

Company registration number: 15141319

Association registration number: 1206411

Abbeyfield (East Devon) Society Limited

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025



WESTCOTT

CHARTERED ACCOUNTANTS
& BUSINESS ADVISERS

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COMPANIES HOUSE

Abbeyfield (East Devon) Society Limited

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Abbeyfield (East Devon) Society Limited

Reference and Administrative Details

Chairman	Kevin Budden
Trustees	David Lewis Christopher Knee Ian Foot Hilary Simon Graham Cumming (resigned on 24 March 2025) Dr Rosemary Harris Colin Weeks Kevin Budden Carolyn Cox Tracey Stephenson (appointed 23 September 2024)
Homes England Number	H2776
Registered Charity Number	1206411
Company Registration Number	15141319
Registered Office	Marjorie Baker House Vicarage Street Colyton Devon EX24 6LJ
Auditor	Westcotts (SW) LLP Timberly South Street Axminster Devon EX13 5AD

Abbeyfield (East Devon) Society Limited

Trustees' Report

The Board members present their report and the financial statements for the year ended 31 March 2025.

Objectives and activities

Objects and aims

To provide sheltered housing with on-site support to enable older people from diverse backgrounds to continue to live independently for as long as possible.

To promote engagement and involvement with the local community of which Abbeyfield (Colyton, Honiton and Taunton) are an integral part.

To foster the positive aspect of communal life within the house – combating loneliness encouraging social contact and promoting the physical, social and emotional well-being of residents.

Report of Business and Results for the Year End March 2025

The financial results for the year are set out in the Income and Expenditure Account and the position at the end of the year is shown in the Balance Sheet. Thanks are due to our Treasurer, Colin Weeks, for his professional leadership in this area. We are committed to continually investing in our properties to ensure the highest standards are maintained and maintenance is carried out in a timely manner. Our main areas of expense in this year have been to comply with Fire Safety and electrical regulations.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Structure, governance and management

The Society has undergone a management reorganisation this year due to the resignation in December of our CEO. Anna Hughes has stepped up from administrator to Operations manager and Rebecca Somers has been brought into the team and Sasha Haines continues as Finance Assistant. Rebecca's role will be to support Anna and take a lead on HR and marketing. The new management team will have a review after six months. Their first three months in post has been challenging but the team has responded well and have been well supported by the trustees.

The board has seen the resignation of one trustee and have welcomed a new trustee.

The board has produced a succession plan with a view to strengthen its recruitment process for new trustees. One part of this has been to reintroduce the role of Vice Chairman.

The Board meets regularly to receive a report from the Management team and discuss the operation of the Society. The Finance assistant and Treasurer present a report at each meeting, setting out the year to date, income and expenditure in comparison with the previous year and identifies any unexpected budget pressures and plans to accommodate these.

Abbeyfield (East Devon) Society Limited

Trustees' Report

Major risks and management of those risks

Business Risk

The Board examines the major strategic, business and operational risks which the Society faces and approves an annual risk management plan which confirms that systems are in place to prevent or mitigate key areas of risk. These include Governance, Finance, Health and Safety and Staffing. The Finance Committee meets at key stages of the financial year to review the Society's income and expenditure, to prepare a detailed budget for the future year and to prepare recommendations for any fee and salary increases to be ratified by the Board.

Achievements and performance

This year has been one of ensuring that our houses comply with regulations relating to health and safety, fire and electrical regulations. The costs of these works across the three houses have taken priority over other things that would have been nice to have done. We have invested in detailed reports for each house in these three areas which has given us a program of works that we need to complete in a phased manner depending on the urgency of the particular work. Our Operations manager has been working hard to pull all this together and ensuring we are getting works done to an excellent standard but also mindful of obtaining value for money for the society.

Our new governing body Abbeyfield England introduced a new standard to be completed this year and I am delighted to say we have been awarded the new quality standard. This involved amongst other things a total review of all our policies and a demonstration of the financial security of the society.

