000	0

## Trustees

Name	Role	Appointed
<b>Andrew John Symonds</b>	Chair	2019-01-02
DR JUDITH ANN MCLAREN		2019-01-02
HERBERT MARK CURRAN		2022-10-06
JOHN EDWARDS		2019-01-02
MICHAEL RAYMOND ABBOTT		2019-11-20
Sylvia Marian Clovey		2022-10-06

**PILGRIM HOMES TRUST**

England & Wales - Charity number 1183226

---

# Accounts

---

**PILGRIM HOMES TRUST**

**Financial Statements**

**For the year ended 31 March 2025**

**COMPANY NUMBER** 11685624

**CHARITY NUMBER** 1183226

# PILGRIM HOMES TRUST

## Contents of the financial statements For the year ended 31 March 2025

---

<b>Page</b>	
1	Trustees' report – statutory information
2 - 5	Trustees' report
6 - 9	Independent auditor's report
10	Statement of financial activities
11	Balance sheet
12	Statement of cash flows
13 - 24	Notes to the financial statements

# PILGRIM HOMES TRUST

## Trustee's report – statutory information For the year ended 31 March 2025

---

### DIRECTORS AND TRUSTEES

Michael Abbott  
Dr Judy McLaren  
Sylvia Clovey

Andrew Symonds (Chairman)  
John Edwards  
Herbert Mark Curran

Legal title to the assets of the charity are held by a wholly owned subsidiary and nominee company, The Aged Pilgrims' Friend Society Trust Ltd. A charity trustees' indemnity insurance policy is maintained by the group of charities.

### COMPANY SECRETARY

Julian Hillman

### REGISTERED OFFICE

175 Tower Bridge Road  
London  
SE1 2AL

**COMPANY NUMBER** 11685624  
**CHARITY NUMBER** 1183226

### BANKERS

Lloyds Bank plc  
25 Gresham Street  
London  
EC2V 7HN

### AUDITORS

Xeinadin Audit Limited  
Chartered Accountants  
5 Robin Hood Lane  
Sutton  
Surrey SM1 2SW

### KEY MANAGEMENT PERSONNEL

The Key Management Personnel of the charity were the Trustees and the members of the Senior Management Team of Pilgrims' Friend Society, whose names and responsibilities are listed below:

Stephen Hammersley	<i>Chief Executive Officer</i>
Maureen Sim	<i>Director of Operations</i>
Hugh Lambourne	<i>Director of Property Services</i>
Joshua Field	<i>Director of Human Resources</i>
Julian Hillman	<i>Director of Finance</i>
Alexandra Davis	<i>Director of Marketing and Communications</i>

# **PILGRIM HOMES TRUST**

## **Trustee's report**

**For the year ended 31 March 2025**

---

The trustees are pleased to present their report, together with the financial statements of the charity (hereafter in this report referred under the short name of Pilgrim Homes) for the year ended 31 March 2025. The trustees' report incorporates the directors' report prepared for the purposes of company law.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The results of all group entities are consolidated in the accounts of The Pilgrims Friend Group. The trustees make significant decisions for the running of the charity. Responsibility for the day-to-day operations of the charity is delegated to the Chief Executive and Senior Management Team of Pilgrims' Friend Society which has been the main operating charity for the group.

The Company was recognised as a charity on 2 May 2019 being essentially an incorporated form of the original Pilgrim Homes charity (founded in 1807) with articles which, although rendered in modern English, faithfully reproduce those of the original Pilgrim Homes Charity.

On 5 February 2020, the charity acquired the Aged Pilgrims Friend Society Trust Limited, a dormant company, which holds title to the assets of the former Pilgrim Homes and Housing Schemes. To avoid unnecessary costs this company will continue to hold title to these assets as nominee for this Company.

As part of the group reconstruction, on 31 March 2020, the charity acquired, by way of a gift, the operating assets of the former Pilgrim Homes, being both freehold properties and operating assets and equipment.

### **OBJECTIVES AND ACTIVITIES**

The objects of the charity are to provide grants, housing and care for needy Protestant Christians over 60 years of age for the public benefit and to the glory of God.

The charity's trustees have considered the guidance regarding public benefit when considering and planning its objectives and activities for the year.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year the Charity contributed to the Group's renewal programme by realising assets. For an overall view of The Pilgrims Friend Group please see our consolidated accounts.

### **FINANCIAL REVIEW**

As noted above the major activity of this year was the business of the former Pilgrim Homes charity (charity number 242266) which gives rise to rental and investment income from the investments held by the charity from which it funds capital improvements to the properties when necessary.

The charity received £nil (2024: £63,000) in donations from Pilgrim Homes, which consisted of entirely of legacies.

The deficit for the year, as dealt with within the SOFA and after charging depreciation amounted to £479,000 (2024: deficit of £129,000).

# **PILGRIM HOMES TRUST**

## **Trustees' report (continued) For the year ended 31 March 2025**

---

### **FUTURE DEVELOPMENTS**

The trustees expect the operations of the charity to continue broadly unchanged in the forthcoming year.

### **INVESTMENT POLICY**

The charity's investments are detailed in note 9 to these accounts. They include a number of houses and bungalows which are either located close to or within the curtilage of the Care Homes. These properties are unsuitable for use by the beneficiaries of this charity and they are therefore let on assured shorthold tenancies either to staff members or unrelated third parties.

The trustees intend to maximise the return on these investments by maintaining them well and letting them at market rents.

### **RESERVES POLICY**

The Charity holds funds of £29,769,000 at the year end. Restricted funds account for £2,290,000. Of the general and designated funds, £24,422,000 could only be realised by disposing of tangible fixed assets or programme related investments. This means that the reserves (that is, the part of the charity's unrestricted funds that is freely available to spend on any of the charity's purposes) are £3,057,000 against a target of £50,000, which is three months' worth of annual expenditure excluding depreciation.

### **TRUSTEE RECRUITMENT AND TRAINING**

Trustees are appointed at a board meeting following a nomination process. Candidates must meet a strict set of specifications concerning personal competence, specialist skills, availability and Christian belief. Once the Board and new trustee decide to proceed with a formal appointment there follows an induction period to familiarise the new trustee with the charity's operations. Newly appointed trustees meet with the Chief Executive and members of the Senior Management Team to provide an introduction to the affairs of the charity, key operational methods and the current strategic plan. Trustee performance is subject to an annual review by the Chairman.

### **RISK MANAGEMENT**

The charity maintains a comprehensive register of risks which is reviewed by the Key Management Personnel at their monthly meetings and by trustees at every trustee meeting. Risks are rated as to both their likelihood and severity. The greatest risk affecting the Charity is the loss of value of its assets; this risk is mitigated by the purchase of insurance and a good maintenance programme for property.

### **STAFF ISSUES**

The Charity does not have any employees.

### **KEY MANAGEMENT PERSONNEL**

The key management personnel of the charity (all of whom are employed by Pilgrims' Friend Society, a fellow member of the Pilgrims Friend Group, are listed on page 1) are in charge of directing, controlling, running and operating the charity on a day-to-day basis. Details of their remuneration and expenses reimbursed, and other related party transactions are disclosed in Note 8 to the financial statements of the Pilgrim Friends Group. Their pay is reviewed annually.

# PILGRIM HOMES TRUST

## Trustees' report (continued) For the year ended 31 March 2025

---

### FUNDRAISING POLICY

The charity does not seek to raise donations, directing these instead to Pilgrims' Friend Society.

### RELATED PARTIES

The trustees of the charity consider the following to be related parties:

1. Key Management Personnel of Pilgrims' Friend Society
2. The following charities:
  - a. The Pilgrims Friend Group (charity no. 1134979, company no. 7169875)
  - b. Pilgrims' Friend Society (charity no. 1045920, company no. 3027071)
  - c. Pilgrim Homes (charity no. 242266)
  - d. Strathclyde House Trust (charity no. SC025550, company no. SC169848)
  - e. Bridge Care Limited (charity no. 299400, company no. 02001246)
3. Homesdale (Woodford Baptist Homes) Limited – Cooperative & Community Benefit Society No 13406R
4. PFG Trading Limited – a limited company (no. 01123799)
5. Aged Pilgrims' Friend Society Trust Limited – a limited company (no. 00810168) which holds title to the properties owned by Pilgrim Homes Trust.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Pilgrim Homes Trust for the purposes of company law) are responsible for preparing the Trustees' Report (incorporating the directors' report) and the financial statements in accordance with 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).

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;
- make judgments and accounting 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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.

# PILGRIM HOMES TRUST

**Trustees' report (continued)**  
**For the year ended 31 March 2025**

---

## **STATEMENT OF DISCLOSURE TO AUDITOR**

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

## **AUDITORS**

Xeinadin Audit Limited were the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The above report is prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the trustees and signed on their behalf by



J Edwards  
**Trustee**

Date: 17 July 2025

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust For the year ended 31 March 2025

---

### OPINION

We have audited the financial statements of Pilgrim Homes Trust (the charity) for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 charity's ability to continue as a going concern for a period of at least 12 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 annual report, other than the financial statements and our auditor's report thereon. The directors 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.

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2025**

---

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.

### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

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

- the information given in the Trustees' Report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included with 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, 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.
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemptions in preparing the trustees report and from the requirement to prepare a strategic report.

### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2025

---

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to charity, financial reporting legislation, health & safety regulations and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and the Companies Act 2006.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to:

- accounting measurements of property
- disclosure of capital commitments or provisions
- recognition of legacy income
- fraudulent extraction of cash

In response to the risks identified we designed procedures which included, but were not limited to:

- reviewing third party evidence of investment property valuations
- agreeing financial statement disclosures to underlying supporting documentation
- identifying and reviewing journal entries
- discussions with management and review of legal correspondence
- reviewing Trustees' meeting minutes
- evaluating the charity's internal controls

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2025

---

### 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 and regulations made under that Act. 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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.



**Paul Newton FCA (Senior Statutory Auditor)  
for and on behalf of Xeinadin Audit Limited**

**Chartered Accountants  
Statutory Auditor**

5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Date: 18 July 2025

# PILGRIM HOMES TRUST

## Statement of financial activities (including Income and Expenditure Account) For the year ended 31 March 2025

		2025		Total	2024		Total
	Note	Unrest- rected Funds £000	Rest- ricted Funds £000	£000	Unrest- ricted Funds £000	Rest- ricted Funds £000	£000
<b>Income from:</b>							
Donations, legacies and grants	2	28	-	28	217	-	217
Investments	3	53	-	53	40	-	40
Charitable activities	4	280	-	280	373	-	373
Other income	5	10	-	10	125	-	125
<b>Total income</b>		<b>371</b>	<b>-</b>	<b>371</b>	<b>755</b>	<b>-</b>	<b>755</b>
<b>Expenditure on:</b>							
Raising funds		6	-	6	7	-	7
Charitable activities	6	844	-	844	877	-	877
<b>Total expenditure</b>		<b>850</b>	<b>-</b>	<b>850</b>	<b>884</b>	<b>-</b>	<b>884</b>
(Losses) on investments		-	-	-	-	-	-
<b>Net (expenditure) / Net movement in funds</b>	7	<b>( 479)</b>	<b>-</b>	<b>( 479)</b>	<b>( 129)</b>	<b>-</b>	<b>( 129)</b>
<b>Reconciliation of funds</b>							
Total funds brought forward		<u>27,958</u>	<u>2,290</u>	<u>30,248</u>	<u>28,087</u>	<u>2,290</u>	<u>30,377</u>
<b>Total funds carried forward</b>		<b><u>27,479</u></b>	<b><u>2,290</u></b>	<b><u>29,769</u></b>	<b><u>27,958</u></b>	<b><u>2,290</u></b>	<b><u>30,248</u></b>

All of the activities are continuing. There were no recognised gains or losses other than those stated above.

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Balance sheet As at 31 March 2025

	Note	2025 £000	2024 £000
<b>Fixed assets</b>			
Tangible assets	8	24,422	24,526
Investments	9	<u>861</u>	<u>861</u>
		<b>25,283</b>	<b>25,387</b>
<b>Current assets</b>			
Stock of flats held for resale	10	722	135
Debtors and prepayments	11	3,755	4,399
Cash at bank and in hand		<u>26</u>	<u>351</u>
		<b>4,503</b>	<b>4,885</b>
<b>Creditors:</b> Amounts falling due within one year	12	( <u>17</u> )	( <u>24</u> )
<b>Net current assets</b>		<u><b>4,486</b></u>	<u><b>4,861</b></u>
<b>Net assets</b>		<u><b>29,769</b></u>	<u><b>30,248</b></u>
<b>Funds:</b>	13		
Unrestricted funds (including revaluation reserve of £0.528m (2023: £0.528m))		27,479	27,958
Restricted funds		<u>2,290</u>	<u>2,290</u>
<b>Total Funds</b>		<u><b>29,769</b></u>	<u><b>30,248</b></u>

The financial statements were approved by the Trustees on 17 July 2025 and signed on their behalf by:



J Edwards  
Trustee

**Company Registration No: 11685624**

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Statement of cash flows For the year ended 31 March 2025

	2025 £000	2024 £000
<b>Cash flows provided by/(used in) operating activities</b>		
<b><i>Trading and donations</i></b>		
Net (expenditure)	( 479)	( 129)
Interest and dividends included in investing activities	( 53)	( 40)
Depreciation	609	482
(Gain) on disposal of tangible fixed assets	( 10)	( 125)
Other adjustments to tangible fixed assets	( 69)	( 3)
Net losses on investments	—	—
<b><i>Net cash provided by trading and donations</i></b>	<b>( 2)</b>	<b>185</b>
<b><i>Working capital movements</i></b>		
Decrease in stocks	( 587)	1,099
Transfers from stock to tangible fixed assets	( 118)	( 974)
Decrease/(increase) in debtors	644	470
(Decrease)/increase in creditors	( 7)	( 141)
<b><i>Net cash (used in)/provided by working capital movements</i></b>	<b>( 68)</b>	<b>454</b>
<b>Net cash (used in)/provided by operating activities</b>	<b>( 70)</b>	<b>639</b>
<b>Cash flows from investing and financing activities</b>		
<b><i>Tangible fixed assets</i></b>		
Payments on additions of tangible fixed assets	( 318)	( 757)
Proceeds on disposal of tangible fixed assets	10	125
<b><i>Net cash (used in) tangible fixed assets</i></b>	<b>( 308)</b>	<b>( 632)</b>
<b><i>Fixed asset investments</i></b>		
Interest and dividends received	53	40
Proceeds on disposal of fixed asset investments	—	—
<b><i>Net cash provided by fixed asset investments</i></b>	<b>53</b>	<b>40</b>
<b>Net cash (used in) investing and financing activities</b>	<b>( 255)</b>	<b>( 592)</b>
<b>Net cash (outflow)/inflow</b>	<b>( 325)</b>	<b>47</b>
Cash and cash equivalents at 1 April 2024	<b>351</b>	<b>304</b>
<b>Cash and cash equivalents at 31 March 2025</b>	<b><u>26</u></b>	<b><u>351</u></b>

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2025

---

### 1. ACCOUNTING POLICIES

The company is registered as a charitable company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. Its registered office is 175 Tower Bridge Road, London SE1 2AL.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1a. Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), “Accounting and Reporting by Charities” the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006, the Charities Act 2011 and UK Generally Accepted Accounting Practice. The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared on the historical cost convention, modified to include certain investments and financial instruments at fair value.

#### 1b. Consolidation

This charity is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this charity, which are intended to give a true and fair view of the assets, liabilities, financial position and surplus or deficit of the group. The charity has therefore taken advantage of exemptions from the requirement to disclose transactions with other group undertakings.

The financial statements of the charity are consolidated in the financial statements of The Pilgrims Friend Group. These consolidated financial statements are available from its registered office at 175 Tower Bridge Road, London SE1 2AL.

#### 1c. Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1d. Tangible fixed assets

Fixed assets are recorded at historic cost. Expenditure on existing properties is capitalised when works result in an enhancement of economic benefits of the asset. Other expenditure on the properties is charged to the income and expenditure account. Where appropriate, the historic cost less accumulated depreciation of any replaced components is released from the asset and recognised as a loss on disposal.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

---

### 1. ACCOUNTING POLICIES (continued)

#### 1d. Tangible fixed assets (continued)

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life. The following rates are used on a straight-line basis:

Land	nil
Buildings	100 years
Roof	70 years
Electrics	40 years
Windows, doors, heating and plumbing	30 years
Bathrooms and lifts	20 years
Kitchens – sheltered	20 years
Boilers	15 years
Kitchens – residential	10 years
Furniture and equipment – sheltered	10 years
Hard landscaping	5 years
Computer equipment	4 years

#### 1e. Income

Rental and ancillary income is recognised on the basis of when the service was provided to the resident. Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Where material assets are donated to the charity for its use, these are capitalised at the estimated market value at the date of the gift and included under income.

#### 1f. Expenditure

Expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities. Charitable expenditure includes all support costs in respect of the charity's activities.

#### 1g. Governance costs

This comprises expenditure on compliance with statutory legal requirements and is included in charitable activities.

#### 1h. Stock of leasehold flats held for resale

Stock is comprised of flats held for sale to new residents and are valued at the lower of cost and net realisable value. Cost is comprised of the purchase price of the properties.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued)

For the year ended 31 March 2025

---

### 1. ACCOUNTING POLICIES (continued)

#### 1i. Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund are set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors. The aim and use of each restricted fund are set out in note 16 to the financial statements.

#### 1j. Fixed asset investments

Fixed asset investments are freehold properties let on assured shorthold tenancies at market rents. These properties are included in these accounts at the trustees' estimate of market value. Gains and losses arising from revaluation are recognised in the Statement of Financial Activities.

