

**The Abbeyfield South West Society  
Limited**

**Annual Report**

**Extended account period  
16<sup>th</sup> Jan 2024 to 31 March 2025**

**Registered Provider number: H3383**

**Company No 15417496**

**Registered Charity Number 1206725**

**The Abbeyfield South West Society Limited**  
**Annual report**  
**Accounting period 16 January 2024 to 31 March 2025**

<b>Contents</b>	<b>Page</b>
Board of Trustees and Advisors	1
Trustees' Report	2-4
Statement of Trustees' responsibilities	5
Value for Money Metrics	6
Independent auditor's report	7-9
Statement of Comprehensive Income	10
Statement of Changes in Reserves	11
Statement of Financial Position	12
Statement of Cashflows	13
Notes to the Accounts	14-22

**The Abbeyfield South West Society Limited**  
**Trustees' Report**  
**Accounting period 16 January 2024 to 31 March 2025**

Trustees	Mr R. Edmunds (Chair) Mr J. Barron (Deputy Chair) Mr K. Farnham Mr N. Druce
Secretary	Mrs S. Garland
Registered Office	Abbeyfield House Saffron Park Kingsbridge England TQ7 1RL
Auditors	PKF Francis Clark Chartered Accountants Unit 18, 23 Melville Building East Royal William Yard Stonehouse Plymouth PL1 3GW
Legal Advisors	Womble Bond Dickinson Ballard House West Hoe Road Plymouth PL1 3AE
Registered Social Landlord number:	H3383
Registered Company No:	15417496
Registered Charity No:	1206725

## **The Abbeyfield South West Society Limited**

### **Trustees' Report**

#### **Accounting period 16 January 2024 to 31 March 2025**

The Executive Committee submits its annual report and the audited financial statements of the Society for the period ended 31 March 2025.

#### **Principal activity**

The principal activity of the Society is to provide supported sheltered housing for the lonely and independent elderly, in accordance with the aims and principles of The Abbeyfield Society Limited. These activities fall wholly within hostel housing activities as defined in the Housing Act 1996.

#### **Status**

The Abbeyfield South West Society Limited is a public benefit entity and is a registered charity (number 1206725) and Registered Company (number 15417496). Registration took place on 16<sup>th</sup> January 2024 and these accounts reflect an extended period to 31<sup>st</sup> March 2025. The period April 2023 to 16<sup>th</sup> January 2024 was covered by examined management accounts of the predecessor organisation (Abbeyfield South West Society Limited, IP23413R, now closed).

#### **Public benefit**

The only objects for which the Society is established are for the public benefit, through the relief and care of those in need by reason of old age of all classes suffering from the disabilities of old age or otherwise being in need, by the provision and management of housing for letting or sale and not for hostels.

The Society operated 5 properties in the period to achieve this purpose.

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.

#### **Business review and results**

The results for the period are set out in the Statement of Comprehensive Income account on page 10.

The Society achieved a surplus on ordinary activities of £423,287 (2024: surplus £65,177). The surplus is stated after charging depreciation on freehold property of £34,252 for the period ending 31<sup>st</sup> March 2025 (2024: £20,302) and income of £635,525 (2004: Nil) related to the acquisition of trade and assets of Abbeyfield Holsworthy Society Limited (RS022683 now closed). At period end the Society had cash at bank of £427,354 (2004: £457,078).

During this financial period, the Society achieved its objective of acquiring the trade and assets of Abbeyfield Holsworthy. This has expanded the number of units available for rental. In addition, the Society has continued to maintain and improve its existing properties to ensure the provision of high-quality housing. The Society also continues to strengthen compliance with all relevant and evolving legislation

#### **Governance**

The Society complies with the HCA's Governance and Financial Viability Standard. We have also adopted and comply with the National Housing Federation's (NHF) 2020 Code of Governance.