Northfield Court has had a revamp of their dining room with new tables, chairs, dressers and carpeting.

Stanhope House has had the apartment totally revamped which has enabled us to create a new laundry room.

Marjorie Baker House has not had any major works done just concentrating on keeping communal areas looking smart and redecorating any rooms that were being vacated before reletting.

During the year resident numbers in Colyton and Taunton have been very good. Empty rooms in Honiton have been very challenging to fill and we had a number of voids for several months.

Staffing has been stable with the usual small number of changes to be expected in the market in which we operate.

With the addition of Rebecca to our team we have seen a large increase in our social media presence and activity.

Abbeyfield (East Devon) Society Limited

Trustees' Report

Involvement in the wider Abbeyfield movement

Progress is being made in the creation of Abbeyfield England especially with regards to it breaking away from Abbeyfield Living Society which is the centrally managed arm of Abbeyfield. Abbeyfield England will now concentrate on member societies and are actively seeking members opinions on how it should develop. We now have a partnership consultant for the south west representing Abbeyfield England. The chair and members of the operations team attend zoom meetings organised by Abbeyfield England.

In our area we have the Informal Partnership Group which represents houses in the south west and is attended by a representative of Abbeyfield England. There is also the Hampshire and Isle of Wight group and the Chair attends both groups.

Financial review

Abbeyfield (East Devon) Society Limited took on a house in Taunton name the Abbeyfield Taunton Defendamus Society. The official date of the merger was 30th November 2023.

The finance committee prepared a budget for the coming year and taking into account expected expenditure and operating costs agreed an increase in residents fees and staff wages of 5%. The society as a whole returned a surplus for the year in the region of £35,000. Colyton performed strongly with Honiton and Taunton showing a deficit. Honiton has proved financially challenging this year the deficit can be attributed to major refurbishment of the apartment, urgent works to electrics and fire doors, increased staff costs and higher voids than were expected. The finance committee has reviewed the budget for the coming year and are confident that costs can be reduced. There has been an increased interest in rooms at Honiton and we are hopeful of being full at some point in the next financial year. The deficit at Taunton was small and can be attributed to unexpected electrical and fire door costs.

The society maintains a very healthy reserve and the board believes is still in a strong financial position.

Plans for the future periods

The trustees are committed to maintaining a high standard of repairs and maintenance to ensure the well being and health and safety of residents. With this in mind our primary objective over the next financial year is to ensure all our properties comply with health and safety, fire and electrical regulations.

At Colyton we plan to instal solar panels in order to reduce our electricity bill and to help with future regulations expected on carbon footprint.

At Taunton we plan to redecorate the hall areas and reinstate a respite room for potential new residents to have a trial period or people who need a short period of respite. Outside we have to replace the rear gate for safety reasons and reset patio stones that are unsafe. Whilst we are doing this we will give the garden a small makeover and construct a new bin store.

At Honiton we need to upgrade the roof insulation and replace parts of the stair lift.

In the budget an allowance is made for the refurbishment of two rooms in each house should they become vacant.

Abbeyfield (East Devon) Society Limited

Trustees' Report

Summary

When reflecting on the year 2024-25 our biggest challenge was the unexpected resignation of our CEO. This has presented numerous challenges for our new management team who have faced them all head on and the board is very grateful to them for the way they have thrown themselves into their new roles. We are confident that operationally we have a good team who can deliver for us in the next financial year.

The board is very grateful to everyone who contributes so cheerfully and tirelessly in making all our houses very special places for those who live and work here.

Statement of trustees' responsibilities

The trustees (who are also the directors of Abbeyfield (East Devon) Society Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its 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 apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 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 keeping proper accounting records that can 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.

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

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the association's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Reappointment of auditor

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Westcotts (SW) LLP as auditors of the association is to be proposed at the forthcoming Annual General Meeting.