#### 1k. Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### 1l. Cash and cash equivalents

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### 1m. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

#### 1n. Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### 2. INCOME FROM DONATIONS AND LEGACIES

	2025	2024
	£000	£000
Grants receivable - other	-	63
Grants receivable - government	-	126
Other sources	<u>28</u>	<u>28</u>
	<u>28</u>	<u>217</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

---

### 3. INCOME FROM INVESTMENTS

	2025 £000	2024 £000
Rental of investment properties	44	35
Bank interest	<u>9</u>	<u>5</u>
	<u>53</u>	<u>40</u>

### 4. INCOME ON CHARITABLE ACTIVITIES

	2025 £000	2024 £000
Extra Care Housing lease sales	<u>280</u>	<u>373</u>

### 5. OTHER INCOME

	2025 £000	2024 £000
Gain on disposal of fixed assets	<u>10</u>	<u>125</u>

### 6. EXPENDITURE ON CHARITABLE ACTIVITIES

	2025 £000	2024 £000
Housing costs	6	-
Cost of Extra Care Housing lease sales	280	373
Other administrative costs	(60)	12
Governance costs:		
Auditors' fees for audit	6	6
Auditors' fees for accountancy	3	4
Depreciation	<u>609</u>	<u>482</u>
	<u>844</u>	<u>877</u>

### 7. NET (EXPENDITURE)

	2025 £000	2024 £000
This is stated after charging:		
Depreciation	609	482
(Gain) on disposal of fixed assets / flats	(10)	(125)
Auditors' remuneration for audit services	6	6
Auditors' remuneration for other services	<u>3</u>	<u>4</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

### 8. TANGIBLE FIXED ASSETS

	Freehold and leasehold properties £000	Furniture, fixtures and fittings £000	Total £000
<b>Cost</b>			
As at 1 April 2024	31,527	1,306	32,833
Additions	265	53	318
Transfers from stock	118	-	118
Other adjustments	69	-	69
Disposals	( 2,304)	( 681)	( 2,985)
As at 31 March 2025	<u>29,675</u>	<u>678</u>	<u>30,353</u>
<b>Depreciation</b>			
As at 1 April 2024	7,302	1,005	8,307
Charge for the year	542	67	609
Released on disposals	( 2,304)	( 681)	( 2,985)
As at 31 March 2025	<u>5,540</u>	<u>391</u>	<u>5,931</u>
<b>Net book value</b>			
As at 31 March 2025	<u>24,135</u>	<u>287</u>	<u>24,422</u>
As at 31 March 2024	<u>24,225</u>	<u>301</u>	<u>24,526</u>

The cost of freehold and long leasehold property comprises the following:

	2025 £000	2024 £000
<b>Freehold property:</b>		
Dorothea Court, Bedford	4,209	4,443
Great Finborough	4,076	4,679
Evington Home, Leicester	2,145	2,348
Shottermill Home, Haslemere	1,487	1,719
Milward Home, Tunbridge Wells	1,276	1,408
Wantage Home	1,287	1,814
Royd Court, Mirfield	4,024	3,867
Pilgrim Gardens, Evington, Leicester	3,067	3,082
Middlefields House	<u>7,577</u>	<u>7,492</u>
	<b>29,148</b>	30,852
<b>At Committee's revaluation, 31<sup>st</sup> March 1954 plus cost since:</b>		
Brighton Home	<u>527</u>	<u>675</u>
<b>Total properties</b>	<b><u>29,675</u></b>	<b><u>31,527</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

### 9. INVESTMENTS

	Investment properties £000
<b>Valuation</b>	
As at 1 April 2024	861
Revaluations	<u>-</u>
As at 31 March 2025	<u>861</u>
Historic cost as at 31 March 2025	<u>333</u>

Investment properties comprise the following:

	2025 £000	2024 £000
<b>At fair value:</b>		
<i>Transferred from Pilgrim Homes:</i>		
House on Pilgrims' Way, Great Finborough	275	275
60 Royd Court, Mirfield	206	206
Redbourn Land	5	5
House on Liphook Road, Haslemere	<u>375</u>	<u>375</u>
	<u>861</u>	<u>861</u>

The investment properties were revalued at the open market value as at 31 March 2024. A review of the market was undertaken and concluded that the values as at 31 March 2025 had not materially changed. Therefore no movements have been recognised in the year.

### 10. STOCK

	2025 £000	2024 £000
Stock of leasehold flats held for resale (see below)	<u>722</u>	<u>135</u>

	Royd Court		Pilgrim Gardens		Total £000
	Number No	Cost £000	Number No	Cost £000	
As at 1 April 2024	1	135	-	-	135
Sold	(2)	(280)	-	-	(280)
Transferred to fixed assets	(1)	(118)	-	-	(118)
Bought back	<u>6</u>	<u>810</u>	<u>1</u>	<u>175</u>	<u>985</u>
As at 31 March 2025	<u>4</u>	<u>547</u>	<u>1</u>	<u>175</u>	<u>722</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

---

### 10. STOCK (continued)

The net loss on disposal for the year is made up of:

	<b>£000</b>
Net gain on flat movements	<u><b>10</b></u>

#### ***Contingent liabilities on housing stock***

Under the terms of the sale of leases at Royd Court, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2025 is £3.7 million.

Under the terms of the sale of leases at Pilgrim Gardens, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2025 is £1.1 million.

### 11. DEBTORS AND PREPAYMENTS

	<b>2025</b>	<b>2024</b>
	<b>£000</b>	<b>£000</b>
Due from group entities and associated undertakings	<b>3,725</b>	4,388
Other debtors and prepayments	<u><b>30</b></u>	<u>11</u>
	<u><b>3,755</b></u>	<u>4,399</u>

### 12. CREDITORS AND ACCRUALS: amounts falling due within one year

	<b>2025</b>	<b>2024</b>
	<b>£000</b>	<b>£000</b>
Trade creditors	<b>16</b>	17
Other creditors	<u><b>1</b></u>	<u>7</u>
	<u><b>17</b></u>	<u>24</u>

# PILGRIM HOMES TRUST

Notes to the financial statements (continued)  
For the year ended 31 March 2025

## 13. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2025</b>				
<b>Fixed assets</b>				
Tangible	-	24,422	-	24,422
Investments	861	-	-	861
<b>Current assets</b>	<b>1,133</b>	<b>1,080</b>	<b>2,290</b>	<b>4,503</b>
<b>Current liabilities</b>	<b>( 17)</b>	<b>-</b>	<b>-</b>	<b>( 17)</b>
<b>Total Net Assets</b>	<b><u>1,977</u></b>	<b><u>25,502</u></b>	<b><u>2,290</u></b>	<b><u>29,769</u></b>
	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2024</b>				
<b>Fixed assets</b>				
Tangible	-	24,526	-	24,526
Investments	861	-	-	861
<b>Current assets</b>	<b>1,515</b>	<b>1,080</b>	<b>2,290</b>	<b>4,885</b>
<b>Current liabilities</b>	<b>( 24)</b>	<b>-</b>	<b>-</b>	<b>( 24)</b>
<b>Total Net Assets</b>	<b><u>2,352</u></b>	<b><u>25,606</u></b>	<b><u>2,290</u></b>	<b><u>30,248</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

### 14. FUNDS

2025	Brought Forward at 1 April 2024 £000	Income £000	Expenditure £000	Revaluations and losses £000	Transfers £000	Carried Forward at 31 March 2025 £000
<b>Unrestricted funds</b>						
General fund	2,352	371	(850)	-	104	1,977
<b>Designated funds</b>						
Operational Assets Equity Fund	24,526	-	-	-	(104)	24,422
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
	<u>25,606</u>	-	-	-	<u>(104)</u>	<u>25,502</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	441	-	-	-	-	441
	<u>2,290</u>	-	-	-	-	<u>2,290</u>
<b>Total funds</b>	<u>30,248</u>	<u>371</u>	<u>(850)</u>	-	-	<u>29,769</u>

## PILGRIM HOMES TRUST

### Notes to the financial statements (continued) For the year ended 31 March 2025

#### 14. FUNDS (continued)

2024	Brought Forward at 1 April 2023 £000	Income £000	Expenditure £000	Revaluations and losses £000	Transfers £000	Carried Forward at 31 March 2024 £000
<b>Unrestricted funds</b>						
General fund	3,733	755	(884)	-	(1,252)	2,352
<b>Designated funds</b>						
Operational Assets Equity Fund	23,274	-	-	-	1,252	24,526
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
	<u>24,354</u>	-	-	-	<u>1,252</u>	<u>25,606</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	441	-	-	-	-	441
	<u>2,290</u>	-	-	-	-	<u>2,290</u>
<b>Total funds</b>	<u>30,337</u>	<u>755</u>	<u>(884)</u>	-	-	<u>30,248</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

---

### 15. DESCRIPTION OF FUNDS

#### *General Fund*

Assets held in the General Fund are available for the general purposes of the charity.

#### *Designated Funds*

The trustees have designated these unrestricted funds for use for specific purposes as detailed below.

#### *Restricted Funds*

These are funds where there is a restriction imposed either by the donor or the charity setting out conditions under which funds may be used.

#### **Designated Funds**

##### *Operational Assets Equity Fund*

Established by the trustee to reflect the value of fixed asset properties owned by the charity which would not be capable of disposal without affecting the ongoing work of the charity. During the year a transfer has been made to match the value of this fund to the value of the assets owned by the charity.

##### *Operational Risk Reserve*

This fund consists of funds required to ensure the continuity of care in the event of a major disruption to the operation of the charity.

##### *Property Emergency Repair Fund*

This fund has been established to ensure that funds are set aside to deal with any emergency repairs required to principally any of this charity's properties, but the fund may be used for any emergency property repairs. In general, all repairs to property occupied by the Pilgrim Homes Restricted Fund will be carried out under the auspices of that Fund and the value gifted to this charity by way of an *in-specie* grant. A cash reserve of at least £50,000 will be maintained within the charity to enable these funds to be accessible in an emergency.

#### **Restricted Funds**

##### *St Albans and Lucy McNeil Home Funds*

These funds, accepted on 31 March 2020 as part of the transfer from Pilgrims' Friend Society, relate to the receipt of donations and the proceeds of various fundraising activities for the purpose of establishing new homes.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2025

---

### 16. RELATED PARTY TRANSACTIONS

The Pilgrims Friend Group is the ultimate controlling charity of the group, whose principal activity is to run Christian care homes. It is a charitable company limited by guarantee incorporated in England and Wales. Its registered office is 175 Tower Bridge Road, London SE1 2AL. Company number: 07169875. Charity number: 1134979.

The charity is a subsidiary of The Pilgrims Friend Group by virtue of that charity being the sole member of Pilgrim Homes Trust with the right to appoint directors. Transactions with The Pilgrims Friend Group and its other group undertakings are not disclosed as consolidated financial statements for the group are publicly available.

Details of trustees and key management personnel are given on page 1. No remuneration or reimbursed expenses are paid to any of them from this charity.

There are no other related party transactions.

### 17. LIFE TENANCY

In 2012 the charity was notified of a legacy which included a share of a freehold property, which is subject to a life tenancy. The conditions for recognition of this income have not been met and therefore this legacy is not included as income in the accounts. The estimated value of the legacy is unknown at present.

### 18. CHURSTON FERRERS OVERAGE

The sale of the land at Churston Ferrers included an overage agreement stating that Pilgrim Homes Trust will receive payment if planning permission is granted on the land disposed of before 2052.

### 19. POST BALANCE SHEET EVENTS

The sale of the Brighton Home at Pilgrims' House, 35-36 Egremont Place, Brighton, BN2 0GB completed on the 10th June 2025 for a sum of £2.3m.

**PILGRIM HOMES TRUST**

England & Wales - Charity number 1183226

---

# Accounts

---

**PILGRIM HOMES TRUST**

**Financial Statements**

**For the year ended 31 March 2024**

**COMPANY NUMBER** 11685624

**CHARITY NUMBER** 1183226

# PILGRIM HOMES TRUST

## Contents of the financial statements For the year ended 31 March 2024

---

<b>Page</b>	
1	Trustees' report – statutory information
2 - 5	Trustees' report
6 - 9	Independent auditor's report
10	Statement of financial activities
11	Balance sheet
12	Statement of cash flows
13 - 24	Notes to the financial statements

# PILGRIM HOMES TRUST

## Trustee's report – statutory information For the year ended 31 March 2024

---

### DIRECTORS AND TRUSTEES

Michael Abbott  
Dr Judy McLaren  
Sylvia Clovey

Andrew Symonds (Chairman)  
John Edwards  
Herbert Mark Curran

Legal title to the assets of the charity are held by a wholly owned subsidiary and nominee company, The Aged Pilgrims' Friend Society Trust Ltd. A charity trustees' indemnity insurance policy is maintained by the group of charities.

### COMPANY SECRETARY

Robert Fricker

### REGISTERED OFFICE

175 Tower Bridge Road  
London  
SE1 2AL

**CHARITY NUMBER** 1183226

### BANKERS

Lloyds Bank plc  
25 Gresham Street  
London  
EC2V 7HN

### AUDITORS

Jacob Cavenagh & Skeet  
Chartered Accountants  
5 Robin Hood Lane  
Sutton  
Surrey SM1 2SW

### KEY MANAGEMENT PERSONNEL

The Key Management Personnel of the charity were the Trustees and the members of the Senior Management Team of Pilgrims' Friend Society, whose names and responsibilities are listed below:

Stephen Hammersley	<i>Chief Executive Officer</i>
Maureen Sim	<i>Director of Operations</i>
Hugh Lambourne	<i>Director of Property Services</i>
Joshua Field	<i>Director of Human Resources</i>
Julian Hilman	<i>Director of Finance (appointed 4 December 2023)</i>
Alexandra Davis	<i>Director of Marketing and Communications</i>
Debbie Buggs	<i>Director of Finance (resigned 9 October 2023)</i>

# **PILGRIM HOMES TRUST**

## **Trustee's report**

**For the year ended 31 March 2024**

---

The trustees are pleased to present their report, together with the financial statements of the charity (hereafter in this report referred under the short name of Pilgrim Homes) for the year ended 31 March 2024. The trustees' report incorporates the directors' report prepared for the purposes of company law.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The results of all group entities are consolidated in the accounts of The Pilgrims Friend Group. The trustees make significant decisions for the running of the charity. Responsibility for the day-to-day operations of the charity is delegated to the Chief Executive and Senior Management Team of Pilgrims' Friend Society which has been the main operating charity for the group.

The Company was recognised as a charity on 2 May 2019 being essentially an incorporated form of the original Pilgrim Homes charity (founded in 1807) with articles which, although rendered in modern English, faithfully reproduce those of the original Pilgrim Homes Charity.

On 5 February 2020, the charity acquired the Aged Pilgrims Friend Society Trust Limited, a dormant company, which holds title to the assets of the former Pilgrim Homes and Housing Schemes. To avoid unnecessary costs this company will continue to hold title to these assets as nominee for this Company.

As part of the group reconstruction, on 31 March 2020, the charity acquired, by way of a gift, the operating assets of the former Pilgrim Homes, being both freehold properties and operating assets and equipment.

### **OBJECTIVES AND ACTIVITIES**

The objects of the charity are to provide grants, housing and care for needy Protestant Christians over 60 years of age for the public benefit and to the glory of God.

The charity's trustees have considered the guidance regarding public benefit when considering and planning its objectives and activities for the year.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year the Charity contributed to the Group's renewal programme by realising assets. For an overall view of The Pilgrims Friend Group please see our consolidated accounts.

### **FINANCIAL REVIEW**

As noted above the major activity of this year was the business of the former Pilgrim Homes charity (charity number 242266) which gives rise to rental and investment income from the investments held by the charity from which it funds capital improvements to the properties when necessary.

The charity received £63,000 (2023: £5,000) in donations from Pilgrim Homes, which consisted of entirely of legacies.

The deficit for the year, as dealt with within the SOFA and after charging depreciation amounted to £129,000 (2023: deficit of £366,000).

# **PILGRIM HOMES TRUST**

## **Trustees' report (continued) For the year ended 31 March 2024**

---

### **FUTURE DEVELOPMENTS**

It is hoped that the property in Brighton will be sold, and the cash held to fund future capital projects.

### **INVESTMENT POLICY**

The charity's investments are detailed in note 9 to these accounts. They include a number of houses and bungalows which are either located close to or within the curtilage of the Care Homes. These properties are unsuitable for use by the beneficiaries of this charity and they are therefore let on assured shorthold tenancies either to staff members or unrelated third parties.

The trustees intend to maximise the return on these investments by maintaining them well and letting them at market rents.

### **RESERVES POLICY**

The Charity holds funds of £30,248,000 at the year end. Restricted funds account for £2,290,000. Of the general and designated funds, £24,526,000 could only be realised by disposing of tangible fixed assets or programme related investments. This means that the reserves (that is, the part of the charity's unrestricted funds that is freely available to spend on any of the charity's purposes) are £3,432,000 against a target of £50,000, which is three months' worth of annual expenditure excluding depreciation.

### **TRUSTEE RECRUITMENT AND TRAINING**

Trustees are appointed at a board meeting following a nomination process. Candidates must meet a strict set of specifications concerning personal competence, specialist skills, availability and Christian belief. Once the Board and new trustee decide to proceed with a formal appointment there follows an induction period to familiarise the new trustee with the charity's operations. Newly appointed trustees meet with the Chief Executive and members of the Senior Management Team to provide an introduction to the affairs of the charity, key operational methods and the current strategic plan. Trustee performance is subject to an annual review by the Chairman.

### **RISK MANAGEMENT**

The charity maintains a comprehensive register of risks which is reviewed by the Key Management Personnel at their monthly meetings and by trustees at every trustee meeting. Risks are rated as to both their likelihood and severity. The greatest risk affecting the Charity is the loss of value of its assets; this risk is mitigated by the purchase of insurance and a good maintenance programme for property.

### **STAFF ISSUES**

The Charity does not have any employees.

### **KEY MANAGEMENT PERSONNEL**

The key management personnel of the charity (all of whom are employed by Pilgrims' Friend Society, a fellow member of the Pilgrims Friend Group, are listed on page 1) are in charge of directing, controlling, running and operating the charity on a day-to-day basis. Details of their remuneration and expenses reimbursed, and other related party transactions are disclosed in Note 8 to the financial statements of the Pilgrim Friends Group. Their pay is reviewed annually.

# PILGRIM HOMES TRUST

## Trustees' report (continued) For the year ended 31 March 2024

---

### FUNDRAISING POLICY

The charity does not seek to raise donations, directing these instead to Pilgrims' Friend Society.

### RELATED PARTIES

The trustees of the charity consider the following to be related parties:

1. Key Management Personnel of Pilgrims' Friend Society
2. The following charities:
  - a. Pilgrims' Friend Society (charity no. 1045920, company no. 3027071)
  - b. The Pilgrims Friend Group (formerly APFS 1807) (charity no. 1134979, company no. 7169875)
  - c. Pilgrim Homes (charity no. 242266)
  - d. Strathclyde House Trust (charity no. SC025550, company no. SC169848)
3. PFG Trading Limited - a limited company
4. Aged Pilgrims' Friend Society Trust Limited - a limited company which holds title to the properties owned by Pilgrim Homes Trust.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Pilgrim Homes Trust for the purposes of company law) are responsible for preparing the Trustees' Report (incorporating the directors' report) and the financial statements in accordance with 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).

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;
- make judgments and accounting 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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.