## **The Abbeyfield South West Society Limited**

### **Trustees' Report**

#### **Accounting period 16 January 2024 to 31 March 2025**

The Trustees carried out an assessment of their compliance on the 31 March 2025 and concluded that they did comply with the above standards.

The charity recruits new trustees primarily through direct approaches and networking. Potential candidates are identified on the basis of their skills, experience, and alignment with the charity's objectives. This process enables the charity to ensure that trustees collectively possess the necessary expertise and commitment to support effective governance and the delivery of our charitable purposes.

No other person or external body is entitled to appoint one or more Trustees.

Each Trustee may be appointed for a 3 year term. At the end of a term each Trustee shall retire but may be re-appointed.

#### **Future plans and development**

The Society has merged with Holsworthy Abbeyfield Society and is now planning the redevelopment of the Holsworthy site. Sanders Court was sold post period end for £755,000 which created an impairment of £137,889. The Trustees are exploring other ways to expand and safeguard the future of South West Society.

Repairs and Maintenance will be budgeted for in the revenue accounts. The Trustees plan to concentrate on securing financial sustainability for the Society and its ongoing activities by running them efficiently and cost effectively whilst providing the best accommodation for its residents.

#### **Reserves policy**

The current unrestricted free reserves of the society are £427,617 (2024: £458,627). Whilst this is sufficient for normal trading the intent of the Executive Committee is to increase this level as and when trading conditions permit, although no specific target has yet been set.

#### **Going concern**

After making enquiries, the Executive Committee has a reasonable expectation that the Society has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going concern basis in preparing the financial statements.

Occupancy levels as at the end of March 2025 were 94% with 50 residents occupying 49 of the 52 rooms with the inclusion of the Holsworthy Society. The Society has no long-term loans. The Trustees accept the current position will require sound management and will seek to develop services and consider potential developments and management reform. Therefore, the accounts are prepared on a going concern basis.

#### **Annual General Meeting**

The annual general meeting will be held on Tuesday 14<sup>th</sup> October 2025 followed by the Board meeting.

**The Abbeyfield South West Society Limited**  
**Trustees' Report**  
**Accounting period 16 January 2024 to 31 March 2025**

**The Board**

The following Trustees, served during the period:

Mr N Druce OBE	Appointed 16 <sup>th</sup> January 2024
Mr K Farnham	Appointed 16 <sup>th</sup> January 2024
Mr R Edmunds	Appointed 16 <sup>th</sup> January 2024 and elected Society Chair 16 <sup>th</sup> January 2024
Mr J Barron	Appointed 16 <sup>th</sup> January 2024 and elected Deputy Chair 16 <sup>th</sup> January 2024

In accordance with the registered rules of the Society, one third of the Board shall retire by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting.

**Provision of information to the Auditor**

The Trustees who were in office on the date of approval of these financial statements have confirmed that, as far as they are aware, there is no relevant audit information of which the auditor is unaware. Each Trustee has confirmed that they have taken all of the steps that they ought to have taken as Trustees in order to make themselves aware of any relevant information and to establish that the auditor is aware of that information.

**Approval**

The report of the Board was approved on .....14/10/2025..... and signed on its behalf by:

**Mr R Edmunds Chairman**



## **The Abbeyfield South West Society Limited**

### **Statement of the responsibilities of the Trustees**

#### **Accounting period 16 January 2024 to 31 March 2025**

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Statement of Recommended Practice for Registered Social Housing Providers 2018 (Housing SORP).

The law applicable to Companies in England & Wales requires the Trustees to prepare financial statements for each financial period which give a true and fair view of the Society's financial activities during the period and of its financial position at the end of the period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards and the Housing SORP 2018 have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Society will continue to operate.

The Trustees are also responsible for:

- Ensuring proper accounting records are kept which disclose with reasonable accuracy the financial position of the Society;
- Safeguarding the assets of the Society and applying them in accordance with its charitable purposes;
- Ensuring that the Society complies with the requirements of the Charities Act 2011 and any applicable housing regulations;
- Taking reasonable steps to prevent and detect fraud and other irregularities.