Abbeyfield (East Devon) Society Limited

Trustees' Report

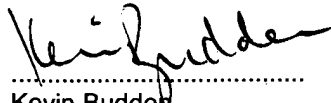
The annual report was approved by the trustees of the association on 23/09/25 and signed on its behalf by:



Hilary Simon
Trustee



Colin Weeks
Trustee



Kevin Budden
Chairman and trustee

Abbeyfield (East Devon) Society Limited

Independent Auditor's Report to the Members of Abbeyfield (East Devon) Society Limited

Opinion

We have audited the financial statements of Abbeyfield (East Devon) Society Limited (the 'association') for the year ended 31 March 2025, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 responsibilities for the audit of the financial statements section of our report. We are independent of the association 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 association's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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 trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Abbeyfield (East Devon) Society Limited

Independent Auditor's Report to the Members of Abbeyfield (East Devon) Society Limited

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

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

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

- the information given in the Trustees' Report 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 our knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

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

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

Responsibilities of trustees

As explained more fully in the Statement of trustees' responsibilities (set out on page 5), the trustees 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 association'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 association or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

Abbeyfield (East Devon) Society Limited

Independent Auditor's Report to the Members of Abbeyfield (East Devon) Society Limited

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

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the trustees and other management and inspection of the company's correspondence. We communicated identified laws and regulations throughout our team, and remained alert to any indications of non-compliance throughout the audit.
- The company is subject to laws and regulations that govern the preparation of the financial statements, including financial reporting legislation, and other company legislation. The company is also subject to other laws and regulations where the consequences of non-compliance could have a material impact on the amounts or disclosures within the financial statements, including employment, anti-bribery, anti-money laundering and certain aspects of companies legislation.
- Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

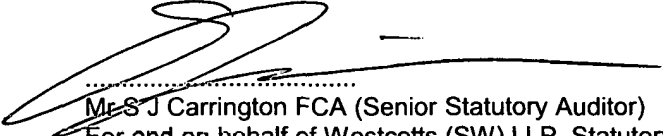
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Abbeyfield (East Devon) Society Limited

Independent Auditor's Report to the Members of Abbeyfield (East Devon) Society Limited

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the association's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



.....
Mr S J Carrington FCA (Senior Statutory Auditor)
For and on behalf of Westcotts (SW) LLP, Statutory Auditor

Timberly
South Street
Axminster
Devon
EX13 5AD

Date: 10-11-2025

Abbeyfield (East Devon) Society Limited

Statement of Comprehensive Income for the Year Ended 31 March 2025

		Unrestricted funds	Restricted	Total	Total
		Income and expenditure reserve	funds	2025	2024
	Note	Designated £	£	£	£
Income and Endowments from:					
Turnover	3	-	873,826	873,826	279,716
Investment income	4	-	6,429	6,429	6,667
Total Income		-	880,255	880,255	286,383
Expenditure on:					
Raising funds		-	(935,212)	(935,212)	(342,192)
Total Expenditure		-	(935,212)	(935,212)	(342,192)
Net expenditure		-	(54,957)	(54,957)	(55,809)
Other recognised gains and losses					
Gains/(losses) on revaluation of fixed assets		-	(10,788)	(10,788)	35,318
Other gains/(losses)		-	-	-	1,760,319
Net movement in funds		-	(65,745)	(65,745)	1,739,828
Reconciliation of funds					
Total funds brought forward		-	1,739,828	1,739,828	-
Transfer from Taunton		640,432	1,200,989	3,609	1,845,030
Total funds carried forward	15	640,432	2,875,072	3,609	3,519,113
					1,739,828

All of the association's results relate wholly to continuing operations during the above two periods. The accompanying notes form part of the financial statements.

The funds breakdown for 2024 is shown in note 15.