### STATEMENT OF DISCLOSURE TO AUDITOR

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

# PILGRIM HOMES TRUST

## Trustees' report (continued) For the year ended 31 March 2024

---

### AUDITORS

Jacob Cavenagh & Skeet were the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The above report is prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the trustees and signed on their behalf by



J Edwards  
**Trustee**

Date: 18 July 2024

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust For the year ended 31 March 2024

---

### OPINION

We have audited the financial statements of Pilgrim Homes Trust (the charity) for the year ended 31 March 2024 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors 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.

## **PILGRIM HOMES TRUST**

### **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2024**

---

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.

#### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

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

- the information given in the Trustees' Report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' Report 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included with 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, 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.

#### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2024

---

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to charity, financial reporting legislation, health & safety regulations and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and the Companies Act 2006.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to:

- accounting measurements of property
- disclosure of capital commitments or provisions
- recognition of legacy income
- fraudulent extraction of cash

In response to the risks identified we designed procedures which included, but were not limited to:

- reviewing third party evidence of investment property valuations
- agreeing financial statement disclosures to underlying supporting documentation
- identifying and reviewing journal entries
- discussions with management and review of legal correspondence
- reviewing Trustees' meeting minutes
- evaluating the charity's internal controls

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

## PILGRIM HOMES TRUST

### Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2024

---

#### 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 and regulations made under that Act. 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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.



**Paul Newton FCA (Senior Statutory Auditor)  
for and on behalf of Jacob Cavenagh & Skeet**

**Chartered Accountants  
Statutory Auditor**

5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Date: 22/7/2024

# PILGRIM HOMES TRUST

## Statement of financial activities (including Income and Expenditure Account) For the year ended 31 March 2024

	Note	2024			2023		
		Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000	Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000
<b>Income from:</b>							
Donations, legacies and grants	2	217	-	217	17	-	17
Investments	3	40	-	40	47	-	47
Charitable activities	4	373	-	373	499	-	499
Other income	5	125	-	125	234	-	234
<b>Total income</b>		<b>755</b>	<b>-</b>	<b>755</b>	<b>797</b>	<b>-</b>	<b>797</b>
<b>Expenditure on:</b>							
Raising funds		7	-	7	7	-	7
Charitable activities	6	877	-	877	1,142	-	1,142
<b>Total expenditure</b>		<b>884</b>	<b>-</b>	<b>884</b>	<b>1,149</b>	<b>-</b>	<b>1,149</b>
(Losses) on investments		-	-	-	(14)	-	(14)
<b>Net (expenditure)</b>	7	<b>(129)</b>	<b>-</b>	<b>(129)</b>	<b>(366)</b>	<b>-</b>	<b>(366)</b>
<b>Net movement in funds</b>		<b>(129)</b>	<b>-</b>	<b>(129)</b>	<b>(366)</b>	<b>-</b>	<b>(366)</b>
<b>Reconciliation of funds</b>							
Total funds brought forward		<u>28,087</u>	<u>2,290</u>	<u>30,377</u>	<u>28,453</u>	<u>2,290</u>	<u>30,743</u>
<b>Total funds carried forward</b>		<b><u>27,958</u></b>	<b><u>2,290</u></b>	<b><u>30,248</u></b>	<b><u>28,087</u></b>	<b><u>2,290</u></b>	<b><u>30,377</u></b>

All of the activities are continuing. There were no recognised gains or losses other than those stated above.

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Balance sheet As at 31 March 2024

		2024		2023	
	Note	£000	£000	£000	£000
<b>Fixed assets</b>					
Tangible assets	8		24,526		23,274
Investments	9		<u>861</u>		<u>861</u>
			25,387		24,135
<b>Current assets</b>					
Stock of flats held for resale	10	135		1,234	
Debtors and prepayments	11	4,399		4,869	
Cash at bank and in hand		<u>351</u>		<u>304</u>	
		4,885		6,407	
<b>Creditors:</b> Amounts falling due within one year	12	( <u>24</u> )		( <u>165</u> )	
<b>Net current assets</b>			<u>4,861</u>		<u>6,242</u>
<b>Net assets</b>			<u>30,248</u>		<u>30,377</u>
<b>Funds:</b>	13				
Unrestricted funds (including revaluation reserve of £0.523m (2023: £0.523m))			27,958		28,087
Restricted funds			<u>2,290</u>		<u>2,290</u>
<b>Total Funds</b>			<u>30,248</u>		<u>30,377</u>

The financial statements were approved by the Trustees on 18 July 2024 and signed on their behalf by:



J Edwards  
Trustee

**Company Registration No: 11685624**

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Statement of cash flows For the year ended 31 March 2024

	2024 £000	2023 £000
<b>Cash flows provided by/(used in) operating activities</b>		
<b><i>Trading and donations</i></b>		
Net (expenditure)	( 129)	( 366)
Interest and dividends included in investing activities	( 40)	( 47)
Depreciation	482	581
(Gain) on disposal of tangible fixed assets	( 125)	( 234)
Net losses on investments	-	14
<b><i>Net cash provided by/(used in) trading and donations</i></b>	<b><u>188</u></b>	<b><u>( 52)</u></b>
<b><i>Working capital movements</i></b>		
Decrease in stocks	1,099	208
Transfers from stock to tangible fixed assets	( 974)	-
Decrease/(increase) in debtors	470	( 704)
(Decrease)/increase in creditors	( 141)	22
<b><i>Net cash provided by/(used in) working capital movements</i></b>	<b><u>454</u></b>	<b><u>( 474)</u></b>
<b>Net cash provided by/(used in) operating activities</b>	<b><u>642</u></b>	<b><u>( 526)</u></b>
<b>Cash flows from investing and financing activities</b>		
<b><i>Tangible fixed assets</i></b>		
Payments on additions of tangible fixed assets	( 757)	( 263)
Other adjustments to tangible fixed assets	( 3)	-
Proceeds on disposal of tangible fixed assets	125	1,662
<b><i>Net cash (used in)/provided by tangible fixed assets</i></b>	<b><u>( 635)</u></b>	<b><u>1,399</u></b>
<b><i>Fixed asset investments</i></b>		
Interest and dividends received	40	47
Proceeds on disposal of fixed asset investments	-	762
<b><i>Net cash provided by fixed asset investments</i></b>	<b><u>40</u></b>	<b><u>809</u></b>
<b><i>Financing activities</i></b>		
Repayment of borrowings	-	(1,500)
<b>Net cash (used in) financing activities</b>	<b><u>-</u></b>	<b><u>(1,500)</u></b>
<b>Net cash (used in)/provided by investing and financing activities</b>	<b><u>( 595)</u></b>	<b><u>708</u></b>
<b>Net cash inflow</b>	<b>47</b>	<b>182</b>
Cash and cash equivalents at 1 April 2023	<u>304</u>	<u>122</u>
<b>Cash and cash equivalents at 31 March 2024</b>	<b><u>351</u></b>	<b><u>304</u></b>

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2024

---

### 1. ACCOUNTING POLICIES

The company is registered as a charitable company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. Its registered office is 175 Tower Bridge Road, London SE1 2AL.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1a. Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), “Accounting and Reporting by Charities” the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006, the Charities Act 2011 and UK Generally Accepted Accounting Practice. The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared on the historical cost convention, modified to include certain investments and financial instruments at fair value.

#### 1b. Consolidation

This charity is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this charity, which are intended to give a true and fair view of the assets, liabilities, financial position and surplus or deficit of the group. The charity has therefore taken advantage of exemptions from the requirement to disclose transactions with other group undertakings.

The financial statements of the charity are consolidated in the financial statements of The Pilgrims Friend Group. These consolidated financial statements are available from its registered office at 175 Tower Bridge Road, London SE1 2AL.

#### 1c. Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1d. Tangible fixed assets

Fixed assets are recorded at historic cost. Expenditure on existing properties is capitalised when works result in an enhancement of economic benefits of the asset. Other expenditure on the properties is charged to the income and expenditure account. Where appropriate, the historic cost less accumulated depreciation of any replaced components is released from the asset and recognised as a loss on disposal.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

---

### 1. ACCOUNTING POLICIES (continued)

#### 1d. Tangible fixed assets (continued)

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life. The following rates are used on a straight-line basis:

Land	nil
Buildings	100 years
Roof	70 years
Electrics	40 years
Windows, doors, heating and plumbing	30 years
Bathrooms and lifts	20 years
Kitchens – sheltered	20 years
Boilers	15 years
Kitchens – residential	10 years
Furniture and equipment – sheltered	10 years
Hard landscaping	5 years
Computer equipment	4 years

#### 1e. Income

Rental and ancillary income is recognised on the basis of when the service was provided to the resident. Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Where material assets are donated to the charity for its use, these are capitalised at the estimated market value at the date of the gift and included under income.

#### 1f. Expenditure

Expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities. Charitable expenditure includes all support costs in respect of the charity's activities.

#### 1g. Governance costs

This comprises expenditure on compliance with statutory legal requirements and is included in charitable activities.

#### 1h. Stock of leasehold flats held for resale

Stock is comprised of flats held for sale to new residents and are valued at the lower of cost and net realisable value. Cost is comprised of the purchase price of the properties.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

---

### 1. ACCOUNTING POLICIES (continued)

#### 1i. Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund are set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors. The aim and use of each restricted fund are set out in note 16 to the financial statements.

#### 1j. Fixed asset investments

Fixed asset investments are freehold properties let on assured shorthold tenancies at market rents. These properties are included in these accounts at the trustees' estimate of market value. Gains and losses arising from revaluation are recognised in the Statement of Financial Activities.

#### 1k. Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### 1l. Cash and cash equivalents

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### 1m. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

#### 1n. Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### 2. INCOME FROM DONATIONS AND LEGACIES

	2024 £000	2023 £000
Grants receivable - other	63	5
Grants receivable - government	126	-
Other sources	<u>28</u>	<u>12</u>
	<u>217</u>	<u>17</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

---

### 3. INCOME FROM INVESTMENTS

	2024 £000	2023 £000
Rental of investment properties	35	42
Bank interest	5	3
Other interest	<u>-</u>	<u>2</u>
	<u>40</u>	<u>47</u>

### 4. INCOME ON CHARITABLE ACTIVITIES

	2024 £000	2023 £000
Extra Care Housing lease sales	<u>373</u>	<u>499</u>

### 5. OTHER INCOME

	2024 £000	2023 £000
Gain on disposal of fixed assets	<u>125</u>	<u>234</u>

### 6. EXPENDITURE ON CHARITABLE ACTIVITIES

	2024 £000	2023 £000
Housing costs	-	1
Cost of Extra Care Housing lease sales	373	499
Other administrative costs	12	27
Loan interest	-	22
Governance costs:		
Auditors' fees for audit	6	6
Auditors' fees for accountancy	4	6
Depreciation	<u>482</u>	<u>581</u>
	<u>877</u>	<u>1,142</u>

### 7. NET (EXPENDITURE)

	2024 £000	2023 £000
This is stated after charging:		
Depreciation	482	581
(Gain) on disposal of fixed assets / flats	(125)	(234)
Loan interest	-	22
Auditors' remuneration for audit services	6	6
Auditors' remuneration for other services	<u>4</u>	<u>6</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

### 8. TANGIBLE FIXED ASSETS

	Freehold and leasehold properties £000	Furniture, fixtures and fittings £000	Total £000
<b>Cost</b>			
As at 1 April 2023	29,401	915	30,316
Additions	700	57	757
Transfers from stock	974	-	974
Other adjustments	452	342	794
Disposals	-	( 8)	( 8)
As at 31 March 2024	<u>31,527</u>	<u>1,306</u>	<u>32,833</u>
<b>Depreciation</b>			
As at 1 April 2023	6,451	591	7,042
Charge for the year	411	71	482
Other adjustments	440	351	791
Released on disposals	-	( 8)	( 8)
As at 31 March 2024	<u>7,302</u>	<u>1,005</u>	<u>8,307</u>
<b>Net book value</b>			
As at 31 March 2024	<u>24,225</u>	<u>301</u>	<u>24,526</u>
As at 31 March 2023	<u>22,950</u>	<u>324</u>	<u>23,274</u>

The cost of freehold and long leasehold property comprises the following:

	2024 £000	2023 £000
<b>Freehold property:</b>		
Dorothea Court, Bedford	4,443	4,401
Great Finborough	4,679	4,461
Evington Home, Leicester	2,348	2,348
Shottermill Home, Haslemere	1,719	1,564
Milward Home, Tunbridge Wells	1,408	1,384
Wantage Home	1,814	1,773
Royd Court, Mirfield	3,867	3,458
Pilgrim Gardens, Evington, Leicester	3,082	2,080
Middlefields House	<u>7,492</u>	<u>7,468</u>
	<b>30,852</b>	<b>28,937</b>
<b>At Committee's revaluation, 31<sup>st</sup> March 1954 plus cost since:</b>		
Brighton Home	675	464
<b>Total properties</b>	<u><b>31,527</b></u>	<u><b>29,401</b></u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

### 9. INVESTMENTS

	Investment properties £000
<b>Valuation</b>	
As at 1 April 2023	861
Additions	-
Disposals	-
Transferred from fixed assets	-
Revaluations	<u>-</u>
As at 31 March 2024	<u>861</u>
Historic cost as at 31 March 2024	<u>333</u>

Investment properties comprise the following:

	2024 £000	2023 £000
<b>At fair value:</b>		
<i>Transferred from Pilgrim Homes:</i>		
House on Pilgrims' Way, Great Finborough	275	275
60 Royd Court, Mirfield	206	206
Redbourn Land	5	5
House on Liphook Road, Haslemere	<u>375</u>	<u>375</u>
	<u>861</u>	<u>861</u>

The investment properties were revalued at the open market value as at 31 March 2024 by the previous Director of Property Services, Andy Walsh ARIBA.

### 10. STOCK

	2024 £000		2023 £000		
Stock of leasehold flats held for resale (see below)		<u>135</u>		<u>1,234</u>	
	<b>Royd Court</b>		<b>Pilgrim Gardens</b>		<b>Total</b>
	<b>Number</b>	<b>Cost</b>	<b>Number</b>	<b>Cost</b>	<b>£000</b>
	<b>No</b>	<b>£000</b>	<b>No</b>	<b>£000</b>	
As at 1 April 2023	3	355	6	879	1,234
Sold	( 3)	(373)	( 1)	(140)	( 513)
Transferred to fixed assets	( 2)	(235)	( 5)	(739)	( 974)
Bought back	<u>3</u>	<u>388</u>	-	-	<u>388</u>
As at 31 March 2024	<u>1</u>	<u>135</u>	<u>-</u>	<u>-</u>	<u>135</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

---

### 10. STOCK (continued)

The net gain on disposal for the year is made up of:

	£000
Net gain on flat movements	<u>125</u>

#### ***Contingent liabilities on housing stock***

Under the terms of the sale of leases at Royd Court, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2024 is £3.9 million.

Under the terms of the sale of leases at Pilgrim Gardens, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2024 is £1.26 million.

### 11. DEBTORS AND PREPAYMENTS

	2024 £000	2023 £000
Due from group entities and associated undertakings	4,388	4,858
Other debtors and prepayments	<u>11</u>	<u>11</u>
	<u>4,399</u>	<u>4,869</u>

### 12. CREDITORS AND ACCRUALS: amounts falling due within one year

	2024 £000	2023 £000
Trade creditors	17	95
Other creditors	<u>7</u>	<u>70</u>
	<u>24</u>	<u>165</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

### 13. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2024</b>				
<b>Fixed assets</b>				
Tangible	-	24,526	-	24,526
Investments	861	-	-	861
<b>Current assets</b>	1,515	1,080	2,290	4,885
<b>Current liabilities</b>	( 24)	-	-	( 24)
<b>Total Net Assets</b>	<u>2,352</u>	<u>25,606</u>	<u>2,290</u>	<u>30,248</u>

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2023</b>				
<b>Fixed assets</b>				
Tangible	-	23,274	-	23,274
Investments	861	-	-	861
<b>Current assets</b>	3,037	1,080	2,290	6,407
<b>Current liabilities</b>	( 165)	-	-	( 165)
<b>Total Net Assets</b>	<u>3,733</u>	<u>24,354</u>	<u>2,290</u>	<u>30,377</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

### 14. FUNDS

2024	Brought Forward at 1 April 2023 £000	Income £000	Expenditure £000	Revaluations and losses £000	Transfers £000	Carried forward at 31 March 2024 £000
<b>Unrestricted funds</b>						
General fund	3,733	755	(884)	-	(1,252)	2,352
<b>Designated funds</b>						
Operational Assets Equity Fund	23,274	-	-	-	1,252	24,526
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
	<u>24,354</u>	-	-	-	<u>1,252</u>	<u>25,606</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	441	-	-	-	-	441
	<u>2,290</u>	-	-	-	-	<u>2,290</u>
<b>Total funds</b>	<u>30,377</u>	<u>755</u>	<u>(884)</u>	-	-	<u>30,248</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

### 14. FUNDS (continued)

2023	Brought Forward at 1 April 2022 £000	Income £000	Expenditure £000	Revaluations and losses £000	Transfers £000	Carried forward at 31 March 2023 £000
<b>Unrestricted funds</b>						
General fund	2,348	797	(1,149)	(14)	1,751	3,733
<b>Designated funds</b>						
Operational Assets Equity Fund	25,025	-	-	-	(1,751)	23,274
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	<u>50</u>	-	-	-	-	<u>50</u>
	<u>26,105</u>	-	-	-	<u>1,751</u>	<u>24,354</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	<u>441</u>	-	-	-	-	<u>441</u>
	<u>2,290</u>	-	-	-	-	<u>2,290</u>
<b>Total funds</b>	<u>30,743</u>	<u>797</u>	<u>(1,149)</u>	<u>(14)</u>	<u>-</u>	<u>30,377</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

---

### 15. DESCRIPTION OF FUNDS

#### *General Fund*

Assets held in the General Fund are available for the general purposes of the charity.

#### *Designated Funds*

The trustees have designated these unrestricted funds for use for specific purposes as detailed below.

#### *Restricted Funds*

These are funds where there is a restriction imposed either by the donor or the charity setting out conditions under which funds may be used.

#### **Designated Funds**

#### *Operational Assets Equity Fund*

Established by the trustee to reflect the value of fixed asset properties owned by the charity which would not be capable of disposal without affecting the ongoing work of the charity. During the year a transfer has been made to match the value of this fund to the value of the assets owned by the charity.

#### *Operational Risk Reserve*

This fund consists of funds required to ensure the continuity of care in the event of a major disruption to the operation of the charity.