The Trustees confirm that they have met these responsibilities and approve the financial statements accordingly.

The Trustees are responsible for ensuring that the Trustees' Report is prepared in accordance with the Statement of Recommended Practice for registered social housing providers (SORP 2018).

The Trustees are responsible for ensuring that the accounts are audited by an appointed auditor, who must have the qualifications as set out under the Companies Act.

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

## The Abbeyfield South West Society Limited

### Statement of the responsibilities of the Trustees

#### Accounting period 16 January 2024 to 31 March 2025

#### Value for Money metrics

In response to the Regulator of Social Housing technical note of June 2020, the Society will now report on the Value for Money metrics. There are 7 metrics covered by this technical note. This is the 7th period and comparison can be made to last period. The comparative period was a different length to the current period.

##### Metric 1 – Reinvestment %

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

The Society metric for reinvestment is therefore 37%.

##### Metric 2 – New Supply Delivered %

The Society has received the assets of the Holsworthy Society during the period creating 11 additional units. The metric is therefore 22% (2024: 0%).

##### Metric 3 – Gearing %

The Society owns the buildings it operates from outright, with no loans on the properties; it does have grants which have been secured against the property in the event of the sale. The grants are amortised annually over 50 years. This metric is 0% (2024: 0%).

##### Metric 4 – Earnings before interest, Tax, Depreciation, Amortisation, Major repairs included (EBITDA MRI) interest cover %

As the Society has no interest bearing loans, this metric is 0% (2024: 0%).

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

	2025 (15-month period)	2024 (10-month period)
Sheltered Accommodation	£22,657	£13,748
Care Accommodation	£0	£0
Overall	£22,657	£13,748

##### Metric 6 – Operating Margin %

The operating margin of the Society is 2% (2024: 8%).

##### Metric 7 – Return on capital employed

This metric compares the operating surplus to total assets less current liabilities. For the Society as a whole this is -7% (2024: 2%).



## **The Abbeyfield South West Society Limited**

### **Independent auditor's report to the members of The Abbeyfield South West Society Limited**

**Accounting period 16 January 2024 to 31 March 2025**

#### **Opinion**

We have audited the financial statements of The Abbeyfield South West Society Limited (the "Society") for the period ended 31 March 2025 which comprise Statement of Comprehensive Income, Statement of Changes in Reserves, Statement of Financial Position, the Statement of Cashflows and Notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, 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 Society's affairs as at 31 March 2025 and of its surplus for the period 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 of 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 Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the 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 Society'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 other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

## **The Abbeyfield South West Society Limited**

### **Independent auditor's report to the members of The Abbeyfield South West Society Limited**

**Accounting period 16 January 2024 to 31 March 2025**

#### **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 period for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report have been prepared in accordance with applicable legal requirements.

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

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

- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- the company 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 explanation we require for our audit.

#### **Responsibilities of the Trustees**

As explained more fully in the Trustees' responsibilities statement set out on page 4, 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 they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

#### **Auditor's 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.

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:

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the entity and the sector in which it operates to identify the key laws and regulations affecting the entity. The key laws and regulations we identified were employment and health and safety legislation.

We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, including, but not limited to the reporting framework (FRS 102), the Companies Act and the relevant tax compliance regulations in the UK.

## The Abbeyfield South West Society Limited

### Independent auditor's report to the members of The Abbeyfield South West Society Limited

#### Accounting period 16 January 2024 to 31 March 2025

As part of our planning procedures, we assessed the risk of any non-compliance with laws and regulations on the entity's ability to continue operating and the risk of material misstatement to the accounts. Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved the following:

- Inquiries with management of compliance with laws and regulations; and
- Inspection of Trustees' meeting minutes.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to fraudulent financial reporting. Our procedures involved the following:

- Test of detail over revenue recognition; and
- Review of nominal journals for reasonableness.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission or misrepresentation.

