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**ABBNEYFIELD OXFORD SOCIETY LIMITED(THE)**  
**(A company limited by guarantee)**

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**UNAUDITED**

**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**ABBNEYFIELD OXFORD SOCIETY LIMITED(THE)**  
**(A company limited by guarantee)**

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**ABBNEYFIELD OXFORD SOCIETY LIMITED(THE)**  
**(A company limited by guarantee)**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE COMPANY, ITS TRUSTEES AND ADVISERS  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Trustees**

Chris Furness, Chairman  
Tim Lambertstock, Treasurer  
Robert Oldham (deceased 25 January 2025)  
Andrew Skinner  
Mrs Elizabeth Parker  
Mrs Jean Robert (resigned 23 September 2025)  
Ms Brittany Maguire (resigned 10 February 2026)  
Eduardo Leach Nunez (appointed 10 February 2026)

**Company registered number**

631694

**Charity registered number**

203245

**Registered office**

Brian Lewis House, 80 Saint Clements Street, Oxford, Oxon, OX4 1AW

**Accountants**

KBDR, The Old Tannery, Hensington Road, Woodstock, Oxon, OX20 1JL

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**ABBEYFIELD OXFORD SOCIETY LIMITED (THE)**  
**(A company limited by guarantee)**

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**TRUSTEES' REPORT**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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The Trustees present their annual report together with the financial statements of The Abbeyfield Oxford Society Limited for the year 1 October 2024 to 30 September 2025. The Annual report serves the purposes of both a Trustees' report and a directors' report under company law. The Trustees confirm that the Annual report and financial statements of the charitable company comply with the current statutory requirements, the requirements of the charitable company's governing document and the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2019).

Since the Company qualifies as small under section 382 of the Companies Act 2006, the Strategic report required of medium and large companies under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 has been omitted.

**Objectives and activities**

**a. Policies and objectives**

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance 'Public benefit: running a charity (PB2)'.

Our objective is to provide a safe, comfortable and supportive home for our residents, all over 55 and most considerably older. We regularly review our policies and they form the basis for what we do, the way we do it and how we achieve our objectives through our staff.

**b. Strategies for achieving objectives**

Our strategy for achieving our objectives is to own and maintain a conveniently located property – Brian Lewis House – in which we let rooms to our residents and centrally provide all meals, daytime staffing and a community which allows for independence whilst also providing the opportunity for social discourse and for shared mealtimes.

**c. Activities undertaken to achieve objectives**

Our main activities relate to the provision of individual rooms for our residents, centrally provided meals and social activities to support our residents. This involves employing staff, buying food and other supplies and maintaining the fabric and facilities of the building. This includes maintaining a high standard of cleanliness, safety and convenience appropriate for our residents.

**d. Main activities undertaken to further the Company's purposes for the public benefit**

In providing affordable accommodation with meals in a safe and pleasant environment but with a degree of independence, we take away the need for our residents to maintain their own homes, avoid undue pressure on the care sector as well as releasing valuable housing stock to families.

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**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Achievements and performance**

**a. Main achievements of the Company**

**a. Executive Committee Report**

This report covers the 12 months from 1st October 2024 to 30th September 2025, although some more recent developments may be included.

**Our Society**

The Society's purpose is to provide a pleasant and supportive home for older people over the age of 55. We have eleven rooms and our residents are currently mostly in their 80s and 90s.

We aim to ensure that residents can enjoy the comfort and security offered by our community in Brian Lewis House, with their main meals provided and their living accommodation maintained and heated, all at a reasonable rent. The key benefits include safety, security and an experienced staff who are on hand during the day to provide meals, advice and support when required with everyday living. They also ensure that the House continues to run smoothly.

Our Society is run independently and as a charity by our Trustees under the Abbeyfield name. As a non-profitmaking charity, we follow the principles of the national Abbeyfield organisation and we aim to cover costs and to have sufficient reserves to ensure security of tenure for residents in the long term.

The key element of our House is that our residents are enabled to live an independent life, being supported as already outlined but in the context of being able to enjoy the freedoms and choices that they will have previously enjoyed. Whilst some prefer a quiet and restful life, others enjoy music, academic discussions, holidays and visits away, or sometimes foreign travel. All of these are individual choices. We do not provide personal care but residents can buy in such additional support if needed.

Our services to residents are provided by a small but dedicated staff team together with our trustees and also our volunteers who interact with residents and help in taking small groups to local cultural events, outings to places of interest or to musical events or talks. The residents themselves also organise activities such as talks, poetry readings and musical events.