Abbeyfield (East Devon) Society Limited

(Registration number: 15141319)

Statement of Financial Position as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Other tangible fixed assets	8	27,086	18,733
Tangible fixed assets - Housing properties	9	3,326,129	1,699,920
		<u>3,353,215</u>	<u>1,718,653</u>
Current assets			
Trade and other debtors	10	11,621	23,750
Investments	11	326,288	382,392
Cash and cash equivalents	12	334,514	110,451
		672,423	516,593
Creditors: Amounts falling due within one year	13	<u>(33,492)</u>	<u>(15,221)</u>
Net current assets		<u>638,931</u>	<u>501,372</u>
Total assets less current liabilities		3,992,146	2,220,025
Creditors: Amounts falling due after more than one year	14	<u>(473,033)</u>	<u>(480,197)</u>
Net assets		<u>3,519,113</u>	<u>1,739,828</u>
Reserves of the association:			
Restricted income funds			
Restricted funds		3,609	-
Unrestricted income funds			
Unrestricted funds		<u>3,515,504</u>	<u>1,739,828</u>
Total reserves	15	<u>3,519,113</u>	<u>1,739,828</u>

The notes on pages 15 to 28 form an integral part of these financial statements.

Abbeyfield (East Devon) Society Limited

(Registration number: 15141319)

Statement of Financial Position as at 31 March 2025

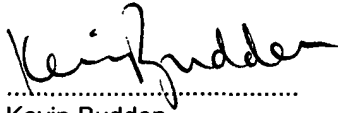
The financial statements on pages 11 to 28 were approved by the trustees, and authorised for issue on 23/09/25 and signed on their behalf by:



Hilary Simon
Trustee



Colin Weeks
Trustee



Kevin Budden
Chairman and trustee

The notes on pages 15 to 28 form an integral part of these financial statements.

Abbeyfield (East Devon) Society Limited

Statement of Cash Flows for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash income		1,779,285	1,739,828
Adjustments to cash flows from non-cash items			
Depreciation		63,182	25,429
Investment income	4	(6,429)	(6,667)
Revaluation of investments		10,788	(35,318)
		<u>1,846,826</u>	<u>1,723,272</u>
Working capital adjustments			
Decrease/(increase) in debtors	10	12,129	(23,750)
Increase in creditors	13	18,271	8,057
(Decrease)/increase in deferred income	14	(7,164)	487,361
Net cash flows from operating activities		<u>1,870,062</u>	<u>2,194,940</u>
Cash flows from investing activities			
Interest receivable and similar income	4	1,558	1,891
Purchase of tangible fixed assets	8	(11,362)	(947)
Purchase of housing property	9	(4,740)	(8,370)
Purchase of investments		(4,684)	-
Sale of investments		50,000	-
Income from dividends	4	4,871	4,776
Fixed assets transferred from other societies		(1,681,642)	(1,734,765)
Current asset investments transferred from other societies		-	(347,074)
Net cash flows from investing activities		<u>(1,645,999)</u>	<u>(2,084,489)</u>
Net increase in cash and cash equivalents		224,063	110,451
Cash and cash equivalents at 1 April 2024		<u>110,451</u>	-
Cash and cash equivalents at 31 March 2025		<u><u>334,514</u></u>	<u><u>110,451</u></u>

All of the cash flows are derived from continuing operations during the above two periods.

The notes on pages 15 to 28 form an integral part of these financial statements.

Abbeyfield (East Devon) Society Limited

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

1 Legal status

The association is registered under the Companies Act 2006 and is a registered provider of social housing and is a Charity.

1.1 General information

The association is limited by guarantee, incorporated in England & Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the association in the event of liquidation.

The address of its registered office is:

Marjorie Baker House
Vicarage Street
Colyton
Devon
EX24 6LJ

Comparability of accounts

The current financial period represents a year of activity whereas the prior period represents 6 months and therefore the information is not comparable.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

The financial statements of the association are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis of preparation

Abbeyfield (East Devon) Society Limited meets the definition of a public benefit entity under FRS 102.

The financial statements are prepared in sterling (£).

Going concern

The trustees consider that there are no material uncertainties about the association's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the association. The trustees have a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. On this basis, the board continues to adopt the going concern basis in the financial statements.

Abbeyfield (East Devon) Society Limited

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

Judgements

There were no judgements made in the year.