#### *Property Emergency Repair Fund*

This fund has been established to ensure that funds are set aside to deal with any emergency repairs required to principally any of this charity's properties, but the fund may be used for any emergency property repairs. In general, all repairs to property occupied by the Pilgrim Homes Restricted Fund will be carried out under the auspices of that Fund and the value gifted to this charity by way of an *in-specie* grant. A cash reserve of at least £50,000 will be maintained within the charity to enable these funds to be accessible in an emergency.

#### **Restricted Funds**

#### *St Albans and Lucy McNeil Home Funds*

These funds, accepted on 31 March 2020 as part of the transfer from Pilgrims' Friend Society, relate to the receipt of donations and the proceeds of various fundraising activities for the purpose of establishing new homes.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2024

---

### 16. RELATED PARTY TRANSACTIONS

The Pilgrims Friend Group is the ultimate controlling charity of the group, whose principal activity is to run Christian care homes. It is a charitable company limited by guarantee incorporated in England and Wales. Its registered office is 175 Tower Bridge Road, London SE1 2AL. Company number: 07169875. Charity number: 1134979.

The charity is a subsidiary of The Pilgrims Friend Group by virtue of that charity being the sole member of Pilgrim Homes Trust with the right to appoint directors. Transactions with The Pilgrims Friend Group and its other group undertakings are not disclosed as consolidated financial statements for the group are publicly available.

Details of trustees and key management personnel are given on page 1. No remuneration or reimbursed expenses are paid to any of them from this charity.

There are no other related party transactions.

### 17. LIFE TENANCY

In 2012 the charity was notified of a legacy which included a share of a freehold property, which is subject to a life tenancy. The conditions for recognition of this income have not been met and therefore this legacy is not included as income in the accounts. The estimated value of the legacy is unknown at present.

### 18. CHURSTON FERRERS OVERAGE

The sale of the land at Churston Ferrers included an overage agreement stating that Pilgrim Homes Trust will receive payment if planning permission is granted on the land disposed of before 2052.

**PILGRIM HOMES TRUST**

England & Wales - Charity number 1183226

---

# Accounts

---

**PILGRIM HOMES TRUST**

**Financial Statements**

**For the year ended 31 March 2023**

**COMPANY NUMBER** 11685624

**CHARITY NUMBER** 1183226

# PILGRIM HOMES TRUST

## Contents of the financial statements For the year ended 31 March 2023

---

<b>Page</b>	
1	Trustees' report – statutory information
2 - 5	Trustees' report
6 - 9	Independent auditor's report
10	Statement of financial activities
11	Balance sheet
12	Statement of cash flows
13 - 24	Notes to the financial statements

# PILGRIM HOMES TRUST

## Trustee's report – statutory information For the year ended 31 March 2023

---

### DIRECTORS AND TRUSTEES

Michael Abbott	Andrew Symonds (Chairman)
Dr Judy McLaren	John Edwards
Sylvia Clovey (appointed 6 October 2022)	Mark Curran (appointed 6 October 2022)
Sheila Warnes (resigned 9 June 2022)	Philip Oliver (resigned 1 December 2022)

Legal title to the assets of the charity are held by a wholly owned subsidiary and nominee company, The Aged Pilgrims' Friend Society Trust Ltd. A charity trustees' indemnity insurance policy is maintained by the group of charities.

### REGISTERED OFFICE

175 Tower Bridge Road  
London  
SE1 2AL

**CHARITY NUMBER** 1183226

### BANKERS

Lloyds Bank plc  
25 Gresham Street  
London  
EC2V 7HN

### AUDITORS

Jacob Cavenagh & Skeet  
Chartered Accountants  
5 Robin Hood Lane  
Sutton  
Surrey SM1 2SW

### KEY MANAGEMENT PERSONNEL

The Key Management Personnel of the charity were the Trustees and the members of the Senior Management Team of Pilgrims' Friend Society, whose names and responsibilities are listed below:

Stephen Hammersley	<i>Chief Executive Officer</i>
Maureen Sim	<i>Director of Operations</i>
Andy Walsh	<i>Director of Property Services</i>
Joshua Field	<i>Director of Human Resources</i>
Debbie Buggs	<i>Director of Finance and Company Secretary</i>
Alexandra Davis	<i>Director of Marketing and Communications</i>

# **PILGRIM HOMES TRUST**

## **Trustee's report**

**For the year ended 31 March 2023**

---

The trustees are pleased to present their report, together with the financial statements of the charity (hereafter in this report referred under the short name of Pilgrim Homes) for the year ended 31 March 2023.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The trustees are pleased to present their report, together with the financial statements of the company for the year ended 31 March 2023. The trustees' report incorporates the directors' report prepared for the purposes of company law. The results of all group entities are consolidated in the accounts of The Pilgrims Friend Group. The trustees make significant decisions for the running of the charity. Responsibility for the day-to-day operations of the charity is delegated to the Chief Executive and Senior Management Team of Pilgrims' Friend Society which has been the main operating charity for the group.

The Company was recognised as a charity on 2 May 2019 being essentially an incorporated form of the original Pilgrim Homes charity (founded in 1807) with articles which, although rendered in modern English, faithfully reproduce those of the original Pilgrim Homes Charity.

On 5 February 2020, the charity acquired the Aged Pilgrims Friend Society Trust Limited, a dormant company, which holds title to the assets of the former Pilgrim Homes and Housing Schemes. To avoid unnecessary costs this company will continue to hold title to these assets as nominee for this Company.

As part of the group reconstruction, on 31 March 2020, the charity acquired, by way of a gift, the operating assets of the former Pilgrim Homes, being both freehold properties and operating assets and equipment.

### **OBJECTIVES AND ACTIVITIES**

The objects of the charity are to provide grants, housing and care for needy Protestant Christians over 60 years of age for the public benefit and to the glory of God.

The charity's trustees have considered the guidance regarding public benefit when considering and planning its objectives and activities for the year.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year the Charity contributed to the Group's renewal programme by realising assets

### **FINANCIAL REVIEW**

As noted above the major activity of this year was the business of the former Pilgrim Homes charity (charity number 242266) which gives rise to rental and investment income from the investments held by the charity from which it funds capital improvements to the properties when necessary.

During this year, the Redbourn land and buildings plus the Chippenham Care Home and associated Wood Lane investment properties were sold. The charity received £5,000 (2022: £1,326,000) in donations from Pilgrim Homes, which consisted of entirely of legacies (2022: £742,000 legacies and £584,000 overage receipt).

The deficit for the year, as dealt with within the SOFA and after charging depreciation amounted to £366,000 (2022: surplus of £616,000).

# **PILGRIM HOMES TRUST**

## **Trustees' report (continued) For the year ended 31 March 2023**

---

### **FUTURE DEVELOPMENTS**

It is hoped that the property in Brighton will be sold, and the cash held to fund future capital projects.

### **INVESTMENT POLICY**

The charity's investments are detailed in note 9 to these accounts. They include a number of houses and bungalows which are either located close to or within the curtilage of the Care Homes. These properties are unsuitable for use by the beneficiaries of this charity and they are therefore let on assured shorthold tenancies either to staff members or unrelated third parties.

The trustees intend to maximise the return on these investments by maintaining them well and letting them at market rents. Three of these properties are adjacent to the existing Chippenham Care Home and were disposed of during the year.

### **RESERVES POLICY**

The Charity holds funds of £30,377,000 at the year end. Restricted funds account for £2,290,000. Of the general and designated funds, £23,274,000 could only be realised by disposing of tangible fixed assets or programme related investments. This means that the reserves (that is, the part of the charity's unrestricted funds that is freely available to spend on any of the charity's purposes) are £4,813,000 against a target of £50,000, which is three months' worth of annual expenditure excluding depreciation.

### **TRUSTEE RECRUITMENT AND TRAINING**

Trustees are appointed at a board meeting following a nomination process. Candidates must meet a strict set of specifications concerning personal competence, specialist skills, availability and Christian belief. Once the Board and new trustee decide to proceed with a formal appointment there follows an induction period to familiarise the new trustee with the charity's operations. Newly appointed trustees meet with the Chief Executive and members of the Senior Management Team to provide an introduction to the affairs of the charity, key operational methods and the current strategic plan. Trustee performance is subject to an annual review by the Chairman.

### **RISK MANAGEMENT**

The charity maintains a comprehensive register of risks which is reviewed by the Key Management Personnel at their monthly meetings and by trustees at every trustee meeting. Risks are rated as to both their likelihood and severity. The greatest risk affecting the Charity is the loss of value of its assets; this risk is mitigated by the purchase of insurance and a good maintenance programme for property.

### **STAFF ISSUES**

The Charity does not have any employees.

### **KEY MANAGEMENT PERSONNEL**

The key management personnel of the charity (all of whom are employed by Pilgrims' Friend Society, a fellow member of the Pilgrims Friend Group, are listed on page 1) are in charge of directing, controlling, running and operating the charity on a day-to-day basis. Details of their remuneration and expenses reimbursed, and other

# PILGRIM HOMES TRUST

## Trustees' report (continued)

For the year ended 31 March 2023

---

related party transactions are disclosed in Note 8 to the financial statements of the Pilgrim Friends Group. Their pay is reviewed annually.

### FUNDRAISING POLICY

The charity does not seek to raise donations, directing these instead to Pilgrims' Friend Society.

### RELATED PARTIES

The trustees of the charity consider the following to be related parties:

1. Key Management Personnel of Pilgrims' Friend Society
2. The following charities:
  - a. Pilgrims' Friend Society (charity no. 1045920, company no. 3027071)
  - b. The Pilgrims Friend Group (formerly APFS 1807) (charity no. 1134979, company no. 7169875)
  - c. Pilgrim Homes (charity no. 242266)
  - d. Strathclyde House Trust (charity no. SC025550, company no. SC169848)
3. PFG Trading Limited - a limited company
4. Aged Pilgrims' Friend Society Trust Limited - a limited company which holds title to the properties owned by Pilgrim Homes Trust.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Pilgrim Homes Trust for the purposes of company law) are responsible for preparing the Trustees' Report (incorporating the directors' report) and the financial statements in accordance with 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).

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;
- make judgments and accounting 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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.

### STATEMENT OF DISCLOSURE TO AUDITOR

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the

# **PILGRIM HOMES TRUST**

## **Trustees' report (continued)**

**For the year ended 31 March 2023**

---

necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

### **AUDITORS**

Jacob Cavenagh & Skeet were the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The above report is prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the trustees and signed on their behalf by

*John Edwards*

John Edwards  
Trustee

Date: 20 July 2023

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust For the year ended 31 March 2023**

---

### **OPINION**

We have audited the financial statements of Pilgrim Homes Trust (the charity) for the year ended 31 March 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors 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.

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2023**

---

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.

### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

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

- the information given in the Trustees' Report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' Report 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included with 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, 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.

### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2023

---

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to charity, financial reporting legislation, health & safety regulations and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and the Companies Act 2006.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to:

- accounting measurements of property
- disclosure of capital commitments or provisions
- recognition of legacy income
- fraudulent extraction of cash

In response to the risks identified we designed procedures which included, but were not limited to:

- reviewing third party evidence of investment property valuations
- agreeing financial statement disclosures to underlying supporting documentation
- identifying and reviewing journal entries
- discussions with management and review of legal correspondence
- reviewing Trustees' meeting minutes
- evaluating the charity's internal controls

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2023

---

### 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 and regulations made under that Act. 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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.

*P. Newton*

**Paul Newton FCA (Senior Statutory Auditor)  
for and on behalf of Jacob Cavenagh & Skeet**

**Chartered Accountants  
Statutory Auditor**

5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Date: 20/7/2023

# PILGRIM HOMES TRUST

## Statement of financial activities (including Income and Expenditure Account) For the year ended 31 March 2023

	Note	2023			2022		
		Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000	Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000
<b>Income from:</b>							
Donations, legacies and grants	2	17	-	17	1,340	-	1,340
Investments	3	47	-	47	65	-	65
Charitable activities	4	499	-	499	523	-	523
Other income	5	<u>234</u>	-	<u>234</u>	<u>184</u>	-	<u>184</u>
<b>Total income</b>		<u>797</u>	-	<u>797</u>	<u>2,112</u>	-	<u>2,112</u>
<b>Expenditure on:</b>							
Raising funds		7	-	7	2	-	2
Charitable activities	6	<u>1,142</u>	-	<u>1,142</u>	<u>1,222</u>	-	<u>1,222</u>
<b>Total expenditure</b>		<u>1,149</u>	-	<u>1,149</u>	<u>1,224</u>	-	<u>1,224</u>
(Losses) on investments	9	( 14)	-	( 14)	( 272)	-	( 272)
<b>Net (expenditure)/income</b>	7	( 366)	-	( 366)	616	-	616
<b>Net movement in funds</b>		( 366)	-	( 366)	616	-	616
<b>Reconciliation of funds</b>							
Total funds brought forward		<u>28,453</u>	<u>2,290</u>	<u>30,743</u>	<u>27,837</u>	<u>2,290</u>	<u>30,127</u>
<b>Total funds carried forward</b>		<u>28,087</u>	<u>2,290</u>	<u>30,377</u>	<u>28,453</u>	<u>2,290</u>	<u>30,743</u>

All of the activities are continuing. There were no recognised gains or losses other than those stated above.

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Balance sheet As at 31 March 2023

		2023		2022	
	Note	£000	£000	£000	£000
<b>Fixed assets</b>					
Tangible assets	8		23,274		25,025
Investments	9		<u>861</u>		<u>1,632</u>
			24,135		26,657
<b>Current assets</b>					
Stock of flats held for resale	10	1,234		1,442	
Debtors and prepayments	11	4,869		4,165	
Cash at bank and in hand		<u>304</u>		<u>122</u>	
			6,407		5,729
<b>Creditors:</b> Amounts falling due within one year	12	( <u>165</u> )		( <u>393</u> )	
<b>Net current assets</b>			<u>6,242</u>		<u>5,336</u>
<b>Total assets less current liabilities</b>			30,377		31,993
<b>Creditors:</b> Amounts falling due after more one year	13		-		( <u>1,250</u> )
<b>Net assets</b>			<u>30,377</u>		<u>30,743</u>
<b>Funds:</b>	14,15,16				
Unrestricted funds (including revaluation reserve of £0.523m (2022: £0.378m))			28,087		28,453
Restricted funds			<u>2,290</u>		<u>2,290</u>
<b>Total Funds</b>			<u>30,377</u>		<u>30,743</u>

The financial statements were approved by the Trustees on 20 July 2023 and signed on their behalf by:

*John Edwards*

J Edwards  
Trustee

**Company Registration No: 11685624**

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Statement of cash flows For the year ended 31 March 2023

	2023 £000	2022 £000
<b>Cash flows (used in)/provided by operating activities</b>		
<b><i>Trading and donations</i></b>		
Net (expenditure)/income	( 366)	616
Interest and dividends included in investing activities	( 47)	( 65)
Depreciation	581	576
(Gain) on disposal of tangible fixed assets	( 234)	( 149)
Net losses on investments	<u>14</u>	<u>272</u>
<b><i>Net cash (used in)/provided by trading and donations</i></b>	<b>( 52)</b>	<b><u>1,250</u></b>
<b><i>Working capital movements</i></b>		
Decrease/(increase) in stocks	208	( 120)
(Increase) in debtors	( 704)	(1,530)
Increase/(decrease) in creditors	<u>22</u>	<u>( 405)</u>
<b><i>Net cash (used in) working capital movements</i></b>	<b>( 474)</b>	<b><u>(2,055)</u></b>
<b>Net cash (used in) operating activities</b>	<b>( 526)</b>	<b>( 805)</b>
<b>Cash flows from investing and financing activities</b>		
<b><i>Tangible fixed assets</i></b>		
Payments on additions of tangible fixed assets	( 263)	(1,892)
Proceeds on disposal of tangible fixed assets	<u>1,662</u>	<u>344</u>
<b><i>Net cash provided by/(used in) tangible fixed assets</i></b>	<b><u>1,399</u></b>	<b><u>(1,548)</u></b>
<b><i>Fixed asset investments</i></b>		
Interest and dividends received	47	65
Proceeds on disposal of fixed asset investments	<u>762</u>	<u>814</u>
<b><i>Net cash provided by fixed asset investments</i></b>	<b><u>809</u></b>	<b><u>879</u></b>
<b><i>Financing activities</i></b>		
Proceeds from new loans	-	2,500
Repayment of borrowings	(1,500)	(1,035)
<b>Net cash (used in)/provided by financing activities</b>	<b>(1,500)</b>	<b><u>1,465</u></b>
<b>Net cash provided by investing and financing activities</b>	<b><u>708</u></b>	<b><u>796</u></b>
<b>Net cash inflow/(outflow)</b>	<b>182</b>	<b>( 9)</b>
Cash and cash equivalents at 1 April 2022	<u>122</u>	<u>131</u>
<b>Cash and cash equivalents at 31 March 2023</b>	<b><u>304</u></b>	<b><u>122</u></b>

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

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

---

### 1. ACCOUNTING POLICIES

The company is registered as a charitable company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. Its registered office is 175 Tower Bridge Road, London SE1 2AL.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1a. Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), “Accounting and Reporting by Charities” the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006, the Charities Act 2011 and UK Generally Accepted Accounting Practice. The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared on the historical cost convention, modified to include certain investments and financial instruments at fair value.

#### 1b. Consolidation

This charity is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this charity, which are intended to give a true and fair view of the assets, liabilities, financial position and surplus or deficit of the group. The charity has therefore taken advantage of exemptions from the requirement to disclose transactions with other group undertakings.

The financial statements of the charity are consolidated in the financial statements of The Pilgrims Friend Group. These consolidated financial statements are available from its registered office at 175 Tower Bridge Road, London SE1 2AL.

#### 1c. Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1d. Tangible fixed assets

Fixed assets are recorded at historic cost. Expenditure on existing properties is capitalised when works result in an enhancement of economic benefits of the asset. Other expenditure on the properties is charged to the income and expenditure account. Where appropriate, the historic cost less accumulated depreciation of any replaced components is released from the asset and recognised as a loss on disposal.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

---

### 1. ACCOUNTING POLICIES (continued)

#### 1d. Tangible fixed assets (continued)

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life. The following rates are used on a straight-line basis:

Land	nil
Buildings	100 years
Roof	70 years
Electrics	40 years
Windows, doors, heating and plumbing	30 years
Bathrooms and lifts	20 years
Kitchens – sheltered	20 years
Boilers	15 years
Kitchens – residential	10 years
Furniture and equipment – sheltered	10 years
Hard landscaping	5 years
Computer equipment	4 years

#### 1e. Income

Rental and ancillary income is recognised on the basis of when the service was provided to the resident. Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Where material assets are donated to the charity for its use, these are capitalised at the estimated market value at the date of the gift and included under income.