We have monthly coffee mornings which bring together residents, trustees and volunteers and we also welcome local members of the community who are regularly invited.

**Staff**

Residents tell us how much they appreciate the work of the staff team and their caring attitude and willingness to help.

We are grateful to our House Manager for her leadership of our excellent staff team. We also thank our Administration Manager for her efficient and thoughtful approach to her work and the support that she provides to residents.

We especially thank the whole staff team who have worked tirelessly and cheerfully, without exception, to make our Society the friendly, supportive and effective living environment it has been over the last twelve months.

Our staff are in the front line in dealing with the varying challenges which present themselves. The teamwork shown by staff, supported by trustees and volunteers, is crucial to the running of a smooth and a happy House.

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**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Achievements and performance (continued)**

Whilst we are very proud of this teamwork, the support and encouragement offered by residents is crucial to success. The maintaining of a relaxed and happy environment within the House is so important for the long-term wellbeing of all of us and relies on the cooperation and the input of residents. If things go wrong, then we want to know about it so that we can put things right and, to that end, we hold regular meetings with residents, the results of which are fed back to Trustees for appropriate action.

**Operations and Management**

We continue to work within national Abbeyfield policies, adapted as necessary for our own circumstances. We have been assessed for the Abbeyfield Quality Standard (AQS) which aims to ensure that every element of our work is fully compliant with all national and local regulations and that we are working efficiently and in line with best practice. I am pleased to report that once again we have achieved the Standard.

The accounts show that the Society has strong finances thanks to the efforts of our trustees and of the management team. As a not-for-profit organisation, our residential charges are maintained at the lowest possible levels but to keep those charges at those levels we must minimise room vacancies. The control of costs is also vital. To do so requires both effective working and procurement practices as well as keeping those costs under constant review.

We need also to maintain good financial reserves because Brian Lewis House is an older building which will sometimes require repairs and has in fact been recently substantially refurbished externally with a new roof and external painting. Internally, we have carried out many works to keep our fire precautions updated, installed new kitchen facilities and we have also completed a rebuild of the lift and further minor but essential works.

During the past year we refurbished rooms as usual when necessary and particularly when vacancies occurred.

**Residents**

Whilst some of the vital new enquiries about accommodation come from Abbeyfield's national reputation and visibility, most arise through local contacts, local advertising and word-of-mouth. We continue to keep a register of potential new residents that we can contact in the case of a vacancy arising. The most usual reason for a resident to move on is that they need full-time professional care because we cannot provide this ourselves, though we do encourage residents to purchase any small amounts of care they may need from outside providers.

For most of the year under review we had a below average number of vacant rooms and we are always aware that vacancies must be filled as soon as possible, a situation which applies to all Abbeyfield houses. When new residents are identified, we prefer that they have an initial short trial stay which provides the opportunity for them to make sure as far as possible that they are going to enjoy living at Brian Lewis House. This lessens the risk that they will go to the upheaval of moving here on a permanent basis only to find that it is not to their taste.

**Trustees and other volunteers**

During the year in question, we had an initial group of seven trustees who together form the Executive Committee which meets six times per year. Sadly, our friend and long-term Trustee Robert Oldham passed away in January 2025 and this was a great loss to us all – we miss him but our work must continue without his experience and guidance.

The Trustees meet regularly as an Executive Committee and the purpose is to set the policy and direction of the Society and to monitor the achievement of objectives and make any necessary adjustments. Each Trustee has a specific area of responsibility as well as their general duty to the charity as a Trustee.

Additionally, we continue to benefit from a small pool of other volunteers in areas such as social support and befriending for residents. We thank all of them for their goodwill and their time but we are always looking for more volunteers to expand what we can offer to our residents.

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**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Achievements and performance (continued)**

**The Challenges of the Last Year**

After the worry of the covid epidemic, external challenges seem increasingly to have been influenced by world affairs and these are likely to continue to impact costs with record and long-lasting rises in energy prices, food and other costs. All of these have affected the House and our residents and will continue to mean maintaining careful financial stringency. We are pleased to be able to report that due to hard work by the team and to stable policies and objectives, we are able to continue to plan for a long-term future.

**Planning for Future Challenges**

The Trustees have a responsibility to protect our residents by providing safe accommodation for many years to come. In the past we have reviewed the usefulness and suitability of Brian Lewis House and this work has confirmed that this House is our best location and that it will be the home for the Society into the foreseeable future.