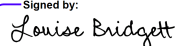
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### Other matters

The predecessor organisation Abbeyfield South West Society Ltd was eligible for audit exemption and did not opt to have an audit for the period ended 16 January 2024 and consequently the comparative information, which is derived from those financial statements, is unaudited.

#### Use of our report

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

Signed by:  
  
 .....  
**Louise Bridgett (Senior Statutory Auditor)**  
 PKF Francis Clark  
 Melville Building East  
 Unit 18, 23 Royal William Yard  
 Plymouth  
 Devon  
 PL1 3GW  
**Date:** 15 October 2025

**The Abbeyfield South West Society Limited****Statement of Comprehensive Income and Statement of Changes in Reserves****Accounting period 17 January 2024 to 31 March 2025**

		<b>17 January 2024 to 31 March 2025</b>	<b>1 April 2023 to 16 January 2024 Unaudited</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>	<b>3</b>	<b>1,064,817</b>	<b>632,126</b>
<b>Operating expenditure</b>	<b>3</b>	<b>(1,293,406)</b>	<b>(580,031)</b>
<b>Operating Surplus/(Deficit)</b>	<b>5</b>	<b>(228,589)</b>	<b>52,095</b>
<b>Other income</b>	<b>4</b>	<b>635,525</b>	<b>2,884</b>
<b>Interest receivable</b>		<b>16,351</b>	<b>10,198</b>
<b>Interest payable and similar charges</b>		<b>-</b>	<b>-</b>
<b>Surplus / (deficit) for the financial period</b>		<b>423,287</b>	<b>65,177</b>
<b>Total comprehensive income for the period</b>		<b>423,287</b>	<b>65,177</b>

The Society's only activity is the provision of sheltered housing.

The Society has no recognised surpluses or deficits other than the surplus for the period.

The Society's results derive from continuing activities.

**The Abbeyfield South West Society Limited****Statement of Comprehensive Income and Statement of Changes in Reserves****Accounting period 17 January 2024 to 31 March 2025**

	<b>Unrestricted reserve £</b>	<b>Restricted reserve £</b>	<b>Charitable reserve £</b>	<b>Property reserve £</b>	<b>Total £</b>
At 16 January 2024	458,627	29,925	10,247	2,062,007	2,560,806
Surplus / (deficit) for the period	(31,010)	-	(449)	454,746	423,287
<b>At 31<sup>st</sup> March 2025</b>	<b>427,617</b>	<b>29,925</b>	<b>9,798</b>	<b>2,516,753</b>	<b>2,984,093</b>

<b>Unaudited</b>	<b>Unrestricted reserve £</b>	<b>Restricted reserve £</b>	<b>Charitable reserve £</b>	<b>Property reserve £</b>	<b>Total £</b>
At 31 <sup>st</sup> March 2023	376,608	29,925	12,780	2,076,316	2,495,629
Surplus / (deficit) for the period	82,019	-	(2,533)	(14,309)	65,177
<b>At 16<sup>th</sup> January 2024</b>	<b>458,627</b>	<b>29,925</b>	<b>10,247</b>	<b>2,062,007</b>	<b>2,560,806</b>

**The Abbeyfield South West Society Limited****Statement of Financial Position****Accounting period 17 January 2024 to 31 March 2025**

	<b>Note</b>	<b>2025</b>	<b>2024</b>
			<b>Unaudited</b>
<b>Fixed Assets</b>		<b>£</b>	<b>£</b>
Tangible fixed assets – housing properties	8	2,160,944	1,423,511
Other tangible fixed assets	8	95,129	63,191
		<b>2,256,073</b>	<b>1,486,702</b>
<b>Current Assets</b>			
Property marketed for sale		755,000	892,889
Trade and other debtors	9	11,849	20,453
Cash at bank and in hand		427,354	457,078
		<b>1,194,203</b>	<b>1,370,420</b>
<b>Creditors: Amounts falling due within one year</b>	10	(80,573)	(55,502)
<b>Net Current Assets</b>		<b>1,113,630</b>	<b>1,314,918</b>
<b>Total Assets less Current Liabilities</b>		<b>3,369,703</b>	<b>2,801,620</b>
<b>Creditors: Amounts falling due after one year</b>	11	(385,610)	(240,810)
<b>Total Net Assets</b>		<b>2,984,093</b>	<b>2,560,810</b>
<b>Capital and Reserves</b>			
Members' capital		-	4
<b>Designated reserves</b>			
General charitable reserve		9,798	10,247
Property reserve		2,516,753	2,062,007
<b>Restricted reserve</b>		29,925	29,925
<b>Unrestricted reserve</b>		427,617	458,627
		<b>2,984,093</b>	<b>2,560,810</b>