#### 1f. Expenditure

Expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities. Charitable expenditure includes all support costs in respect of the charity's activities.

#### 1g. Governance costs

This comprises expenditure on compliance with statutory legal requirements and is included in charitable activities.

#### 1h. Stock of leasehold flats held for resale

Stock is comprised of flats held for sale to new residents and are valued at the lower of cost and net realisable value. Cost is comprised of the purchase price of the properties.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

---

### 1. ACCOUNTING POLICIES (continued)

#### 1i. Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund are set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors. The aim and use of each restricted fund are set out in note 16 to the financial statements.

#### 1j. Fixed asset investments

Fixed asset investments are freehold properties let on assured shorthold tenancies at market rents. These properties are included in these accounts at the trustees' estimate of market value. Gains and losses arising from revaluation are recognised in the Statement of Financial Activities.

#### 1k. Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### 1l. Cash and cash equivalents

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### 1m. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

#### 1n. Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### 2. INCOME FROM DONATIONS AND LEGACIES

	2023 £000	2022 £000
Grants receivable	5	1,326
Other sources	<u>12</u>	<u>14</u>
	<u>17</u>	<u>1,340</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

---

### 3. INCOME FROM INVESTMENTS

	2023 £000	2022 £000
Rental of investment properties	42	62
Bank interest	3	3
Other interest	<u>2</u>	<u>-</u>
	<u>47</u>	<u>65</u>

### 4. INCOME ON CHARITABLE ACTIVITIES

	2023 £000	2022 £000
Extra Care Housing lease sales	<u>499</u>	<u>523</u>

### 5. OTHER INCOME

	2023 £000	2022 £000
Gain on disposal of fixed assets	234	149
CBIL loan interest grant	<u>-</u>	<u>35</u>
	<u>234</u>	<u>184</u>

### 6. EXPENDITURE ON CHARITABLE ACTIVITIES

	2023 £000	2022 £000
Housing costs	1	-
Cost of Extra Care Housing lease sales	499	523
Other administrative costs	27	72
Loan interest	22	42
Governance costs:		
Auditors' fees for audit	6	5
Auditors' fees for accountancy	6	4
Depreciation	<u>581</u>	<u>576</u>
	<u>1,142</u>	<u>1,222</u>

### 7. NET (EXPENDITURE)/INCOME

	2023 £000	2022 £000
This is stated after charging:		
Depreciation	581	576
(Gain) on disposal of tangible fixed assets	(234)	(149)
Loan interest	22	42
Auditors' remuneration for audit services	6	5
Auditors' remuneration for other services	<u>6</u>	<u>4</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

### 8. TANGIBLE FIXED ASSETS

	Freehold and leasehold properties £000	Furniture, fixtures and fittings £000	Total £000
<b>Cost</b>			
As at 1 April 2022	30,788	953	31,741
Additions	240	23	263
Transferred to investments	( 5)	-	( 5)
Disposals	<u>( 1,621)</u>	<u>( 61)</u>	<u>( 1,682)</u>
As at 31 March 2023	<u>29,402</u>	<u>915</u>	<u>30,317</u>
<b>Depreciation</b>			
As at 1 April 2022	6,164	552	6,716
Charge for the year	502	79	581
Released on disposals	<u>( 214)</u>	<u>( 40)</u>	<u>( 254)</u>
As at 31 March 2023	<u>6,452</u>	<u>591</u>	<u>7,043</u>
<b>Net book value</b>			
As at 31 March 2023	<u>22,950</u>	<u>324</u>	<u>23,274</u>
As at 31 March 2022	<u>24,624</u>	<u>401</u>	<u>25,025</u>

The cost of freehold and long leasehold property comprises the following:

	2023 £000	2022 £000
<b>Freehold property:</b>		
Dorothea Court, Bedford	4,401	4,398
Leonora Home, Chippenham	-	327
Great Finborough Home	1,838	1,803
Great Finborough Housing	2,623	2,542
Evington Home, Leicester	2,348	2,263
Shottermill Home, Haslemere	1,564	1,498
Milward Home, Tunbridge Wells	1,384	1,384
Wantage Home	1,773	1,703
Royd Court, Mirfield	3,458	3,448
Pilgrim Gardens, Evington, Leicester	2,081	2,081
Middlefields House	7,468	7,577
Redbourn retirement flats	<u>-</u>	<u>1,300</u>
	<b>28,938</b>	<b>30,324</b>
<b>At Committee's revaluation, 31<sup>st</sup> March 1954 plus cost since:</b>		
Brighton Home	464	464
<b>Total properties and assets in the course of construction</b>	<u>29,402</u>	<u>30,788</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

---

### 8. TANGIBLE FIXED ASSETS (continued)

The net gain on disposal of tangible fixed assets for the year is made up of:

	<b>£000</b>
Loss on disposal of Redbourn retirement flats	<b>( 120)</b>
Gain on disposal of Leonora Home, Chippenham	<b>360</b>
Net loss on flat movements	<b>( 6)</b>
	<b><u>234</u></b>

### 9. INVESTMENTS

	<b>Investment properties £000</b>
<b>Valuation</b>	
As at 1 April 2022	<b>1,632</b>
Additions	-
Disposals	<b>( 762)</b>
Transferred from fixed assets	<b>5</b>
Revaluations	<b>( 14)</b>
As at 31 March 2023	<b><u>861</u></b>
Historic cost as at 31 March 2023	<b><u>338</u></b>

Investment properties comprise the following:

	<b>2023 £000</b>	<b>2022 £000</b>
<b>At fair value:</b>		
<i>Transferred from Pilgrim Homes:</i>		
House on Pilgrims' Way, Great Finborough	<b>275</b>	280
60 Royd Court, Mirfield	<b>206</b>	210
90a Wood Lane, Chippenham	-	223
90 Wood Lane, Chippenham	-	212
92 Wood Lane, Chippenham	-	327
Redbourn Land	<b>5</b>	-
House on Liphook Road, Haslemere	<b><u>375</u></b>	<u>380</u>
	<b><u>861</u></b>	<u>1,632</u>

The investment properties were revalued at the open market value as at 31 March 2023 by the Director of Property Services, Andy Walsh ARIBA.

The net losses on investments for the year is made up of:

	<b>£000</b>
Revaluation of investment properties	<b>( 14)</b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

### 10. STOCK

	2023		2022		
	£000		£000		
Stock of leasehold flats held for resale (see below)	<u>1,234</u>		<u>1,442</u>		
	Royd Court		Pilgrim Gardens		Total £000
	Number No	Cost £000	Number No	Cost £000	
As at 1 April 2022	6	733	5	709	1,442
Sold	( 4)	(498)	( 1)	(130)	( 628)
Bought back	<u>1</u>	<u>120</u>	<u>2</u>	<u>300</u>	<u>420</u>
As at 31 March 2023	<u>3</u>	<u>355</u>	<u>6</u>	<u>879</u>	<u>1,234</u>

#### **Contingent liabilities on housing stock**

Under the terms of the sale of leases at Royd Court, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2023 is £3.8 million.

Under the terms of the sale of leases at Pilgrim Gardens, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2023 is £1.17 million.

### 11. DEBTORS AND PREPAYMENTS

	2023	2022
	£000	£000
Due from group entities and associated undertakings	4,858	4,140
Other debtors and prepayments	<u>11</u>	<u>25</u>
	<u>4,869</u>	<u>4,165</u>

### 12. CREDITORS AND ACCRUALS: amounts falling due within one year

	2023	2022
	£000	£000
Trade creditors	95	90
Bank loans	-	250
Other creditors	<u>70</u>	<u>53</u>
	<u>165</u>	<u>393</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

### 13. CREDITORS AND ACCRUALS: amounts falling due after more than one year

	2023 £000	2022 £000
Bank loans	<u>      -</u>	<u>1,250</u>

The bank loan was secured on the Dorothea Court and Brighton properties. Interest on the bank loan was payable at 2.6% above base rate over the period until May 2027. The loan was fully repaid during the year.

### 14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2023</b>				
<b>Fixed assets</b>				
Tangible	-	23,274	-	23,274
Investments	861	-	-	861
<b>Current assets</b>	<b>3,037</b>	<b>1,080</b>	<b>2,290</b>	<b>6,407</b>
<b>Current liabilities</b>	<b>( 165)</b>	<b>      -</b>	<b>      -</b>	<b>( 165)</b>
<b>Total Net Assets</b>	<b><u>3,733</u></b>	<b><u>24,354</u></b>	<b><u>2,290</u></b>	<b><u>30,377</u></b>

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2022</b>				
<b>Fixed assets</b>				
Tangible	-	25,025	-	25,025
Investments	1,632	-	-	1,632
<b>Current assets</b>	<b>2,359</b>	<b>1,080</b>	<b>2,290</b>	<b>5,729</b>
<b>Current liabilities</b>	<b>( 393)</b>	<b>      -</b>	<b>      -</b>	<b>( 393)</b>
<b>Non -Current liabilities</b>	<b>(1,250)</b>	<b>      -</b>	<b>      -</b>	<b>( 1,250)</b>
<b>Total Net Assets</b>	<b><u>2,348</u></b>	<b><u>26,105</u></b>	<b><u>2,290</u></b>	<b><u>30,743</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

### 15. FUNDS

<i>2023</i>	<i>Brought Forward at 1 April April 2022 £000</i>	<i>Income £000</i>	<i>Expenditure £000</i>	<i>Revaluations and losses £000</i>	<i>Transfers £000</i>	<i>Carried forward at 31 March 2023 £000</i>
<b>Unrestricted funds</b>						
General fund	2,348	797	(1,149)	(14)	1,751	3,733
<b>Designated funds</b>						
Operational Assets Equity Fund	25,025	-	-	-	(1,751)	23,274
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
	<u>26,105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,751)</u>	<u>24,354</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	441	-	-	-	-	441
	<u>2,290</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,290</u>
<b>Total funds</b>	<u>30,743</u>	<u>797</u>	<u>(1,149)</u>	<u>(14)</u>	<u>-</u>	<u>30,377</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

### 15. FUNDS (continued)

<i>2022</i>	<i>Brought Forward at 1 April April 2021 £000</i>	<i>Income £000</i>	<i>Expenditure £000</i>	<i>Revaluations and losses £000</i>	<i>Transfers £000</i>	<i>Carried forward at 31 March 2022 £000</i>
<b>Unrestricted funds</b>						
General fund	2,853	2,112	(1,224)	(272)	(1,121)	2,348
<b>Designated funds</b>						
Operational Assets Equity Fund	23,904	-	-	-	1,121	25,025
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	<u>50</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>50</u>
	<u>24,984</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,121</u>	<u>26,105</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	<u>441</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>441</u>
	<u>2,290</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,290</u>
<b>Total funds</b>	<u>30,127</u>	<u>2,112</u>	<u>(1,224)</u>	<u>(272)</u>	<u>1,121</u>	<u>30,743</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2023

---

### 16. DESCRIPTION OF FUNDS

#### *General Fund*

Assets held in the General Fund are available for the general purposes of the charity.

#### *Designated Funds*

The trustees have designated these unrestricted funds for use for specific purposes as detailed below.

#### *Restricted Funds*

These are funds where there is a restriction imposed either by the donor or the charity setting out conditions under which funds may be used.

#### **Designated Funds**

##### *Operational Assets Equity Fund*

Established by the trustee to reflect the value of fixed asset properties owned by the charity which would not be capable of disposal without affecting the ongoing work of the charity. During the year a transfer has been made to match the value of this fund to the value of the assets owned by the charity.

##### *Operational Risk Reserve*

This fund consists of funds required to ensure the continuity of care in the event of a major disruption to the operation of the charity.

##### *Property Emergency Repair Fund*

This fund has been established to ensure that funds are set aside to deal with any emergency repairs required to principally any of this charity's properties, but the fund may be used for any emergency property repairs. In general, all repairs to property occupied by the Pilgrim Homes Restricted Fund will be carried out under the auspices of that Fund and the value gifted to this charity by way of an *in-specie* grant. A cash reserve of at least £50,000 will be maintained within the charity to enable these funds to be accessible in an emergency.

#### **Restricted Funds**

##### *St Albans and Lucy McNeil Home Funds*

These funds, accepted on 31 March 2020 as part of the transfer from Pilgrims' Friend Society, relate to the receipt of donations and the proceeds of various fundraising activities for the purpose of establishing new homes.

# **PILGRIM HOMES TRUST**

## **Notes to the financial statements (continued)** **For the year ended 31 March 2023**

---

### **17. RELATED PARTY TRANSACTIONS**

The Pilgrims Friend Group is the ultimate controlling charity of the group, whose principal activity is to run Christian care homes. It is a charitable company limited by guarantee incorporated in England and Wales. Its registered office is 175 Tower Bridge Road, London SE1 2AL. Company number: 07169875. Charity number: 1134979.

The charity is a subsidiary of The Pilgrims Friend Group by virtue of that charity being the sole member of Pilgrim Homes Trust with the right to appoint directors. Transactions with The Pilgrims Friend Group and its other group undertakings are not disclosed as consolidated financial statements for the group are publicly available.

Details of trustees and key management personnel are given on page 1. No remuneration or reimbursed expenses are paid to any of them from this charity.

There are no other related party transactions.

### **18. LIFE TENANCY**

In 2012 the charity was notified of a legacy which included a share of a freehold property, which is subject to a life tenancy. The conditions for recognition of this income have not been met and therefore this legacy is not included as income in the accounts. The estimated value of the legacy is unknown at present.

### **19. CHURSTON FERRERS OVERAGE**

The sale of the land at Churston Ferrers included an overage agreement stating that Pilgrim Homes Trust will receive payment if planning permission is granted on the land disposed of before 2052.

**PILGRIM HOMES TRUST**

England & Wales - Charity number 1183226

---

# Accounts

---

**PILGRIM HOMES TRUST**

**Financial Statements**

**For the year ended 31 March 2022**

**COMPANY NUMBER** 11685624

**CHARITY NUMBER** 1183226

# PILGRIM HOMES TRUST

## Contents of the financial statements For the year ended 31 March 2022

---

<b>Page</b>	
1	Trustees' report – statutory information
2 - 5	Trustees' report
6 - 9	Independent auditor's report
10	Statement of financial activities
11	Balance sheet
12	Statement of cash flows
13 - 24	Notes to the financial statements

# PILGRIM HOMES TRUST

## Trustee's report – statutory information For the year ended 31 March 2022

---

### DIRECTORS AND TRUSTEES

Michael Abbott  
Sheila Warnes (resigned 9 June 2022)  
Dr Judy McLaren

Andrew Symonds (Chairman)  
John Edwards  
Philip Oliver

Legal title to the assets of the charity are held by a wholly owned subsidiary and nominee company, The Aged Pilgrims' Friend Society Trust Ltd. A charity trustees' indemnity insurance policy is maintained by the group of charities.

### REGISTERED OFFICE

175 Tower Bridge Road  
London  
SE1 2AL

**CHARITY NUMBER**      1183226

### BANKERS

Lloyds Bank plc  
25 Gresham Street  
London  
EC2V 7HN

### AUDITORS

Jacob Cavenagh & Skeet  
Chartered Accountants  
5 Robin Hood Lane  
Sutton  
Surrey SM1 2SW

### KEY MANAGEMENT PERSONNEL

The Key Management Personnel of the charity were the Trustees and the members of the Senior Management Team of Pilgrims' Friend Society, whose names and responsibilities are listed below:

Stephen Hammersley	<i>Chief Executive Officer</i>
Maureen Sim	<i>Director of Operations</i>
Andy Walsh	<i>Director of Property Services</i>
Phil Wainwright	<i>Director of Human Resources and IT</i>
Debbie Buggs	<i>Director of Finance and Company Secretary</i>

# **PILGRIM HOMES TRUST**

## **Trustee's report**

**For the year ended 31 March 2022**

---

The trustees are pleased to present their report, together with the financial statements of the charity (hereafter in this report referred under the short name of Pilgrim Homes) for the year ended 31 March 2022.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The trustees are pleased to present their report, together with the financial statements of the company for the year ended 31 March 2022. The trustees' report incorporates the directors' report prepared for the purposes of company law. The results of all group entities are consolidated in the accounts of The Pilgrims Friend Group. Responsibility for the day-to-day operations of the charity is delegated to the Chief Executive and Senior Management Team of Pilgrims' Friend Society which has been the main operating charity for the group.

The Company was recognised as a charity on 2 May 2019 being essentially an incorporated form of the original Pilgrim Homes charity (founded in 1807) with articles which, although rendered in modern English, faithfully reproduce those of the original Pilgrim Homes Charity.

On 5 February 2020, the charity acquired the Aged Pilgrims Friend Society Trust Limited, a dormant company, which holds title to the assets of the former Pilgrim Homes and Housing Schemes. To avoid unnecessary costs this company will continue to hold title to these assets as nominee for this Company.

As part of the group reconstruction, on 31 March 2020, the charity acquired, by way of a gift, the operating assets of the former Pilgrim Homes, being both freehold properties and operating assets and equipment.

### **OBJECTIVES AND ACTIVITIES**

The objects of the charity are to provide grants, housing and care for needy Protestant Christians over 60 years of age for the public benefit and to the glory of God.

The charity's trustees have considered the guidance regarding public benefit when considering and planning its objectives and activities for the year.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year the Charity contributed to the Group's renewal programme by continuing the building project at Middlefields so that it was ready for use.

### **FINANCIAL REVIEW**

As noted above the major activity of this year was the business of the former Pilgrim Homes charity (charity number 242266) which gives rise to rental and investment income from the investments held by the charity from which it makes funds capital improvements to the properties and the new building at Middlefields.

During this year, the remaining two Redbourn flats were sold. The charity received £1,326,000 in donations from Pilgrim Homes, which consisted of £742,000 legacies and £584,000 overage receipt.

The surplus for the year, as dealt with within the SOFA and after charging depreciation amounted to £616,000 (2021: £79,000).

# **PILGRIM HOMES TRUST**

## **Trustees' report (continued) For the year ended 31 March 2022**

---

### **FUTURE DEVELOPMENTS**

Further sales of investment properties will be made, and the cash held to fund future capital projects.

### **INVESTMENT POLICY**

The charity's investments are detailed in note 8 to these accounts. They include a number of houses and bungalows which are either located close to or within the curtilage of the Care Homes. These properties are unsuitable for use by the beneficiaries of this charity and they are therefore let on assured shorthold tenancies either to staff members or unrelated third parties.

The trustees intend to maximise the return on these investments by maintaining them well and letting them at market rents. Two of these properties are adjacent to the existing Chippenham Care Home and were disposed of during the year.