Many and varied challenges will face us and not least, an increasing appearance of national regulation. Because of our status as an independent, non-caregiving charity under the Abbeyfield umbrella, we have not been subject to the detailed national regulation that affects care homes but the Social Housing Regulator and the Housing Ombudsman are increasing their oversight of all housing providers. In addition, the national society has laid out its re-requirement for more regular information in the future with Abbeyfield England (as the national society is now called) concerned about the levels of failure in the sector.

Last but not least, the twin challenges of maintaining good occupancy levels in the House whilst keeping a firm grip on costs will be important.

Whilst we are keeping a close eye on such matters, we feel that we are fully resilient and ready to face a positive future with a successful and hard-working team.

**b. Investment policy and performance**

The Trustees made a decision during the previous year to focus investments on capital growth rather than income. This has affected our income compared to previous years but means that we are not using past investments to subsidise current expenditure.

**Financial review**

**a. Going concern**

After making appropriate enquiries, the Trustees have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

**b. Value for Money**

Value for money means being effective in planning and then managing and operating the Society. The aim is to make the best use of resources whilst providing homes which maintain and improve the quality of life of residents.

Following the issue in April 2018 of the Technical Note by the Regulator of Social Housing, the Society now reports on the 7-metric covered by the technical note. The figures in brackets at the end of each metric act as a comparator and represent those of the Abbeyfield Society (TAS) nationally for the year ended 31 March 2024 - Housing Association number H1046.

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**ABBNEYFIELD OXFORD SOCIETY LIMITED(THE)**  
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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Metric 1 - Reinvestment %**

The reinvestment metric looks at the investment in properties (existing stock and new supply) as a percentage of the value of total properties held. There has been no development of property in the year with expenditure focused on maintaining assets. The reinvestment metric is therefore 0% (TAS: 3.1%).

**Metric 2 - New supply delivered%**

There have been no new units created; this metric is therefore 0% (TAS: 0%).

**Metric 3 - Gearing %**

This metric represents net debt as a percentage of the value of properties held. As the Society does not have any loans this metric does not apply (TAS: -26.80%).

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

As mentioned in Metric 3 above, the Society does not have any debt and therefore this metric does not apply (TAS:-3,041%).

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

This metric represents the total social housing costs (as defined by the regulator) divided by the total units owned and has been calculated as £17,198 (TAS: £37,231). The costs for the Society were higher than in previous years due to rising day to day costs..

**Metric 6 - Operating Margin %**

The operating margin of the charity is 16.63% (TAS: -5.80%).

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

This metric compares the overall operating surplus to total assets less current liabilities. 2.28%. (TAS: 2.10%). Compared with its modest income, the Society benefits from high capital because of historic endowments.

**b. Reserves policy**

It is the policy of The Abbeyfield Oxford Society Limited to maintain a good financial reserves to enable the Brian Lewis House to be maintained to a high level.

**Structure, governance and management**

**a. Constitution**

Abbeyfield Oxford Society Limited(The) is registered as a charitable company limited by guarantee and was set up by a Memorandum of Association.



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**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
**(A company limited by guarantee)**

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**TRUSTEES' REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Structure, governance and management (continued)**

**b. Methods of appointment or election of Trustees**

The management of the Company is the responsibility of the Trustees who are elected and co-opted under the terms of the Memorandum of Association.

**Statement of Trustees' responsibilities**

The Trustees (who are also the directors of the Company 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).

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 Company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

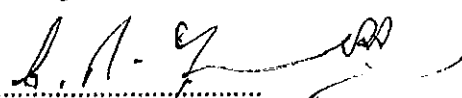
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102);
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the 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 Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

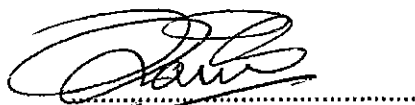
Approved by order of the members of the board of Trustees on

*31 March 2026*

and signed on their behalf by:



**Chris Furness**  
Chairman



**Tim Lambertstock**  
Treasurer

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**ABBEYFIELD OXFORD SOCIETY LIMITED(THÉ)**  
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**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**Independent examiner's report to the Trustees of Abbeyfield Oxford Society Limited(The) ('the Company')**

I report to the charity Trustees on my examination of the accounts of the Company for the year ended 30 September 2025.