The financial statements were approved and authorised for issue by the Board  
on .....14/10/2025..... and signed on its behalf by:


**Mr R H Edmunds, Chair**

**The Abbeyfield South West Society Limited****Statement of cashflows****Accounting period 17 January 2024 to 31 March 2025**

	<b>Note</b>	<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>Unaudited £</b>
<b>Net cash generated from operating activities</b>	<b>13</b>	<b>(23,099)</b>	<b>100,219</b>
<b>Cash flow from investing activities:</b>			
Purchase of tangible fixed assets	8	(22,972)	(25,254)
Interest received		16,351	10,198
		<b>(6,621)</b>	<b>(15,056)</b>
<b>Cash flow from financing activities:</b>			
Interest paid		-	-
Repayment of borrowings		-	-
Share capital cancelled		(4)	-
		<b>(4)</b>	<b>-</b>
<b>Net change in cash and cash equivalents</b>		<b>(29,724)</b>	<b>85,163</b>
<b>Cash and cash equivalents at the beginning of the period</b>		<b>457,078</b>	<b>371,915</b>
<b>Cash and cash equivalents at the end of the period</b>		<b>427,354</b>	<b>457,078</b>

# **The Abbeyfield South West Society Limited**

## **Notes to the accounts**

### **Accounting period 17 January 2024 to 31 March 2025**

#### **1. Status of Society**

The Abbeyfield South West Society Limited is a company limited by guarantee registered under the Companies Act and with the Charity Commission.

#### **2. Accounting policies**

##### **Basis of accounting**

The financial statements of the Society are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS102), and the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022.

The Trustees are satisfied that the current accounting policies are the most appropriate for the Society.

##### **a) Turnover**

Turnover comprises rental and service income receivable.

##### **b) Social Housing Grants (SHG)**

Government grants which include Social Housing Grant (SHG), receivable from the HCA are recognised in the accounts when there is reasonable assurance that the conditions attached to the grants will be complied with and that they will be received.

Grants will be recognised using the accrual method, as required by FRS 102 and SORP 2018. Grants received to cover costs already incurred with no future related costs will be recognised as revenue when they become receivable. Grants relating to revenue will be recognised in the period in which the related costs are recognised.

Grants relating to assets will be recognised in income on a systematic basis over the expected useful life of the asset. Grants received for housing properties are recognised in income over the useful life of the property structure which is 50 years.

Where there is a donation or acquisition of land or other asset at below market value, the difference between the fair value of the land or asset will be recognised as a grant, and will be treated in the same way as a grant relating to assets noted above.

On disposal of a grant funded asset, where there is no obligation to repay the grant, any unamortised grant will be derecognised as a liability and recognised as income.

Where there is a requirement to recycle or repay the grant on disposal of an asset a liability will be included in the Statement of Financial Position. The liability will be the amount required to settle the obligation as required by the terms of the grant agreement.

##### **c) Freehold housing, land and buildings**

Housing land and buildings are stated at cost. A breakdown of asset cost has been made in line with Housing SORP 2018. The cost of properties is their purchase price, together with incidental costs of acquisition and improvements, including interest payable. Interest payable is capitalised by applying the Society's cost of borrowing to expenditure during the construction of the property up to the date of practical completion. Housing properties in the course of construction are stated at cost and are transferred into housing properties when completed.