### **RESERVES POLICY**

The Charity holds funds of £30,743,000 at the year end. Restricted funds account for £2,290,000. Of the general and designated funds, £25,025,000 could only be realised by disposing of tangible fixed assets or programme related investments. This means that the reserves (that is, the part of the charity's unrestricted funds that is freely available to spend on any of the charity's purposes) are £3,428,000 against a target of £50,000, which is three months' worth of annual expenditure excluding depreciation.

### **RISK MANAGEMENT**

The charity maintains a comprehensive register of risks which is reviewed by the Key Management Personnel at their monthly meetings and by trustees at every trustee meeting. Risks are rated as to both their likelihood and severity. The greatest risk affecting the Charity is the loss of value of its assets; this risk is mitigated by the purchase of insurance and a good maintenance programme for property.

### **STAFF ISSUES**

The Charity does not have any employees.

### **KEY MANAGEMENT PERSONNEL**

The key management personnel of the charity (all of whom are employed by Pilgrims' Friend Society, a fellow member of the Pilgrims Friend Group, are listed on page 1) are in charge of directing, controlling, running and operating the charity on a day-to-day basis. Details of their remuneration and expenses reimbursed, and other related party transactions are disclosed in Note 8 to the financial statements of the Pilgrim Friends Group. Their pay is reviewed annually.

### **FUNDRAISING POLICY**

The charity does not seek to raise donations, directing these instead to Pilgrims' Friend Society.

# PILGRIM HOMES TRUST

## Trustees' report (continued) For the year ended 31 March 2022

---

### RELATED PARTIES

The trustees of the charity consider the following to be related parties:

1. Key Management Personnel of Pilgrims' Friend Society
2. The following charities:
  - a. Pilgrims' Friend Society (charity no. 1045920, company no. 3027071)
  - b. The Pilgrims Friend Group (formerly APFS 1807) (charity no. 1134979, company no. 7169875)
  - c. Pilgrim Homes (charity no. 242266)
  - d. Strathclyde House Trust (charity no. SC025550, company no. SC169848)
3. PFG Trading Limited - a limited company
4. Aged Pilgrims' Friend Society Trust Limited - a limited company which holds title to the properties owned by Pilgrim Homes Trust.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Pilgrim Homes Trust for the purposes of company law) are responsible for preparing the Trustees' Report (incorporating the directors' report) and the financial statements in accordance with 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).

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;
- make judgments and accounting 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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.

### STATEMENT OF DISCLOSURE TO AUDITOR

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

# PILGRIM HOMES TRUST

## Trustees' report (continued) For the year ended 31 March 2022

---

### AUDITORS

Jacob Cavenagh & Skeet were the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The above report is prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the trustees and signed on their behalf by

*A Symonds*

Mr A J Symonds (Chairman)  
Date: 21 July 2022

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust For the year ended 31 March 2022

---

### OPINION

We have audited the financial statements of Pilgrim Homes Trust (the charity) for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors 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.

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2022**

---

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.

### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

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

- the information given in the Trustees' Report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' Report 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included with 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, 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.

### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2022**

---

### **AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

We have been appointed as auditor under section 145 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to charity, financial reporting legislation, health & safety regulations and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011 and the Companies Act 2006.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to:

- accounting measurements of property
- disclosure of capital commitments or provisions
- recognition of legacy income
- fraudulent extraction of cash

In response to the risks identified we designed procedures which included, but were not limited to:

- reviewing third party evidence of investment property valuations
- agreeing financial statement disclosures to underlying supporting documentation
- identifying and reviewing journal entries
- discussions with management and review of legal correspondence
- reviewing Trustees' meeting minutes
- evaluating the charity's internal controls

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the 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](http://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 and regulations made under that Act. 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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.

*P Newton*

**Paul Newton FCA (Senior Statutory Auditor)  
for and on behalf of Jacob Cavenagh & Skeet**

**Chartered Accountants  
Statutory Auditor**

5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Date: 25 July 2022

# PILGRIM HOMES TRUST

## Statement of financial activities (including Income and Expenditure Account) For the year ended 31 March 2022

	Note	2022			2021		
		Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000	Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000
<b>Income from:</b>							
Donations, legacies and grants	2	1,340	-	1,340	679	-	679
Investments	3	65	-	65	81	-	81
Charitable activities	4	523	-	523	120	-	120
Other income	5	<u>184</u>	<u>-</u>	<u>184</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total income</b>		<u>2,112</u>	<u>-</u>	<u>2,112</u>	<u>880</u>	<u>-</u>	<u>880</u>
<b>Expenditure on:</b>							
Raising funds		2	-	2	29	-	29
Charitable activities	6	<u>1,222</u>	<u>-</u>	<u>1,222</u>	<u>768</u>	<u>-</u>	<u>768</u>
<b>Total expenditure</b>		<u>1,224</u>	<u>-</u>	<u>1,224</u>	<u>797</u>	<u>-</u>	<u>797</u>
Net (losses) on investments		( 272)	<u>-</u>	( 272)	( 4)	<u>-</u>	( 4)
<b>Net income</b>	7	616	-	616	79	-	79
<b>Net movement in funds</b>		616	-	616	79	-	79
<b>Reconciliation of funds</b>							
Total funds brought forward		<u>27,837</u>	<u>2,290</u>	<u>30,127</u>	<u>27,758</u>	<u>2,290</u>	<u>30,048</u>
<b>Total funds carried forward</b>		<u>28,453</u>	<u>2,290</u>	<u>30,743</u>	<u>27,837</u>	<u>2,290</u>	<u>30,127</u>

All of the activities are continuing. There were no recognised gains or losses other than those stated above.

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Balance sheet As at 31 March 2022

	Note	2022 £000	2021 £000
<b>Fixed assets</b>			
Tangible assets	8	25,025	23,904
Investments	9	<u>1,632</u>	<u>2,718</u>
		26,657	26,622
<b>Current assets</b>			
Stock of flats held for resale	10	1,442	1,322
Debtors and prepayments	11	4,165	2,635
Cash at bank and in hand		<u>122</u>	<u>131</u>
		5,729	4,088
<b>Creditors:</b> Amounts falling due within one year	12	( 393)	( 583)
<b>Net current assets</b>		<u>5,336</u>	<u>3,505</u>
<b>Total assets less current liabilities</b>		31,993	30,127
<b>Creditors:</b> Amounts falling due after more one year	13	( 1,250)	( — -)
<b>Net assets</b>		<u>30,743</u>	<u>30,127</u>
<b>Funds:</b>	14,15,16		
Unrestricted funds (including revaluation reserve of £0.378m (2021: £0.551m))		28,453	27,837
Restricted funds		<u>2,290</u>	<u>2,290</u>
<b>Total Funds</b>		<u>30,743</u>	<u>30,127</u>

The financial statements were approved by the Trustees on 21 July 2022 and signed on their behalf by:

*A Symonds*

A J Symonds  
**Chairman**

*Michael R Abbott*

M Abbott  
**Trustee**

*S J Hammersley*

S Hammersley  
**Chief Executive**

**Company Registration No: 11685624**

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Statement of cash flows For the year ended 31 March 2022

	2022 £000	2021 £000
<b>Cash flows (used in)/from operating activities</b>		
<b><i>Trading and donations</i></b>		
Net income	616	79
Interest and dividends included in investing activities	( 65)	( 81)
Depreciation	576	572
(Gain) on disposal of tangible fixed assets	( 149)	-
Net gains on investments	<u>272</u>	<u>82</u>
<b><i>Net cash provided by trading and donations</i></b>	<b><u>1,250</u></b>	<b><u>652</u></b>
<b><i>Working capital movements</i></b>		
(Increase) in stocks	( 120)	( 545)
(Increase)/decrease in debtors	(1,530)	607
(Decrease)/increase in creditors	<u>( 405)</u>	<u>482</u>
<b><i>Net cash (used in)/provided by working capital movements</i></b>	<b><u>(2,055)</u></b>	<b><u>544</u></b>
<b>Net cash (used in)/provided by operating activities</b>	<b><u>( 805)</u></b>	<b><u>1,196</u></b>
<b>Cash flows from investing and financing activities</b>		
<b><i>Tangible fixed assets</i></b>		
Payments on additions of tangible fixed assets	(1,892)	(4,416)
Proceeds on disposal of tangible fixed assets	<u>344</u>	<u>7</u>
<b><i>Net cash (used in) tangible fixed assets</i></b>	<b><u>(1,548)</u></b>	<b><u>(4,409)</u></b>
<b><i>Fixed asset investments</i></b>		
Interest and dividends received	65	81
Payments on additions of fixed asset investments	-	( 37)
Proceeds on disposal of fixed asset investments	<u>814</u>	<u>3,257</u>
<b><i>Net cash provided by fixed asset investments</i></b>	<b><u>879</u></b>	<b><u>3,301</u></b>
<b><i>Financing activities</i></b>		
Proceeds from new loans	2,500	-
Repayment of borrowings	(1,035)	-
<b><i>Net cash provided by financing activities</i></b>	<b><u>1,465</u></b>	<b><u>-</u></b>
<b>Net cash provided by/(used in) investing and financing activities</b>	<b><u>796</u></b>	<b><u>(1,108)</u></b>
<b>Net cash (outflow)/inflow</b>	<b>( 9)</b>	<b>88</b>
Cash and cash equivalents at 1 April 2021	<u>131</u>	<u>43</u>
<b>Cash and cash equivalents at 31 March 2022</b>	<b><u>122</u></b>	<b><u>131</u></b>

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2022

---

### 1. ACCOUNTING POLICIES

The company is registered as a charitable company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. Its registered office is 175 Tower Bridge Road, London SE1 2AL.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1a. Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), “Accounting and Reporting by Charities” the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006 and UK Generally Accepted Accounting Practice. The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared on the historical cost convention, modified to include certain investments and financial instruments at fair value.

#### 1b. Consolidation

This charity is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this charity, which are intended to give a true and fair view of the assets, liabilities, financial position and surplus or deficit of the group. The charity has therefore taken advantage of exemptions from the requirement to disclose transactions with other group undertakings.

The financial statements of the charity are consolidated in the financial statements of The Pilgrims Friend Group. These consolidated financial statements are available from its registered office at 175 Tower Bridge Road, London SE1 2AL.

#### 1c. Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

---

### 1. ACCOUNTING POLICIES (continued)

#### 1d. Tangible fixed assets

Fixed assets are recorded at historic cost. Expenditure on existing properties is capitalised when works result in an enhancement of economic benefits of the asset. Other expenditure on the properties is charged to the income and expenditure account. Where appropriate, the historic cost less accumulated depreciation of any replaced components is released from the asset and recognised as a loss on disposal.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life. The following rates are used on a straight-line basis:

Land	nil
Buildings	100 years
Roof	70 years
Electrics	40 years
Windows, doors, heating and plumbing	30 years
Bathrooms and lifts	20 years
Kitchens – sheltered	20 years
Boilers	15 years
Kitchens – residential	10 years
Furniture and equipment – sheltered	10 years
Hard landscaping	5 years
Computer equipment	4 years

#### 1e. Income

Rental and ancillary income is recognised on the basis of when the service was provided to the resident. Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Where material assets are donated to the charity for its use, these are capitalised at the estimated market value at the date of the gift and included under income.

#### 1f. Expenditure

Expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities. Charitable expenditure includes all support costs in respect of the charity's activities.

#### 1g. Governance costs

This comprises expenditure on compliance with statutory legal requirements and is included in charitable activities.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

---

### 1. ACCOUNTING POLICIES (continued)

#### 1h. Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund are set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors. The aim and use of each restricted fund are set out in note 16 to the financial statements.

#### 1i. Fixed asset investments

Fixed asset investments are freehold properties let on assured shorthold tenancies at market rents. These properties are included in these accounts at the trustees' estimate of market value. Gains and losses arising from revaluation are recognised in the Statement of Financial Activities.

#### 1j. Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### 1k. Cash and cash equivalents

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### 1l. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount.

#### 1m. Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### 2. INCOME FROM DONATIONS AND LEGACIES

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
Grants receivable	<b>1,326</b>	676
Other sources	<b><u>14</u></b>	<u>3</u>
	<b><u>1,340</u></b>	<u>679</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

---

### 3. INCOME FROM INVESTMENTS

	2022 £000	2021 £000
Rental of investment properties	62	63
Bank interest	3	3
Dividends	-	15
	<u>65</u>	<u>81</u>

### 4. INCOME ON CHARITABLE ACTIVITIES

	2022 £000	2021 £000
Extra Care Housing lease sales	<u>523</u>	<u>120</u>

### 5. OTHER INCOME

	2022 £000	2021 £000
Gain on disposal of fixed assets	149	-
CBIL loan interest	<u>35</u>	-
	<u>184</u>	-

### 6. EXPENDITURE ON CHARITABLE ACTIVITIES

	2022 £000	2021 £000
Housing costs	-	4
Cost of Extra Care Housing lease sales	523	120
Other administrative costs	72	66
Loan interest	42	-
Governance costs:		
Auditors' fees for audit	5	4
Auditors' fees for accountancy	4	2
Depreciation	<u>576</u>	<u>572</u>
	<u>1,222</u>	<u>768</u>

### 7. NET (EXPENDITURE)/INCOME

	2022 £000	2021 £000
This is stated after charging:		
Depreciation	576	572
Gain on disposal of tangible fixed assets	(149)	-
Loan interest	42	-
Auditors' remuneration for audit services	5	4
Auditors' remuneration for other services	<u>4</u>	<u>2</u>

---

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

### 8. TANGIBLE FIXED ASSETS

	Freehold and leasehold properties	Assets in the course of construction £000	Furniture, fixtures and fittings £000	Total £000
<b>Cost</b>				
As at 1 April 2021	24,477	4,674	928	30,079
Additions	387	1,453	52	1,892
Transfer on completion	6,127	(6,127)	-	-
Disposals	( 203)	-	( 27)	( 230)
As at 31 March 2022	<u>30,788</u>	-	<u>953</u>	<u>31,741</u>
<b>Depreciation</b>				
As at 1 April 2021	5,700	-	475	6,175
Charge for the year	479	-	97	576
Released on disposals	( 15)	-	( 20)	( 35)
As at 31 March 2022	<u>6,164</u>	-	<u>552</u>	<u>6,716</u>
<b>Net book value</b>				
As at 31 March 2022	<u>24,624</u>	-	<u>401</u>	<u>25,025</u>
As at 31 March 2021	<u>18,777</u>	<u>4,674</u>	<u>453</u>	<u>23,904</u>

Assets in the course of construction represents the construction costs, together with professional fees incurred in the construction of the new Middlefields House care home in Chippenham. This was completed in August 2021.

The cost of freehold and long leasehold property comprises the following:

	2022 £000	2021 £000
<b>Freehold property:</b>		
Dorothea Court, Bedford	4,398	4,379
Leonora Home, Chippenham	327	327
Great Finborough Home	1,803	1,743
Great Finborough Housing	2,542	2,437
Evington Home, Leicester	2,263	2,208
Shottermill Home, Haslemere	1,498	1,459
Milward Home, Tunbridge Wells	1,384	1,290
Wantage Home	1,703	1,652
Royd Court, Mirfield	3,448	3,484
Pilgrim Gardens, Evington, Leicester	2,081	2,081
Middlefields House	7,577	6,124
Land at Churston Ferrers	-	60
Redbourn retirement flats	<u>1,300</u>	<u>1,300</u>
	<b>30,324</b>	<b>28,544</b>
<b>At Committee's revaluation, 31<sup>st</sup> March 1954 plus cost since:</b>		
Brighton Home	464	464
<b>Long leasehold property:</b>		
Crosfield Court, Watford	-	<u>143</u>
<b>Total properties and assets in the course of construction</b>	<b><u>30,788</u></b>	<b><u>29,151</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

---

### 8. TANGIBLE FIXED ASSETS (continued)

The net gain on disposal of tangible fixed assets for the year is made up of:

	<b>£000</b>
Gain on disposal of Land at Churston Ferrers	<b>180</b>
Loss on disposal of Crosfield Court, Watford	<b>(25)</b>
Loss on disposal of equipment, fixtures and furniture	<b>(6)</b>
	<b><u>149</u></b>

### 9. INVESTMENTS

	<b>Investment properties £000</b>
<b>Valuation</b>	
As at 1 April 2021	<b>2,718</b>
Additions	<b>-</b>
Disposals	<b>( 830)</b>
Revaluations	<b>( 256)</b>
As at 31 March 2022	<b><u>1,632</u></b>
Historic cost as at 31 March 2022	<b><u>1,254</u></b>

Investment properties comprise the following:

	<b>2021 £000</b>	<b>2020 £000</b>
<b>At fair value:</b>		
<i>Transferred from Pilgrim Homes:</i>		
House on Pilgrims' Way, Great Finborough	<b>280</b>	238
60 Royd Court, Mirfield	<b>210</b>	198
90a Wood Lane, Chippenham	<b>223</b>	324
90 Wood Lane, Chippenham	<b>212</b>	308
92 Wood Lane, Chippenham	<b>327</b>	475
House on Liphook Road, Haslemere	<b><u>380</u></b>	<u>345</u>
	<b>1,632</b>	1,888
<i>Transferred from Pilgrims' Friend Society:</i>		
12 and 16 Harding Close, Redbourn formerly used as accommodation for missionaries. Sold during year.	<b>-</b>	<u>830</u>
	<b><u>1,632</u></b>	<u>2,718</u>

The investment properties were revalued at the open market value as at 31 March 2022 by the Director of Property Services, Andy Walsh ARIBA.

The net losses on investments for the year is made up of:

	<b>£000</b>
Realised loss of sale of Redbourn flats	<b>( 16)</b>
Revaluation of investment properties	<b>(256)</b>
	<b><u>(272)</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

### 10. STOCK

	2022		2021		
	£000		£000		
Stock of leasehold flats held for resale (see below)	<u>1,442</u>		<u>1,322</u>		
	Royd Court		Pilgrim Gardens		Total £000
	Number No	Cost £000	Number No	Cost £000	
As at 1 April 2021	5	613	5	709	1,322
Sold	(4)	(523)	-	-	(523)
Bought back	<u>5</u>	<u>643</u>	<u>-</u>	<u>-</u>	<u>643</u>
As at 31 March 2022	<u>6</u>	<u>733</u>	<u>5</u>	<u>709</u>	<u>1,442</u>

#### **Contingent liabilities on housing stock**

Under the terms of the sale of leases at Royd Court, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2022 is £3.45 million.

Under the terms of the sale of leases at Pilgrim Gardens, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2022 is £1.31 million.