Key sources of estimation uncertainty

There were no key sources of estimation uncertainty made in the year.

Turnover and other income

Deferred income

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the association has unconditional entitlement.

Investment income

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the association; this is normally upon notification of the interest paid or payable by the bank.

Other income

All incoming resources are included in the statement of financial activities when the association is entitled to the income and the amount can be quantified with reasonable accuracy.

Certain residents receive financial support from local authorities who enter into Supporting People contracts with Abbeyfield East Devon. Under these contracts, which depend upon the peculiar circumstances of each resident, a part of the total amount chargeable to a resident is funded by Devon County Council. Amounts received from the local authorities are offset against the total amount which would otherwise be due from the resident.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Raising funds

These are costs incurred in attracting voluntary income, the management of investments and those incurred in trading activities that raise funds.

Pension costs

Pension costs for the defined contribution scheme are charged against income as they fall due.

Abbeyfield (East Devon) Society Limited

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

Taxation

The association is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the association is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Fixtures and fittings costing £100.00 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Housing, land and buildings are stated at net book value. The cost of the properties is their purchase price, together with incidental costs of acquisition. To the extent that property costs have not qualified for the Social Housing Grant, they are funded from the Society's own resources.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

No depreciation is charged on the land. The main buildings are depreciated at 1% per annum. The alteration additions and buggy store are depreciated at 10% per annum. Social housing grant is released in accordance with the main building depreciation policy at 1% per annum.

Asset class	Depreciation method and rate
Furniture and equipment	10% reducing balance
Housing properties	10 year straight line

Current asset investments

Current asset investments are held at mid-market value at the balance sheet date and the gain or loss taken to the income and expenditure account.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the association will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Abbeyfield (East Devon) Society Limited

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

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the association.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Pensions and other post retirement obligations

The association operates a defined contribution pension scheme which is a pension plan under which fixed contributions are paid into a pension fund and the association has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised in the Statement of Financial Activities when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the association becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the association after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the association intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the association transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the association, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Abbeyfield (East Devon) Society Limited

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

Social Housing Grant

Social housing grants for capital expenditure are recognised in income over the useful life of the housing property structure under the accruals model. Other capital grants received from the non-government sources are recognised in the income with the proceeds are received using the performance model.

In the circumstances where the Social Housing Grant is treated as a grant towards revenue expenditure, it is matched with the expenditure to which it relates by crediting the income and expenditure account as part of turnover, and disclosed separately within the turnover note. The corresponding expenditure is shown under operating costs.

Governments grants released on the sale of property may be repayable but are normally available to be recycled and are credited to a Recycled Capital Grant Fund and included in the statement of financial position as creditors.

3 Turnover

	Unrestricted funds Income and expenditure reserve £	Total 2025 £
Residents' charges	889,311	889,311
Service charges	2,209	2,209
Losses from voids	(21,281)	(21,281)
Other income	3,587	3,587
Income from dividends	4,871	4,871
Other investment income	1,558	1,558
	<u>880,255</u>	<u>880,255</u>

	Unrestricted funds Income and expenditure reserve £	Total 2024 £
Residents' charges	286,835	286,835
Service charges	3,090	3,090
Losses from voids	(13,274)	(13,274)
Income from dividends	4,776	4,776
Other investment income	1,891	1,891
	<u>283,318</u>	<u>283,318</u>

Abbeyfield (East Devon) Society Limited

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

4 Investment income

	Unrestricted funds Income and expenditure reserve £	Total 2025 £	Total 2024 £
Income from dividends;			
Dividends receivable from other listed investments	4,871	4,871	4,776
Other investment income	1,558	1,558	1,891
	<u>6,429</u>	<u>6,429</u>	<u>6,667</u>

5 Net incoming/outgoing resources

Net incoming/(outgoing) resources for the year include:

	2025 £	2024 £
Audit fees	3,560	3,312
Depreciation of fixed assets	<u>63,185</u>	<u>25,429</u>

6 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the association during the year.