## The Abbeyfield South West Society Limited

### Statement of cashflows

#### Accounting period 17 January 2024 to 31 March 2025

Depreciation on buildings and their components is charged at the following annual rates straight line:

Structure	1%
Kitchens	4%
Bathrooms	4%
Roof	3%
Boilers	5%
Electrical installations	10%
Freehold Land	0%

#### d) **Fixtures, fittings and equipment**

Assets donated to the Society are included in the balance sheet at a fair valuation; other assets are included at cost. Depreciation is charged at 10%-33% of cost so as to write off the assets over their estimated useful lives.

#### g) **Stocks**

Catering and heating oil purchases are written off to expenditure on acquisition.

#### h) **Fund accounting**

Funds held by the Society are either:

**Restricted funds** - these funds can be used in accordance with the specific restrictions imposed by the donors. The aim and use of each restricted fund is set out in the notes to the financial statements.

**Unrestricted funds** – these funds can be used in accordance with the Society's objects at the discretion of the Board.

#### **Designated funds –**

**Charitable reserve** – this reserve represents donations and legacies.

**Property reserve** – the Society's assets are mainly freehold properties which are not held for sale. Accordingly, a property reserve has been created to recognise the extent to which the Society's reserves are invested in property. The property reserve represents the balance sheet value of freehold properties (less unamortised capital grants) to the extent they are not funded by mortgages.

#### i) **Corporation tax and VAT**

The Society has charitable status and is not liable to corporation tax on the income it has received.

The Society is not registered for VAT. Accordingly, no VAT is charged to residents and expenditure in the income and expenditure account includes the relevant VAT.

#### j) **Pensions**

The Society has a pension scheme to which its employees may contribute.

## **The Abbeyfield South West Society Limited**

### **Statement of cashflows**

#### **Accounting period 17 January 2024 to 31 March 2025**

##### **h) Financial instruments**

The financial instruments held by The Abbeyfield South West Society Limited are treated as basic financial instruments under section 11 of FRS 102. This includes cash, deposits made during the period, all loans, arrangements made with current tenants for arrears, and trade creditors.

Loans payable over more than one year are measured at amortised cost using the effective interest method.

Cash, deposits and creditors which are normally payable within one year are recognised at their undiscounted amount.

##### **i) Judgements and key sources of estimation uncertainty**

In the application of the charity's accounting policies, which are described in this note, management is required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historically known factors and experience. Therefore management do not perceive there to be any key sources of estimation uncertainty in the formulation of the financial statements.

Any estimates and underlying assumptions used by management such as depreciation rates are reviewed on an ongoing basis. Any revision deemed to be required to any accounting estimates would be recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

During the period the Society acquired the trade and assets of the predecessor organisation Abbeyfield South West Society Ltd (IP2343R now closed). The Board judged that this met the requirements for merger accounting and therefore the comparative information presented in these financial statements is for the predecessor organisation.

During the period the Society acquired the trade and assets of the Abbeyfield Holsworthy Society Limited (RS022683 now closed). The Board judged that this did not meet the requirements for merger accounting and therefore the assets and liabilities have been acquired at fair value. The difference between the fair value net assets acquired and the consideration paid, £Nil, has been recognised as other income of £635,525 in the Statement of Comprehensive Income.

##### **j) Going concern**

At the date of signing, occupancy levels as at the end of August 2025 were at 94%, with 50 residents occupying 49 rooms. Cash flow forecasts have been prepared and these support this position. Therefore the accounts are prepared on the going concern basis.

### **3. Note A - Particulars of turnover, cost of sales, operating costs and operating surplus**

All of the Society's turnover in the current and previous period was derived from social housing lettings and all operating costs were in connection with this activity in the United Kingdom.