### 11. DEBTORS AND PREPAYMENTS

	2022	2021
	£000	£000
Due from group entities and associated undertakings	4,140	2,622
Other debtors and prepayments	<u>25</u>	<u>13</u>
	<u>4,165</u>	<u>2,635</u>

### 12. CREDITORS AND ACCRUALS: amounts falling due within one year

	2022	2021
	£000	£000
Trade creditors	90	165
Due to group entities and associated undertakings	-	366
Bank loans	250	-
Other creditors	<u>53</u>	<u>52</u>
	<u>393</u>	<u>583</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

### 13. CREDITORS AND ACCRUALS: amounts falling due after more than one year

	2022 £000	2021 £000
Bank loans	<u>1,250</u>	<u>-</u>

The bank loan is secured on the Dorothea Court and Brighton properties. Interest on the bank loan is payable at 2.6% above base rate over the period until May 2027.

### 14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

2022	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>Fixed assets</b>				
Tangible	-	25,025	-	25,025
Investments	1,632	-	-	1,632
<b>Current assets</b>	2,359	1,080	2,290	5,729
<b>Current liabilities</b>	( 393)	-	-	( 393)
<b>Non-current liabilities</b>	(1,250)	-	-	( 1,250)
<b>Total Net Assets</b>	<u>2,348</u>	<u>26,105</u>	<u>2,290</u>	<u>30,743</u>

2021	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>Fixed assets</b>				
Tangible	-	23,904	-	23,904
Investments	2,718	-	-	2,718
<b>Current assets</b>	718	1,080	2,290	4,088
<b>Current liabilities</b>	( 583)	-	-	( 583)
<b>Total Net Assets</b>	<u>2,853</u>	<u>24,984</u>	<u>2,290</u>	<u>30,127</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2022

---

### 15. FUNDS

<i>2022</i>	<i>Brought Forward at 1 April April 2021 £000</i>	<i>Income £000</i>	<i>Expenditure £000</i>	<i>Revaluations and gains £000</i>	<i>Transfers £000</i>	<i>Carried forward at 31 March 2022 £000</i>
<b>Unrestricted funds</b>						
General fund	2,853	2,112	(1,224)	(272)	(1,121)	2,348
<b>Designated funds</b>						
Operational Assets Equity Fund	23,904	-	-	-	1,121	25,025
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	<u>50</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>50</u>
	<b>24,984</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,121</b>	<b>26,105</b>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	<u>441</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>441</u>
	<b>2,290</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,290</b>
<b>Total funds</b>	<b><u>30,127</u></b>	<b><u>2,112</u></b>	<b><u>(1,224)</u></b>	<b><u>(272)</u></b>	<b><u>-</u></b>	<b><u>30,743</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2022

### 15. FUNDS (continued)

<i>2021</i>	<i>Brought Forward at 1 April April 2020 £000</i>	<i>Income £000</i>	<i>Expenditure £000</i>	<i>Revaluations and gains £000</i>	<i>Transfers £000</i>	<i>Carried forward at 31 March 2021 £000</i>
<b>Unrestricted funds</b>						
General fund	<u>8,348</u>	<u>880</u>	<u>(797)</u>	<u>( 4)</u>	<u>(5,574)</u>	<u>2,853</u>
<b>Designated funds</b>						
Operational Assets Equity Fund	15,992	-	-	-	7,912	23,904
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
Futures Fund	<u>2,338</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,338)</u>	<u>-</u>
	<u>19,410</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,574</u>	<u>24,984</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	<u>441</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>441</u>
	<u>2,290</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,290</u>
<b>Total funds</b>	<u>30,048</u>	<u>880</u>	<u>(797)</u>	<u>( 4)</u>	<u>-</u>	<u>30,127</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2022

---

### 16. DESCRIPTION OF FUNDS

#### *General Fund*

Assets held in the General Fund are available for the general purposes of the charity.

#### *Designated Funds*

The trustees have designated these unrestricted funds for use for specific purposes as detailed below.

#### *Restricted Funds*

These are funds where there is a restriction imposed either by the donor or the charity setting out conditions under which funds may be used.

### **Designated Funds**

#### *Futures Fund*

The trustees have agreed to designate all legacies received over £100,000 to these funds, which would then be available to meet the costs of redeveloping the properties owned by the group. The balance was transferred out last year to meet the costs of the Middlefields development.

#### *Operational Assets Equity Fund*

Established by the trustee to reflect the value of fixed asset properties owned by the charity which would not be capable of disposal without affecting the ongoing work of the charity. During the year a transfer has been made to match the value of this fund to the value of the assets owned by the charity.

#### *Property Emergency Repair Fund*

This fund has been established to ensure that funds are set aside to deal with any emergency repairs required to principally any of this charity's properties, but the fund may be used for any emergency property repairs. In general, all repairs to property occupied by the Pilgrim Homes Restricted Fund will be carried out under the auspices of that Fund and the value gifted to this charity by way of an *in-specie* grant. A cash reserve of at least £50,000 will be maintained within the charity to enable these funds to be accessible in an emergency.

#### *Operational Risk Reserve*

This fund consists of funds required to ensure the continuity of care in the event of a major disruption to the operation of the charity.

### **Restricted Funds**

#### *St Albans and Lucy McNeil Home Funds*

These funds, accepted on 31 March 2020 as part of the transfer from Pilgrims' Friend Society, relate to the receipt of donations and the proceeds of various fundraising activities for the purpose of establishing new homes.

# **PILGRIM HOMES TRUST**

## **Notes to the financial statements (continued)** **For the year ended 31 March 2022**

---

### **17. RELATED PARTY TRANSACTIONS**

The Pilgrims Friend Group is the ultimate controlling charity of the group. The charity is a subsidiary of The Pilgrims Friend Group by virtue of that charity being the sole member of Pilgrim Homes Trust with the right to appoint directors. Transactions with The Pilgrims Friend Group and its other group undertakings are not disclosed as consolidated financial statements for the group are publicly available.

Details of trustees and key management personnel are given on page 1. No remuneration is paid to any of them from this charity.

### **18. LIFE TENANCY**

In 2012 the charity was notified of a legacy which included a share of a freehold property, which is subject to a life tenancy. The conditions for recognition of this income have not been met and therefore this legacy is not included as income in the accounts. The estimated value of the legacy is unknown at present.

### **19. CHURSTON FERRERS OVERAGE**

The sale of the land at Churston Ferrers included an overage agreement stating that Pilgrim Homes Trust will receive payment if planning permission is granted on the land disposed of within the next 30 years.

### **20. POST BALANCE SHEET EVENTS**

The Leonora care home plus the three neighbouring investment properties in Chippenham have been put up for sale for £1,280,000.

**PILGRIM HOMES TRUST**

England & Wales - Charity number 1183226

---

# Accounts

---

**PILGRIM HOMES TRUST**

**Financial Statements**

**For the year ended 31 March 2021**

**COMPANY NUMBER** 11685624

**CHARITY NUMBER** 1183226

# PILGRIM HOMES TRUST

## Contents of the financial statements For the year ended 31 March 2021

---

<b>Page</b>	
1	Trustees' report – statutory information
2 - 5	Trustees' report
6 - 9	Independent auditor's report
10	Statement of financial activities
11	Balance sheet
12	Statement of cash flows
13 - 24	Notes to the financial statements

# PILGRIM HOMES TRUST

## Trustee's report – statutory information For the year ended 31 March 2021

---

### DIRECTORS AND TRUSTEES

Michael Abbott	Andrew Symonds (Chairman)
Sheila Warnes	John Edwards
Dr Judy McLaren	Philip Oliver (appointed 30 April 2020)

Legal title to the assets of the charity are held by a wholly owned subsidiary and nominee company, The Aged Pilgrims' Friend Society Trust Ltd. A charity trustees' indemnity insurance policy is maintained by the group of charities.

### REGISTERED OFFICE

175 Tower Bridge Road  
London  
SE1 2AL

**CHARITY NUMBER** 1183226

### BANKERS

Lloyds Bank plc  
25 Gresham Street  
London  
EC2V 7HN

### AUDITORS

Jacob Cavenagh & Skeet  
Chartered Accountants  
5 Robin Hood Lane  
Sutton  
Surrey SM1 2SW

### KEY MANAGEMENT PERSONNEL

The Key Management Personnel of the charity were the Trustees and the members of the Senior Management Team of Pilgrims' Friend Society, whose names and responsibilities are listed below:

Stephen Hammersley	<i>Chief Executive Officer</i>
Maureen Sim	<i>Director of Operations</i>
Adrian Bray	<i>Company Secretary (to 31 July 2020)</i>
Andy Walsh	<i>Director of Property Services</i>
Phil Wainwright	<i>Director of Human Resources and IT</i>
Debbie Buggs	<i>Director of Finance (from 1 June 2020) and Company Secretary (from 1 August 2020)</i>

# **PILGRIM HOMES TRUST**

## **Trustee's report**

**For the year ended 31 March 2021**

---

The trustees are pleased to present their report, together with the financial statements of the charity (hereafter in this report referred under the short name of Pilgrim Homes) for the year ended 31 March 2021.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

The trustees are pleased to present their report, together with the financial statements of the company for the year ended 31 March 2021. The trustees' report incorporates the directors' report prepared for the purposes of company law. The results of all group entities are consolidated in the accounts of The Pilgrims Friend Group. Responsibility for the day-to-day operations of the charity is delegated to the Chief Executive and Senior Management Team of Pilgrims' Friend Society which has been the main operating charity for the group.

### **REVIEW OF THE YEAR**

The Company was recognised as a charity on 2 May 2019 being essentially an incorporated form of the original Pilgrim Homes charity (founded in 1807) with articles which, although rendered in modern English, faithfully reproduce those of the original Pilgrim Homes Charity.

On 5 February 2020, the charity acquired the Aged Pilgrims Friend Society Trust Limited, a dormant company, which holds title to the assets of the former Pilgrim Homes and Housing Schemes. To avoid unnecessary costs this company will continue to hold title to these assets as nominee for this Company.

As part of the group reconstruction, on 31 March 2020, the charity acquired, by way of a gift, the operating assets of the former Pilgrim Homes, being both freehold properties and operating assets and equipment. Included within this transfer were six investment properties, together with the former Pilgrim Homes investment portfolio held with Rathbones. During this year, the investment portfolio was liquidated and three of the Redbourn flats were sold. The Company received £647,000 in donations from Pilgrim Homes, which consisted of £452,000 legacies and £195,000 overage receipt.

### **OBJECTIVES AND ACTIVITIES**

The objects of the charity are to provide grants, housing and care for needy Protestant Christians over 60 years of age for the public benefit and to the glory of God.

The charity's trustees have considered the guidance regarding public benefit when considering and planning its objectives and activities for the year.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year the Charity contributed to the Group's renewal programme by continuing the building project at Middlefields funding it by liquidating investment assets.

### **FINANCIAL REVIEW**

As noted above the major activity of this year was the business of the former Pilgrim Homes charity (charity number 242266) which gives rise to rental and investment income from the investments held by the charity from which it makes funds capital improvements to the properties and the new building at Middlefields.

The surplus for the year, as dealt with within the SOFA and after charging depreciation amounted to £79,000 (2020: £622,000).

# **PILGRIM HOMES TRUST**

## **Trustees' report (continued) For the year ended 31 March 2021**

---

### **FUTURE DEVELOPMENTS**

The new home at Middlefields is expected to open in 2021, and further sales of investment properties will be made.

### **INVESTMENT POLICY**

The charity's investments are detailed in note 8 to these accounts. They include a number of houses and bungalows which are either located close to or within the curtilage of the Care Homes. These properties are unsuitable for use by the beneficiaries of this charity and they are therefore let on assured shorthold tenancies either to staff members or unrelated third parties. During the year the portfolio of listed investment was liquidated.

The trustees intend to maximise the return on these investments by maintaining them well and letting them at market rents. Three of these properties are adjacent to the existing Chippenham Care Home and were disposed of during the year.

### **RESERVES POLICY**

The Charity holds funds of £30,127,000 at the year end. Restricted funds account for £2,290,000. Of the general and designated funds, £23,904,000 could only be realised by disposing of tangible fixed assets or programme related investments. In addition, a further £1,560,000 is allocated to funding the remaining costs of the new home at Middlefields. This means that the reserves (that is, the part of the charity's unrestricted funds that is freely available to spend on any of the charity's purposes) are £2,373,000 against a target of £50,000, which is three months' worth of annual expenditure excluding depreciation. The charity is investing surplus reserves into the building of a new operational asset - Middlefields Home.

### **RISK MANAGEMENT**

The charity maintains a comprehensive register of risks which is reviewed by the Key Management Personnel at their monthly meetings and by trustees at every trustee meeting. Risks are rated as to both their likelihood and severity. The greatest risk affecting the Charity is not having liquid funds to pay the contractor building the new home. It has managed this risk by selling illiquid assets in a timely way.

### **STAFF ISSUES**

The Charity does not have any employees.

### **KEY MANAGEMENT PERSONNEL**

The key management personnel of the charity (all of whom are employed by Pilgrims' Friend Society, a fellow member of the Pilgrims Friend Group, are listed on page 1) are in charge of directing, controlling, running and operating the charity on a day-to-day basis. Details of their remuneration and expenses reimbursed, and other related party transactions are disclosed in Note 7 to the financial statements of the Pilgrim Friends Group. Their pay is reviewed annually.

### **FUNDRAISING POLICY**

The charity does not seek to raise donations, directing these instead to Pilgrims' Friend Society.

# PILGRIM HOMES TRUST

## Trustees' report (continued)

For the year ended 31 March 2021

---

### RELATED PARTIES

The trustees of the charity consider the following to be related parties:

1. Key Management Personnel of Pilgrims' Friend Society
2. The following charities:
  - a. Pilgrims' Friend Society (charity no. 1045920, company no. 3027071)
  - b. The Pilgrims Friend Group (formerly APFS 1807) (charity no. 1134979, company no. 7169875)
  - c. Pilgrim Homes (charity no. 242266)
  - d. Strathclyde House Trust (charity no. SC025550, company no. SC169848)
3. PFG Trading Limited - a limited company
4. Aged Pilgrims' Friend Society Trust Limited - a limited company which holds title to the properties owned by Pilgrim Homes Trust.

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of Pilgrim Homes Trust for the purposes of company law) are responsible for preparing the Trustees' Report (incorporating the directors' report) and the financial statements in accordance with 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).

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;
- make judgments and accounting 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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.

### STATEMENT OF DISCLOSURE TO AUDITOR

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

# PILGRIM HOMES TRUST

## Trustees' report (continued) For the year ended 31 March 2021

---

### AUDITORS

Jacob Cavenagh & Skeet were the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The above report is prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Approved by the trustees and signed on their behalf by

*A Symonds*

Mr A J Symonds (Chairman)

Date: 23 September 2021

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust For the year ended 31 March 2021**

---

### **OPINION**

We have audited the financial statements of Pilgrim Homes Trust (the charity) for the year ended 31 March 2021 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least 12 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors 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.

# **PILGRIM HOMES TRUST**

## **Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2021**

---

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.

### **OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

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

- the information given in the Trustees' Report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the Trustees' Report 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included with 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, 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.

### **RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the year ended 31 March 2021

---

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to charity, financial reporting legislation, health & safety regulations and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to:

- accounting measurements of property
- disclosure of capital commitments or provisions
- recognition of legacy income
- fraudulent extraction of cash

In response to the risks identified we designed procedures which included, but were not limited to:

- reviewing third party evidence of investment property valuations
- agreeing financial statement disclosures to underlying supporting documentation
- identifying and reviewing journal entries
- discussions with management and review of legal correspondence
- reviewing Trustees' meeting minutes
- evaluating the charity's internal controls

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

# PILGRIM HOMES TRUST

## Independent auditor's report to the trustees of Pilgrim Homes Trust (continued) For the 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](http://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 and regulations made under that Act. 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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.

*Paul Newton*

**Paul Newton FCA (Senior Statutory Auditor)  
for and on behalf of Jacob Cavenagh & Skeet**

**Chartered Accountants  
Statutory Auditor**

5 Robin Hood Lane  
Sutton  
Surrey  
SM1 2SW

Date: 28 September 2021

# PILGRIM HOMES TRUST

## Statement of financial activities (including Income and Expenditure Account) For the year ended 31 March 2021

	Note	2021			2020		
		Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000	Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000
<b>Income from:</b>							
Donations, legacies and grants	2	679	-	679	1,502	1	1,503
Investments	3	81	-	81	68	10	78
Charitable activities	4	<u>120</u>	-	<u>120</u>	<u>8</u>	-	<u>8</u>
<b>Total income</b>		<u>880</u>	-	<u>880</u>	<u>1,578</u>	<u>11</u>	<u>1,589</u>
<b>Expenditure on:</b>							
Raising funds		29	-	29	9	-	9
Charitable activities	5	<u>768</u>	-	<u>768</u>	<u>778</u>	-	<u>778</u>
<b>Total expenditure</b>		<u>797</u>	-	<u>797</u>	<u>787</u>	-	<u>787</u>
Net (losses) on investments		( 4)	-	( 4)	( 180)	-	( 180)
<b>Net income</b>	6	79	-	79	611	11	622
Transfers between funds		-	-	-	-	-	-
<b>Net movement in funds</b>		79	-	79	611	11	622
<b>Reconciliation of funds</b>							
Total funds brought forward		<u>27,758</u>	<u>2,290</u>	<u>30,048</u>	<u>27,147</u>	<u>2,279</u>	<u>29,426</u>
<b>Total funds carried forward</b>		<u>27,837</u>	<u>2,290</u>	<u>30,127</u>	<u>27,758</u>	<u>2,290</u>	<u>30,048</u>

All of the activities are continuing. There were no recognised gains or losses other than those stated above.