**Responsibilities and basis of report**

As the Trustees of the Company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

Since the Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the Company's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Company's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Company and the Company's Trustees as a body, for my work or for this report.

Signed:



Lorraine Butler

Dated: 13 April 2026

FCA

KBDR Limited The Old Tannery Hensington Road Woodstock OX20 1JL

**ABBEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
<b>Income from:</b>					
Donations and legacies	3	4,248	-	4,248	2,908
Charitable activities	4	248,500	-	248,500	187,274
Investments	5	8,861	-	8,861	8,599
<b>Total income</b>		<b>261,609</b>	<b>-</b>	<b>261,609</b>	<b>198,781</b>
<b>Expenditure on:</b>					
Charitable activities		206,998	-	206,998	197,286
<b>Total expenditure</b>		<b>206,998</b>	<b>-</b>	<b>206,998</b>	<b>197,286</b>
<b>Net income</b>		<b>54,611</b>	<b>-</b>	<b>54,611</b>	<b>1,495</b>
Transfers between funds	14	(12,974)	-	(12,974)	124,085
<b>Net movement in funds</b>		<b>41,637</b>	<b>-</b>	<b>41,637</b>	<b>125,580</b>
<b>Reconciliation of funds:</b>					
Total funds brought forward		1,780,746	5,222	1,785,968	1,660,388
Net movement in funds		41,637	-	41,637	125,580
<b>Total funds carried forward</b>		<b>1,822,383</b>	<b>5,222</b>	<b>1,827,605</b>	<b>1,785,968</b>

The Statement of financial activities includes all gains and losses recognised in the year.

The notes on pages 12 to 22 form part of these financial statements.

**ABBNEYFIELD OXFORD SOCIETY LIMITED(THE)**  
**(A company limited by guarantee)**  
**REGISTERED NUMBER: 631694**

**BALANCE SHEET**  
**AS AT 30 SEPTEMBER 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	9	588,214	600,473
		<u>588,214</u>	<u>600,473</u>
<b>Current assets</b>			
Debtors	10	3,663	3,704
Investments	11	1,220,615	1,176,653
Cash at bank and in hand		27,903	16,191
		<u>1,252,181</u>	<u>1,196,548</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	12	(12,790)	(11,053)
		<u>1,239,391</u>	<u>1,185,495</u>
<b>Net current assets</b>			
		<u>1,827,605</u>	<u>1,785,968</u>
<b>Total assets less current liabilities</b>			
		<u>1,827,605</u>	<u>1,785,968</u>
<b>Net assets excluding pension asset</b>			
		<u>1,827,605</u>	<u>1,785,968</u>
<b>Total net assets</b>		<u>1,827,605</u>	<u>1,785,968</u>
<b>Charity funds</b>			
Restricted funds	14	5,222	5,222
Unrestricted funds	14	1,822,383	1,780,746
		<u>1,827,605</u>	<u>1,785,968</u>
<b>Total funds</b>		<u>1,827,605</u>	<u>1,785,968</u>

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**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**REGISTERED NUMBER: 631694**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 30 SEPTEMBER 2025**

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The Company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

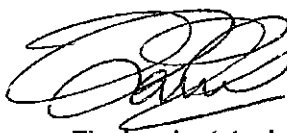
The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the Trustees on  
and signed on their behalf by:

31 March 2026

  
**Chris Furness**  
Chairman

  
**Tim Lambertstock**  
Treasurer

The notes on pages 12 to 22 form part of these financial statements.

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**ABBAYFIELD OXFORD SOCIETY LIMITED(THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**1. General information**

The Abbeyfield Oxford Society Limited is a private company limited by guarantee incorporated in England and Wales. The registered office address is Brian Lewis House, 80 Saint Clements Street, Oxford OX4 1AW.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Abbeyfield Oxford Society Limited(The) meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

**2.2 Income**

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

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

**2.3 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

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**ABBNEYFIELD OXFORD SOCIETY LIMITED(THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**2. Accounting policies (continued)**

**2.4 Tangible fixed assets and depreciation**

Tangible fixed assets are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, .