# The Abbeyfield South West Society Limited

## Statement of cashflows

Accounting period 17 January 2024 to 31 March 2025

### Note B - Particulars of income and expenditure from social housing lettings

	2025 £	2024 £
<b>Turnover from social housing lettings</b>		
Rent receivable	1,052,958	626,134
Amortised government grants	11,859	5,992
	<b>1,064,817</b>	<b>632,126</b>
<b>Expenditure</b>		
Management	66,213	33,966
Services	45,101	22,173
Repairs and maintenance	59,219	22,688
Depreciation of housing properties and fittings	34,252	20,302
Housekeeping	95,951	52,082
Supported housing operating costs	854,780	428,820
Other costs	137,890	-
	<b>1,293,406</b>	<b>580,031</b>
<b>Operating costs on social housing lettings</b>		
<b>Operating surplus/(loss) on social housing lettings</b>	<b>(228,589)</b>	<b>52,095</b>
<b>Void losses</b>	<b>164,029</b>	<b>39,181</b>

#### 4. Other income

	2025 £	2024 £
Donations and legacies	635,525	-
Sundry income	-	2,884
	<b>635,525</b>	<b>2,884</b>

Income relates to the acquisition of the trade and assets of Abbeyfield Holsworthy Society Limited being Property (£770,886), Fixtures and fittings (£9,765), Cash (£11,531) net of a Social Housing Grant (£156,657). The Property was uplifted to fair value based on an independent valuation.

#### 5. Operating deficit / surplus in the period

	2025 £	2024 £
The operating deficit/ surplus in the period is after charging:		
Depreciation written off tangible fixed assets	34,252	20,302
Impairment	137,889	-
Auditor's remuneration	6,500	5,160

**The Abbeyfield South West Society Limited**  
**Statement of cashflows**  
**Accounting period 17 January 2024 to 31 March 2025**

**6. Employees**

	£	£
Salaries and wages	566,774	270,608
Social security costs	37,152	14,772
Pension costs	9,281	4,515
	<u>613,207</u>	<u>289,895</u>
The average number of employees expressed in full time equivalents:		
	Number	Number
Hostel staff	17	14
Administration	1	1
	<u>18</u>	<u>15</u>

Key management personnel is deemed to comprise the posts of Secretary/Operations Manager and Finance Manager. For the period ended 31 March 2025 these posts were held by Mrs S Garland and C Oakley. The aggregate remuneration for Mrs S Garland and C Oakley for the period ended 31 March 2025 is £93,387 (2024: £58,101).

No employee received remuneration in excess of £60,000 during the period.

**Transactions Trustees**

No remuneration was paid in respect of Trustees. Trustees are reimbursed for travel and subsistence expenses incurred on behalf of the Society. During the period expenses amounting to £1,762 in total were reimbursed to 4 Trustees (2024 £1,243).

**7. Housing stock units in management**

	2025	2024
	NUMBER	NUMBER
Hostel accommodation - number of bed spaces	<u>52</u>	<u>41</u>

# The Abbeyfield South West Society Limited

## Statement of cashflows

Accounting period 17 January 2024 to 31 March 2025

### 8. Tangible fixed assets

	Freehold land & buildings restated £	Fixtures fittings & equipment £	Total £
<b>Cost</b>			
At 17 January 2024	1,899,269	271,461	2,170,730
Additions	770,886	32,737	803,623
<b>At 31 March 2025</b>	<b>2,670,155</b>	<b>304,198</b>	<b>2,974,353</b>
<b>Depreciation</b>			
At 17 January 2024	475,758	208,270	684,028
Charge for year	33,453	799	34,252
<b>At 31 March 2025</b>	<b>509,211</b>	<b>209,069</b>	<b>718,280</b>
<b>Net book value</b>			
<b>At 31 March 2025</b>	<b>2,160,944</b>	<b>95,129</b>	<b>2,256,073</b>
At 17 Jan 2024	1,423,511	63,191	1,486,702

Land and buildings include £403,994 (2024: £400,000) in respect of land that is not being depreciated.