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Balance sheet As at 31 March 2021

	Note	2021 £000	2020 £000
<b>Fixed assets</b>			
Tangible assets	7	23,904	20,067
Investments	8	<u>2,718</u>	<u>6,020</u>
		26,622	26,087
<b>Current assets</b>			
Stock of flats held for resale	9	1,322	777
Debtors and prepayments	10	2,635	3,242
Cash at bank and in hand		<u>131</u>	<u>43</u>
		4,088	4,062
<b>Creditors:</b> Amounts falling due within one year	11	( 583)	( 101)
<b>Net current assets</b>		<u>3,505</u>	<u>3,961</u>
<b>Total assets less current liabilities</b>		<u>30,127</u>	<u>30,048</u>
<b>Funds:</b>	12,13,14		
Unrestricted funds (including revaluation reserve of £0.551m (2020: £1.265m))		27,837	27,758
Restricted funds		<u>2,290</u>	<u>2,290</u>
<b>Total Funds</b>		<u>30,127</u>	<u>30,048</u>

The financial statements were approved by the Trustees on 23 September 2021 and signed on their behalf by:

*A Symonds*  
A J Symonds  
**Chairman**

*J Edwards*  
J Edwards  
**Trustee**

*S Hammersley*  
S Hammersley  
**Chief Executive**

Company Registration No: 3027071

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Statement of cash flows For the year ended 31 March 2021

---

	2021 £000	2020 £000
<b>Cash flows from operating activities</b>		
<i>Trading and donations</i>		
Net income	79	622
Interest and dividends included in investing activities	( 81)	( 78)
Depreciation	572	634
Movement in fair value of investments	<u>82</u>	<u>205</u>
<b>Net cash provided by trading and donations</b>	<b><u>652</u></b>	<b><u>1,383</u></b>
<i>Working capital movements</i>		
(Increase) in stocks	( 545)	-
Decrease/(increase) in debtors	607	( 2,624)
Increase/(decrease) in creditors	<u>482</u>	<u>( 58)</u>
<b>Net cash provided by/(used in) working capital movements</b>	<b><u>544</u></b>	<b><u>( 2,682)</u></b>
<b>Net cash provided by/(used in) operating activities</b>	<b><u>1,196</u></b>	<b><u>( 1,299)</u></b>
<b>Cash flows from investing activities</b>		
<i>Tangible fixed assets</i>		
Payments on additions of tangible fixed assets	( 4,416)	( 2,823)
Proceeds on disposal of tangible fixed assets	<u>7</u>	<u>-</u>
<b>Net cash (used in) tangible fixed assets</b>	<b>( 4,409)</b>	<b>( 2,823)</b>
<i>Other investing activities</i>		
Interest and dividends received	81	78
Payments on additions of fixed asset investments	( 37)	( 701)
Proceeds on disposal of fixed asset investments	<u>3,257</u>	<u>645</u>
<b>Net cash provided by/(used in) investing activities</b>	<b><u>3,301</u></b>	<b><u>( 2,801)</u></b>
<b>Net cash inflow/(outflow)</b>	<b>88</b>	<b>( 4,100)</b>
Cash and cash equivalents at 1 April 2020	<u>43</u>	<u>4,143</u>
<b>Cash and cash equivalents at 31 March 2021</b>	<b><u>131</u></b>	<b><u>43</u></b>

The notes on pages 13 to 24 form part of these financial statements.

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2021

---

### 1. ACCOUNTING POLICIES

The company is registered as a charitable company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. Its registered office is 175 Tower Bridge Road, London SE1 2AL.

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

#### 1a. Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), “Accounting and Reporting by Charities” the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006 and UK Generally Accepted Accounting Practice. The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared on the historical cost convention, modified to include certain investments and financial instruments at fair value.

#### 1b. Merger accounting

Pilgrim Homes Trust was incorporated on 19 November 2018 to take over the activities of Pilgrim Homes, a charity registered in England and Wales (charity number 242266), which was transferred on 31 March 2020. The Pilgrim Homes restricted fund held by Pilgrims’ Friend Society (charity number 1045920) was also transferred to Pilgrim Homes Trust on 31 March 2020 as part of the same restructuring.

Merger accounting was used for the comparative figures as the restructuring met the criteria under FRS 102. Merger accounting involves aggregating the assets, liabilities and funds of the combining charities and presenting them as though they had always been part of the same reporting charity. Although the merger may have taken place part way through a reporting period, the accounts must be drawn up to include the results of the combining charities for the whole of the reporting period in which the merger occurred.

#### 1c. Consolidation

This charity is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this charity, which are intended to give a true and fair view of the assets, liabilities, financial position and surplus or deficit of the group. The charity has therefore taken advantage of exemptions from the requirement to disclose transactions with other group undertakings.

The financial statements of the charity are consolidated in the financial statements of The Pilgrims Friend Group. These consolidated financial statements are available from its registered office at 175 Tower Bridge Road, London SE1 2AL.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

---

### 1. ACCOUNTING POLICIES (continued)

#### 1d. Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1e. Tangible fixed assets

Fixed assets are recorded at historic cost. Expenditure on existing properties is capitalised when works result in an enhancement of economic benefits of the asset. Other expenditure on the properties is charged to the income and expenditure account. Where appropriate, the historic cost less accumulated depreciation of any replaced components is released from the asset and recognised as a loss on disposal.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life. The following rates are used on a straight-line basis:

Land	nil
Buildings	100 years
Roof	70 years
Electrics	40 years
Windows, doors, heating and plumbing	30 years
Bathrooms and lifts	20 years
Kitchens – sheltered	20 years
Boilers	15 years
Kitchens – residential	10 years
Furniture and equipment – sheltered	10 years
Hard landscaping	5 years
Computer equipment	4 years

#### 1f. Income

Rental and ancillary income is recognised on the basis of when the service was provided to the resident. Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Where material assets are donated to the charity for its use, these are capitalised at the estimated market value at the date of the gift and included under income.

#### 1g. Expenditure

Expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities. Charitable expenditure includes all support costs in respect of the charity's activities.

#### 1h. Governance costs

This comprises expenditure on compliance with statutory legal requirements and is included in charitable activities.

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

---

### 1. ACCOUNTING POLICIES (continued)

#### 1i. Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund are set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors. The aim and use of each restricted fund are set out in note 14 to the financial statements.

#### 1j. Fixed asset investments

Fixed asset investments are freehold properties let on assured shorthold tenancies at market rents. These properties are included in these accounts at the trustees' estimate of market value. Gains and losses arising from revaluation are recognised in the Statement of Financial Activities.

#### 1k. Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

#### 1l. Cash and cash equivalents

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

#### 1m. Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation arising from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are recognised at their settlement amount. Concessionary loans are included at historic cost.

#### 1n. Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### 2. INCOME FROM DONATIONS AND LEGACIES

	<b>2021</b>	<b>2020</b>
	<b>£000</b>	<b>£000</b>
Grants receivable	<b>676</b>	510
Legacies receivable	-	982
Other sources	<u><b>3</b></u>	<u><b>11</b></u>
	<u><b>679</b></u>	<u><b>1,503</b></u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

---

### 3. INCOME FROM INVESTMENTS

	2021 £000	2020 £000
Rental of investment properties	63	64
Bank interest	3	14
Dividends	<u>15</u>	-
	<u>81</u>	<u>78</u>

### 4. INCOME ON CHARITABLE ACTIVITIES

	2021 £000	2020 £000
Housing income	-	8
Extra Care Housing lease sales	<u>120</u>	-
	<u>120</u>	<u>8</u>

### 5. EXPENDITURE ON CHARITABLE ACTIVITIES

	2021 £000	2020 £000
Housing costs	4	14
Cost of Extra Care Housing lease sales	120	-
Care costs	-	14
Other administrative costs	66	121
Governance costs:		
Auditors' fees for audit	4	3
Auditors' fees for accountancy	2	6
Depreciation	<u>572</u>	<u>634</u>
	<u>768</u>	<u>778</u>

### 6. NET INCOME

	2021 £000	2020 £000
This is stated after charging:		
Depreciation	572	634
Auditors' remuneration for audit services	4	3
Auditors' remuneration for other services	<u>2</u>	<u>6</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

### 7. TANGIBLE FIXED ASSETS

	Freehold and leasehold properties	Assets in the course of construction £000	Furniture, fixtures and fittings £000	Total £000
<b>Cost</b>				
As at 1 April 2020	24,115	671	929	25,715
Additions	362	4,003	51	4,416
Disposals	—	—	(52)	(52)
As at 31 March 2021	<u>24,477</u>	<u>4,674</u>	<u>928</u>	<u>30,079</u>
<b>Depreciation</b>				
As at 1 April 2020	5,244	-	404	5,648
Charge for the year	456	-	116	572
Released on disposals	—	—	(45)	(45)
As at 31 March 2021	<u>5,700</u>	<u>—</u>	<u>475</u>	<u>6,175</u>
<b>Net book value</b>				
As at 31 March 2021	<u>18,777</u>	<u>4,674</u>	<u>453</u>	<u>23,904</u>
As at 31 March 2020	<u>18,871</u>	<u>671</u>	<u>525</u>	<u>20,067</u>

Assets in the course of construction represents the construction costs, together with professional fees incurred in the construction of the new Middlefields House care home in Chippenham.

The cost of freehold and long leasehold property together with assets in the course of construction comprises the following:

	2021 £000	2020 £000
<b>Freehold property:</b>		
Dorothea Court, Bedford	4,379	4,363
Leonora Home, Chippenham	327	327
Great Finborough Home	1,743	1,727
Great Finborough Housing	2,437	2,389
Evington Home, Leicester	2,208	2,159
Shottermill Home, Haslemere	1,459	1,399
Milward Home, Tunbridge Wells	1,290	1,255
Wantage Home	1,652	1,558
Royd Court, Mirfield	3,484	3,440
Pilgrim Gardens, Evington, Leicester	2,081	2,081
Land at Churston Ferrers	60	60
Redbourn retirement flats	<u>1,300</u>	<u>1,300</u>
	<b>22,420</b>	<b>22,058</b>
<b>At Committee's revaluation, 31<sup>st</sup> March 1954 plus cost since:</b>		
Brighton Home	464	464
<b>Assets in the course of construction (including land already purchased):</b>		
Middlefields House	6,124	2,121
<b>Long leasehold property:</b>		
Crosfield Court, Watford	<u>143</u>	<u>143</u>
<b>Total properties and assets in the course of construction</b>	<b><u>29,151</u></b>	<b><u>24,786</u></b>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

### 7. TANGIBLE FIXED ASSETS (continued)

The insured rebuild value of the property in use by the Society is £55.8 million (2020: £54.9 million).

### 8. INVESTMENTS

	Listed investments £000	Investment properties £000	Total £000
<b>Valuation</b>			
As at 1 April 2020	1,924	4,096	6,020
Additions	33	4	37
Disposals	(1,957)	(1,300)	(3,257)
Revaluations	—	( 82)	( 82)
As at 31 March 2021	—	<u>2,718</u>	<u>2,718</u>
Historic cost as at 31 March 2021	—	<u>2,167</u>	<u>2,167</u>
Investment properties comprise the following:		2021 £000	2020 £000
<b>At market value:</b>			
<i>Transferred from Pilgrim Homes:</i>			
House on Pilgrims' Way, Great Finborough		238	225
60 Royd Court, Mirfield		198	185
90a Wood Lane, Chippenham		324	355
90 Wood Lane, Chippenham		308	357
92 Wood Lane, Chippenham		475	472
House on Liphook Road, Haslemere		<u>345</u>	<u>327</u>
		1,888	1,921
<i>Transferred from Pilgrims' Friend Society:</i>			
8,10,12,14 and 16 Harding Close Redbourn. Hertfordshire formerly used as accommodation for missionaries. 8, 10 & 14 sold during year.		<u>830</u>	<u>2,175</u>
		<u>2,718</u>	<u>4,096</u>

These investment properties were revalued as at 31 March 2021 by the Director of Property Services, Andy Walsh ARIBA. The values shown above were determined as being the open market value of each property as at 31 March 2021.

The net losses on investments for the year is made up of:

	£000
Realised loss of sale of Redbourn flats	( 61)
Realised gain on sale of listed investments	139
Revaluation of investment properties	( 82)
	<u>( 4)</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

### 9. STOCK

	2021		2020		
	£000		£000		
Stock of leasehold flats held for resale (see below)	<u>1,322</u>		<u>777</u>		
	Royd Court		Pilgrim Gardens		Total
	Number	Cost	Number	Cost	£000
	No	£000	No	£000	
As at 1 April 2020	3	351	3	426	777
Sold	(1)	(120)	-	-	(120)
Bought back	<u>2</u>	<u>382</u>	<u>2</u>	<u>283</u>	<u>665</u>
As at 31 March 2021	<u>4</u>	<u>613</u>	<u>5</u>	<u>709</u>	<u>1,322</u>

#### **Contingent liabilities on housing stock**

Under the terms of the sale of leases at Royd Court, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2021 is £3.45 million.

Under the terms of the sale of leases at Pilgrim Gardens, the Society is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2021 is £1.58 million.

### 10. DEBTORS AND PREPAYMENTS

	2021	2020
	£000	£000
Due from group entities and associated undertakings	2,622	3,228
Other debtors and prepayments	<u>13</u>	<u>14</u>
	<u>2,635</u>	<u>3,242</u>

### 11. CREDITORS AND ACCRUALS: amounts falling due within one year

	2021	2020
	£000	£000
Trade creditors	165	49
Due to group entities and associated undertakings	366	-
Other creditors	<u>52</u>	<u>52</u>
	<u>583</u>	<u>101</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

### 12. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
<b>2021</b>				
<b>Fixed assets</b>				
Tangible	-	23,904	-	23,904
Investments	2,718	-	-	2,718
<b>Current assets</b>	718	1,080	2,290	4,088
<b>Current liabilities</b>	( 583)	-	-	( 583)
<b>Total Net Assets</b>	<u>2,853</u>	<u>24,984</u>	<u>2,290</u>	<u>30,127</u>
<b>2020</b>				
<b>Fixed assets</b>				
Tangible	4,025	16,042	-	20,067
Investments	6,020	-	-	6,020
<b>Current assets</b>	(1,596)	3,368	2,290	4,062
<b>Current liabilities</b>	( 101)	-	-	( 101)
<b>Total Net Assets</b>	<u>8,348</u>	<u>19,410</u>	<u>2,290</u>	<u>30,048</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2021

### 13. FUNDS

<b>2021</b>	<i>Brought Forward at 1 April April 2020 £000</i>	<i>Income £000</i>	<i>Expenditure £000</i>	<i>Revaluations and gains £000</i>	<i>Transfers £000</i>	<i>Carried forward at 31 March 2021 £000</i>
<b>Unrestricted funds</b>						
General fund	<u>8,348</u>	<u>880</u>	<u>(797)</u>	<u>( 4)</u>	<u>(5,574)</u>	<u>2,853</u>
<b>Designated funds</b>						
Operational Assets Equity Fund	15,992	-	-	-	7,912	23,904
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
Futures Fund	<u>2,338</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,338)</u>	<u>-</u>
	<u>19,410</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,574</u>	<u>24,984</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,849	-	-	-	-	1,849
St Albans Fund	<u>441</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>441</u>
	<u>2,290</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,290</u>
Total funds	<u>30,048</u>	<u>880</u>	<u>(797)</u>	<u>( 4)</u>	<u>-</u>	<u>30,127</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements (continued) For the year ended 31 March 2021

2020	<i>Brought Forward at 1 April April 2019 £000</i>	<i>Income £000</i>	<i>Expenditure £000</i>	<i>Revaluations and gains £000</i>	<i>Transfers £000</i>	<i>Carried forward at 31 March 2020 £000</i>
<b>Unrestricted funds</b>						
General fund	<u>8,479</u>	<u>770</u>	<u>(701)</u>	<u>(180)</u>	<u>(20)</u>	<u>8,348</u>
<b>Designated funds</b>						
Operational Assets Equity Fund	15,992	-	-	-	-	15,992
Operational Risk Reserve	1,030	-	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	-	50
Futures Fund	<u>1,596</u>	<u>808</u>	<u>( 86)</u>	<u>-</u>	<u>20</u>	<u>2,338</u>
	<u>18,668</u>	<u>808</u>	<u>( 86)</u>	<u>-</u>	<u>20</u>	<u>19,410</u>
<b>Restricted funds</b>						
Lucy McNeil Fund	1,841	8	-	-	-	1,849
St Albans Fund	<u>438</u>	<u>3</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>441</u>
	<u>2,279</u>	<u>11</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,290</u>
<b>Total funds</b>	<u>29,426</u>	<u>1,589</u>	<u>(787)</u>	<u>(180)</u>	<u>-</u>	<u>30,048</u>

# PILGRIM HOMES TRUST

## Notes to the financial statements For the year ended 31 March 2021

---

### 14. DESCRIPTION OF FUNDS

#### *General Fund*

Assets held in the General Fund are available for the general purposes of the charity.

#### *Designated Funds*

The trustees have designated these unrestricted funds for use for specific purposes as detailed below.

#### *Restricted Funds*

These are funds where there is a restriction imposed either by the donor or the charity setting out conditions under which funds may be used.

### **Designated Funds**

#### *Futures Fund*

The trustees have agreed to designate all legacies received over £100,000 to these funds, which would then be available to meet the costs of redeveloping the properties owned by the group. The balance was transferred out during the year to meet the costs of the Middlefields development.

#### *Operational Assets Equity Fund*

Established by the trustee to reflect the value of fixed asset properties owned by the charity which would not be capable of disposal without affecting the ongoing work of the charity. During the year a transfer has been made to match the value of this fund to the value of the freehold properties owned by the charity.

#### *Property Emergency Repair Fund*

This fund has been established to ensure that funds are set aside to deal with any emergency repairs required to principally any of this charity's properties, but the fund may be used for any emergency property repairs. In general, all repairs to property occupied by the Pilgrim Homes Restricted Fund will be carried out under the auspices of that Fund and the value gifted to this charity by way of an *in-specie* grant. A cash reserve of at least £50,000 will be maintained within the charity to enable these funds to be accessible in an emergency.

#### *Operational Risk Reserve*

This fund consists of funds required to ensure the continuity of care in the event of a major disruption to the operation of the charity.

### **Restricted Funds**

#### *St Albans and Lucy McNeil Home Funds*

These funds, accepted on 31 March 2020 as part of the transfer from Pilgrims' Friend Society, relate to the receipt of donations and the proceeds of various fundraising activities for the purpose of establishing new homes.

# **PILGRIM HOMES TRUST**

## **Notes to the financial statements (continued)**

**For the year ended 31 March 2021**

---

### **15. RELATED PARTY TRANSACTIONS**

The Pilgrims Friend Group is the ultimate controlling charity of the group. The charity is a subsidiary of The Pilgrims Friend Group by virtue of that charity being the sole member of Pilgrim Homes Trust with the right to appoint directors. Transactions with The Pilgrims Friend Group and its other group undertakings are not disclosed as consolidated financial statements for the group are publicly available.

Details of trustees and key management personnel are given on page 1. No remuneration is paid to any of them from this charity.

### **16. LIFE TENANCY**

In 2012 the charity was notified of a legacy which included a share of a freehold property, which is subject to a life tenancy. The conditions for recognition of this income have not been met and therefore this legacy is not included as income in the accounts. The estimated value of the legacy is unknown at present.