The amount expenses waived by the trustees during the year totalled £Nil (2024 - £Nil).

7 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	385,278	170,337
Social security costs	70,180	11,028
Pension costs	<u>26,442</u>	<u>5,769</u>
	<u>481,900</u>	<u>187,134</u>

The monthly average number of persons (including senior management / leadership team) employed by the association during the year expressed as full time equivalents was as follows:

Abbeyfield (East Devon) Society Limited

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

	2025	2024
	No	No
House staff	25	17
Administration staff	3	2
	<u>28</u>	<u>19</u>

No employee received emoluments of more than £60,000 during the year.

Abbeyfield (East Devon) Society Limited

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

8 Tangible fixed assets

	Furniture and equipment £	Total £
Cost		
At 1 April 2024	133,313	133,313
Additions	<u>11,362</u>	<u>11,362</u>
At 31 March 2025	<u>144,675</u>	<u>144,675</u>
Depreciation		
At 1 April 2024	114,580	114,580
Charge for the year	<u>3,009</u>	<u>3,009</u>
At 31 March 2025	<u>117,589</u>	<u>117,589</u>
Net book value		
At 31 March 2025	<u>27,086</u>	<u>27,086</u>
At 31 March 2024	<u>18,733</u>	<u>18,733</u>

9 Housing properties

	Total £
Cost	
At 1 April 2024	2,213,682
Transfer of Taunton	1,681,642
Additions	<u>4,740</u>
At 31 March 2025	<u>3,900,064</u>
Depreciation	
At 1 April 2024	513,762
Charge for the year	<u>60,173</u>
At 31 March 2025	<u>573,935</u>
Net book value	
At 31 March 2025	<u>3,326,129</u>
At 31 March 2024	<u>1,699,920</u>

Abbeyfield (East Devon) Society Limited

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

Social Housing Assistance

	2025 £	2024 £
Social housing assistance at the start of the year	487,361	494,525
Recognised in the statement of comprehensive income	<u>(7,164)</u>	<u>(7,164)</u>
Held as deferred income at the end of the year	<u>480,197</u>	<u>487,361</u>

Social housing grants are repayable if the property it relates to is sold.

10 Debtors

	2025 £	2024 £
Prepayments	11,621	10,827
Other debtors	<u>-</u>	<u>12,923</u>
	<u>11,621</u>	<u>23,750</u>

11 Current asset investments

	2025 £	2024 £
UK listed other shares bfw	382,392	-
Additions	4,684	-
Transfer on merger	-	347,074
UK listed other shares disposals	(50,000)	-
Revaluation	<u>(10,788)</u>	<u>35,318</u>
Market valuation of listed investments	<u>326,288</u>	<u>382,392</u>

Investments have an original cost of £357,572. They have been revalued to the mid-market valuation at the balance sheet date.

12 Cash and cash equivalents

	2025 £	2024 £
Cash on hand	-	1,037
Cash at bank	<u>334,514</u>	<u>109,414</u>
	<u>334,514</u>	<u>110,451</u>

Abbeyfield (East Devon) Society Limited

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

13 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals	26,328	8,057
Deferred income	7,164	7,164
	<u>33,492</u>	<u>15,221</u>

14 Creditors: amounts falling due after one year

	2025 £	2024 £
Deferred income	<u>473,033</u>	<u>480,197</u>

15 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Transfers on mergers £	Other recognised gains/(losses) £	Balance at 31 March 2025 £
Unrestricted funds						
<i>Income and expenditure reserve</i>						
General Funds	1,564,828	880,255	(935,212)	1,200,989	(10,788)	2,700,072
Revaluation reserves	<u>175,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>175,000</u>
	1,739,828	880,255	(935,212)	1,200,989	(10,788)	2,875,072
<i>Designated</i>						
Redevelopment Reserve Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>640,432</u>	<u>-</u>	<u>640,432</u>
Total unrestricted funds	1,739,828	880,255	(935,212)	1,841,421	(10,788)	3,515,504
Restricted funds						
SCF Furniture Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,609</u>	<u>-</u>	<u>3,609</u>
Total funds	<u>1,739,828</u>	<u>880,255</u>	<u>(935,212)</u>	<u>1,845,030</u>	<u>(10,788)</u>	<u>3,519,113</u>

Abbeyfield (East Devon) Society Limited

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

Purpose of Funds

Redevelopment Fund

This fund is a designated fund of the charity and has arisen from bequests made to the charity. When Woodstock House was sold the funds generated by the sale were transferred to this reserve.