### 9. Debtors and prepayments

	2025 £	2024 £
Prepayments and other debtors	11,849	20,453

### 10. Creditors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Accruals and deferred income	73,004	47,933
Deferred capital grant	7,569	7,569
	<b>80,573</b>	<b>55,502</b>

### 11. Creditors: amounts due after more than one year

	2025 £	2024 £
Deferred capital grant	385,610	240,810
	<b>385,610</b>	<b>240,810</b>

## The Abbeyfield South West Society Limited

### Statement of cashflows

Accounting period 17 January 2024 to 31 March 2025

#### 12. Deferred capital grant

	2025 £	2024 £
Opening balance	248,379	254,371
Addition of balance from Holsworthy	156,657	-
Released to income during the period	(11,857)	(5,992)
Closing balance	393,179	248,379
Amount to be released within one year	7,569	7,569
Amount to be released in more than one year	385,610	240,810

The deferred capital grant relates entirely to Social Housing Grant.

#### 13. Cash flow from operating activities

	2025 £	2024 £
(Deficit) / surplus for the period	423,287	65,177
<b>Adjustments for non cash items:</b>		
Depreciation of tangible fixed assets	34,252	30,823
Impairment loss	137,889	-
Non cash assets acquired for nil consideration	(623,994)	-
(Increase) / decrease in trade and other debtors	8,604	(1,381)
Increase / (decrease) in trade and other creditors	25,071	21,790
<b>Adjustment for investing or financing activities:</b>		
Government grants utilised in the period	(11,857)	(5,992)
Interest received	(16,351)	(10,198)
<b>Net cash generated from operating activities</b>	<b>(23,099)</b>	<b>100,219</b>

#### 14. Net debt

	At 16 January 2024 £	Cash flow £	At 31 March 2025 £
Cash and cash equivalents	457,078	(29,724)	427,354
Net debt	457,078	(29,724)	427,354

**The Abbeyfield South West Society Limited**  
**Statement of cashflows**  
**Accounting period 17 January 2024 to 31 March 2025**

**15. Controlling party**

The Society is under the effective control of its members. The Trustees meet on a regular basis to manage the Society and there is no overall controlling party.

**16. Members**

There is no authorised share capital and the number of members, each of whose liability is limited to £1 at the period end was:

	2025 number	2024 number
At 17 Jan 2024	4	4
Add appointments	0	0
Resignations	(0)	(0)
<b>At 31 March 2025</b>	<b>4</b>	<b>4</b>

**17. Reserves**

**Charitable reserve**

The balance on the charitable reserve represents designated charitable donations received by the Society less amounts expended.

**Property reserve**

The property reserve represents the balance sheet value of freehold properties (less unamortised capital grant) to the extent they are not funded by mortgages.

**Restricted reserve**

Restricted property reserves represent the remaining balance of a legacy, which restricted the location of expenditure to within 50 miles of Torrington.

**18. Capital commitments**

There were no capital commitments at 31 March 2025 (2024: Nil).

**19. Related parties**

For the period ending 31 March 2025 there were related party transactions of £720 (2024: nil) related to purchases of professional services from Barron Surveying Services, a company under the control of J Barron (a Trustee). No balance was due to the related party at period end (2024: nil).

**20. Contingent liabilities**

The Society has received £541,879 of Social Housing Grant. In certain circumstances upon disposal of grant funded properties, the Society is required to recycle the grant and potentially repay it to the original provider. As at 31 March 2025 £393,179 of grant remains in creditors and £148,700 has been recognised to date as turnover.

## **The Abbeyfield South West Society Limited**

### **Statement of cashflows**

**Accounting period 17 January 2024 to 31 March 2025**

#### **21. Adjusting post balance sheet events**

Post period end the Society sold the Sanders Court property for £755,000, which was marketed for sale at the financial period end. As a result the carrying value as at 31 March 2025 was decreased to £755,000 and an impairment loss of £137,889 recognised in the Statement of Comprehensive Income.