Depreciation is provided on the following bases:

Freehold property	- 1% of estimated value
Fixtures and fittings	- 20% straight line

**2.5 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**2.6 Cash at bank and in hand**

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

**2.7 Liabilities and provisions**

Liabilities are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

**2.8 Financial instruments**

The Company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

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**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**2. Accounting policies (continued)**

**2.9 Fund accounting**

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

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

**3. Income from donations and legacies**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Donations	4,248	4,248	2,908
	<u>4,248</u>	<u>4,248</u>	<u>2,908</u>

**4. Income from charitable activities**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Residential fees	248,500	248,500	187,274
	<u>248,500</u>	<u>248,500</u>	<u>187,274</u>



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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**5. Investment income**

	<b>Unrestricted funds 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Rental income	1,925	<b>1,925</b>	2,100
Dividend income	6,936	<b>6,936</b>	6,499
	<u>8,861</u>	<u><b>8,861</b></u>	<u>8,599</u>

**6. Analysis of expenditure by activities**

	<b>Activities undertaken directly 2025 £</b>	<b>Support costs 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Residential accommodation	<u>115,476</u>	<u>91,522</u>	<u><b>206,998</b></u>	<u>197,286</u>
<i>Total 2024</i>	<u>103,659</u>	<u>93,627</u>	<u>197,286</u>	

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**NOTES TO THE FINANCIAL STATEMENTS**  
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**6. Analysis of expenditure by activities (continued)**

**Analysis of support costs**

	<b>Provision of accommoda tion 2025 £</b>	<b>Total funds 2025 £</b>	<i>Total funds 2024 £</i>
Wages and pension costs	25,062	<b>25,062</b>	24,502
Property running costs	17,539	<b>17,539</b>	21,429
Printing and stationery	658	<b>658</b>	344
Telephone	5,396	<b>5,396</b>	4,169
Advertising and promotion	-	-	1,321
Legal and professional	6,581	<b>6,581</b>	5,623
Repairs and maintenance	16,709	<b>16,709</b>	17,307
Bank charges	(79)	<b>(79)</b>	(79)
Sundry administration charges	1,841	<b>1,841</b>	1,804
Governance costs	17,815	<b>17,815</b>	17,207
	<u>91,522</u>	<u><b>91,522</b></u>	<u>93,627</u>

**7. Independent examiner's remuneration**

	<b>2025 £</b>	<i>2024 £</i>
Fees payable to the Company's independent examiner for the independent examination of the Company's annual accounts	<u><b>1,386</b></u>	<u>1,320</u>

**ABBEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**8. Trustees' remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 30 September 2025, no Trustee expenses have been incurred (2024 - £NIL).

**9. Tangible fixed assets**

	Freehold property £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>			
At 1 October 2024	701,539	84,135	785,674
At 30 September 2025	701,539	84,135	785,674
<b>Depreciation</b>			
At 1 October 2024	124,313	60,888	185,201
Charge for the year	3,805	8,454	12,259
At 30 September 2025	128,118	69,342	197,460
<b>Net book value</b>			
At 30 September 2025	573,421	14,793	588,214
At 30 September 2024	577,226	23,247	600,473

**10. Debtors**

	2025 £	2024 £
<b>Due within one year</b>		
Prepayments and accrued income	3,663	3,704
	3,663	3,704

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**11. Current asset investments**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Unlisted investments	<b>1,220,615</b>	<b>1,176,653</b>

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

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other creditors	<b>12,790</b>	<b>11,053</b>

**13. Financial instruments**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Financial assets</b>		
Financial assets measured at fair value through income and expenditure	<b>1,248,518</b>	<b>1,192,844</b>

Financial assets measured at fair value through income and expenditure comprise Investments and cash at bank and in hand.

**ABBNEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**14. Statement of funds**

**Statement of funds - current year**

	Balance at 1 October 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 30 September 2025 £
<b>Unrestricted funds</b>					
<b>Designated funds</b>					
Designated Funds 1	60,000	-	-	-	60,000
<b>General funds</b>					
General Funds - all funds	1,278,908	261,609	(206,998)	-	1,333,519
Property revaluation reserve	279,962	-	-	-	279,962
Investment revaluation reserve	161,876	-	-	(12,974)	148,902
	1,720,746	261,609	(206,998)	(12,974)	1,762,383
<b>Total Unrestricted funds</b>	1,780,746	261,609	(206,998)	(12,974)	1,822,383
<b>Restricted funds</b>					
Restricted Funds - all funds	5,222	-	-	-	5,222
<b>Total of funds</b>	1,785,968	261,609	(206,998)	(12,974)	1,827,605

**ABBEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**14. Statement of funds (continued)**

**Statement of funds - prior year**

	<i>Balance at 1 October 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Transfers in/out £</i>	<i>Balance at 30 September 2024 £</i>
<b>Unrestricted funds</b>					
<b>Designated funds</b>					
Designated Funds - all funds	60,000	-	-	-	60,000
<b>General funds</b>					
General Funds - all funds	1,277,413	198,781	(197,286)	-	1,278,908
Property revaluation reserve	279,962	-	-	-	279,962
Investment revaluation reserve	37,791	-	-	124,085	161,876
	<u>1,595,166</u>	<u>198,781</u>	<u>(197,286)</u>	<u>124,085</u>	<u>1,720,746</u>
<b>Total Unrestricted funds</b>	<u>1,655,166</u>	<u>198,781</u>	<u>(197,286)</u>	<u>124,085</u>	<u>1,780,746</u>
<b>Restricted funds</b>					
Restricted Funds - all funds	5,222	-	-	-	5,222
<b>Total of funds</b>	<u>1,660,388</u>	<u>198,781</u>	<u>(197,286)</u>	<u>124,085</u>	<u>1,785,968</u>

**ABBEYFIELD OXFORD SOCIETY LIMITED (THE)**  
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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**15. Summary of funds**

**Summary of funds - current year**

	Balance at 1 October 2024 £	Income £	Expenditure £	Transfers in/out £	Balance at 30 September 2025 £
Designated funds	60,000	-	-	-	60,000
General funds	1,720,746	261,609	(206,998)	(12,974)	1,762,383
Restricted funds	5,222	-	-	-	5,222
	<u>1,785,968</u>	<u>261,609</u>	<u>(206,998)</u>	<u>(12,974)</u>	<u>1,827,605</u>

**Summary of funds - prior year**

	Balance at 1 October 2023 £	Income £	Expenditure £	Transfers in/out £	Balance at 30 September 2024 £
Designated funds	60,000	-	-	-	60,000
General funds	1,595,166	198,781	(197,286)	124,085	1,720,746
Restricted funds	5,222	-	-	-	5,222
	<u>1,660,388</u>	<u>198,781</u>	<u>(197,286)</u>	<u>124,085</u>	<u>1,785,968</u>

**16. Analysis of net assets between funds**

**Analysis of net assets between funds - current year**

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	588,214	-	588,214
Current assets	1,246,959	5,222	1,252,181
Creditors due within one year	(12,790)	-	(12,790)
<b>Total</b>	<u>1,822,383</u>	<u>5,222</u>	<u>1,827,605</u>

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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**16. Analysis of net assets between funds (continued)**

**Analysis of net assets between funds - prior year**

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Tangible fixed assets	600,473	-	600,473
Current assets	1,196,548	-	1,196,548
Creditors due within one year	(11,053)	-	(11,053)
<b>Total</b>	<u><u>1,785,968</u></u>	<u><u>-</u></u>	<u><u>1,785,968</u></u>



**ABBEYFIELD OXFORD SOCIETY LIMITED(THE)**  
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**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

	2025 £	2025 £	2024 £	2024 £
<b>Charity income</b>				
Charges to residents	248,500		187,274	
Dividend income	6,936		6,499	
Charity donations received	4,248		2,908	
Rental income	1,925		2,100	
	<u>          </u>	261,609	<u>          </u>	198,781
<b>Gross income in the reporting period</b>		<u>261,609</u>		<u>198,781</u>
<b>Less:</b>				
<b>Property expenses</b>				
Housekeeping costs	27,469		23,345	
Wages and pension cost	87,711		79,856	
Maintenance	296		458	
Property running costs	17,539		21,429	
Printing and stationery	658		344	
Advertising and promotion	-		1,321	
Legal and professional	6,581		5,623	
Repairs and maintenance	16,709		17,307	
Bank charges	(79)		(79)	
Sundry administration expenses	1,841		1,804	
Telephone and fax	5,396		4,169	
	<u>          </u>	164,121	<u>          </u>	155,577
<b>Charity expenditure</b>				
Governance wages and pension cost	25,062		24,502	
Affiliation and Independent examiner fees	5,556		4,829	
	<u>          </u>	30,618	<u>          </u>	29,331
<b>Depreciation</b>				
Freehold property and fixtures & fittings	12,259		12,378	
	<u>          </u>	12,259	<u>          </u>	12,378
<b>Total expenditure</b>		<u>206,998</u>		<u>197,286</u>
<b>Net income for the reporting period</b>		<u>54,611</u>		<u>1,495</u>