SCF Furniture Fund

This fund is a restricted fund awarded by Somerset Community Foundation to replace dining room chairs which will improve the comfort of residents and encourage them to enjoy meal times for longer due to the sliders and arm rests.

16 Analysis of net assets between funds

	Unrestricted funds Income and expenditure reserve £	Restricted funds £	Total funds at 31 March 2025 £
Tangible fixed assets	27,086	-	27,086
Housing properties	3,326,129	-	3,326,129
Current assets	668,814	3,609	672,423
Current liabilities	(33,492)	-	(33,492)
Creditors over 1 year	(473,033)	-	(473,033)
Total net assets	3,515,504	3,609	3,519,113

	Unrestricted funds Income and expenditure reserve £	Total funds at 31 March 2024 £
Tangible fixed assets	18,733	18,733
Housing properties	1,699,920	1,699,920
Current assets	516,593	516,593
Current liabilities	(15,221)	(15,221)
Creditors over 1 year	(480,197)	(480,197)
Total net assets	1,739,828	1,739,828

17 Related party transactions

During the previous period, The Abbeyfield (East Devon) Society Limited assisted with payments on behalf of The Abbeyfield Taunton Defendamus Society Limited (company number: 00900502). Included within debtors at the period end (2024) is a balance of £12,923 owing from Abbeyfield Taunton. On 30 November 2023, the Abbeyfield Taunton merged with the Abbeyfield (East Devon), with all of its assets and operations being transferred.

Abbeyfield (East Devon) Society Limited

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

18 Accommodation in management

As at 31 March 2025, the Association had 38 units in management.

19 Value for money metrics

21.1 Reinvestment percentage

	2025
Reinvestment percentage	-%
	<u> </u>

21.2 New supply delivered percentage

New supply delivered percentage	-%
	<u> </u>

21.3 Gearing ratio

	£
Short term loans	-
Long term loans	-
Cash and cash equivalents	334,514
	<u>334,514</u>
	<u> </u>
Tangible fixed assets (housing) as cost	<u>3,900,064</u>
	<u> </u>
Gearing ratio	<u>8.58%</u>

Abbeyfield (East Devon) Society Limited

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

21.4 EBITDAR MRI interest cover percentage

	£
Overall operating deficit	(54,957)
Amortised government grant	(7,164)
Depreciation	63,182
	<u>1,061</u>
Interest capitalised	-
Interest payable	-
EBITDAR MRI Interest cover percentage	<u>-%</u>

21.5 Social housing cost per unit

	£
Routine/planned maintenance	123,097
	<u>123,097</u>
Total number of units	<u>38</u>
	£
Social housing cost per unit	<u>3,239</u>

21.6 Operating margin percentage

A - Social housing lettings only

	£
Operating surplus/(deficit) from social housing lettings	<u>(54,957)</u>
Turnover from social housing lettings	<u>873,826</u>
Operating margin percentage	<u>(6.29%)</u>

B - Overall social housing lettings only

	£
Overall operating surplus/(deficit)	<u>(65,745)</u>
Overall turnover	<u>873,826</u>
Overall operating margin percentage	<u>(7.52%)</u>

Abbeyfield (East Devon) Society Limited

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

21.7 Return on capital employed

	£
Overall operating surplus/(deficit)	<u>(65,745)</u>
Total assets less current liabilities	<u>3,992,146</u>
Overall operating margin percentage	<u><u>(1.65%)</u></u>