

Company registered number: 00736150
Charity number: 216779
Regulator of Social Housing registered number H0375

ABBNEYFIELD SOUTH DOWNS LIMITED

**ANNUAL REPORT AND
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 MARCH 2024**

ABBNEYFIELD SOUTH DOWNS LIMITED

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ABBEYFIELD SOUTH DOWNS LIMITED

THE BOARD, EXECUTIVE OFFICERS, ADVISERS

The Board as at the date of approval of this Annual Report	Mr I Thomas (Chairman) BSc (Hons) CEng MRICS MStructE MCIQB (Appointed as Trustee 16 th October 2023) Mr D Byrne FCII Mr M Paris MBE MCIQB Miss J Sorenson BA (Hons) PGDipM Chartered Marketer Mr J Timbs FCMI Mr P Anderson LLB(Hons) MBA Dr I Conlan (appointed 29 June 2023) Mr N Taylor (appointed 15 th October 2024)
Note: all Board members are also trustees of the charity	
The following was also a Board member during part of the year covered by this Annual Report	Mr R Leon (resigned 26 July 2023) Mr W Rendall ACII MA Oxon (resigned 26 July 2023)
Executive Officers as at the date of approval of this Annual Report	Ms N Moss (General Manager) Mrs W Barrow (Finance Manager)
Company secretary	Mr P Anderson LLB(Hons) MBA
Registered office and principal address	Holdenhurst Mill Road Heathfield East Sussex TN21 0GG
Independent auditors	Lindeyer Francis Ferguson Limited Chartered Accountants Statutory Auditors North House 198 High Street Tonbridge Kent TN9 1BE
Bankers	Barclays Bank plc 63/67 Terminus Road Eastbourne East Sussex BN21 3NE
Legal status	
Registered company limited by guarantee	No. 00736150
Registered with the Regulator of Social Housing	No. H0375
Registered with the Charity Commission	No. 216779

ABBEYFIELD SOUTH DOWNS LIMITED

REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

The trustees (who are also directors of the charity for the purposes of the Companies Act 2006) present their annual report together with the audited financial statements of Abbeyfield South Downs Limited for the year ended 31 March 2024.

Objectives and activities

The Charity's principal objective is to continue to provide comfortable housing in a safe environment complemented by good nutrition and companionship for older people. We do this through a dedicated and well-trained workforce complemented by a committed and well-motivated group of volunteers. As of 31 March 2024, we operated in the following areas:

	No of social sheltered housing units	No of affordable sheltered housing units	No of non-social housing units	Changes since 31 March 2023
Eastbourne	16	-	1	None
Brighton & Hove	16	-	2	None
Heathfield	-	48	-	None
Tunbridge Wells	14	-	-	None
Alfriston	9	-	-	None
Worthing	9		10	New from Worthing merger

In achieving its objectives, the Charity aims to create a surplus of income over expenditure which is sufficient to maintain the properties and services to a high standard. The Charity's ongoing aim is to ensure that these standards are maintained and improved wherever possible, and that the Charity adheres to all current legislation governing the services it offers.

When reviewing the Charity's aims and objectives, and planning its activities, the Trustees have due regard to the Charity Commission's public benefit guidance, including its guidance on fee-charging, and that the Charity complies with all current legislation.

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REPORT OF THE BOARD OF TRUSTEES FOR THE YEAR ENDED 31 MARCH 2024

Achievements and performance

The year represented our first period with Holdenhurst at normal operational occupancy levels. It was a fantastic effort by everyone in the operational team to get Holdenhurst to full capacity so quickly. The previous years had been dominated by the development and the complexities involved including the pandemic and the main contractor going into liquidation. It was a good feeling to be at the beginning of a normal year and it was time to focus on core operational matters. The Board acknowledged at a strategy review meeting early in the calendar year, that the development had been a huge distraction in many ways, and it was time to look at our management structure and take account of succession planning for the future.

The success of the development in terms of our strategy reinforced the Board's commitment to replace our older stock of housing with new modern services like Holdenhurst. As previously, it would also keep existing older units open while they were viable and until such time as they could be replaced with new housing. It was also set as a strategic direction to work with other Abbeyfield Societies and indeed other similar organisations outside of the Abbeyfield movement. This was mainly triggered by the restructuring of Abbeyfield nationally and we, as a larger Abbeyfield organisation, considered we should lend our support and resources to smaller Abbeyfield organisations. As a result of discussions with the Abbeyfield Worthing Society, they asked us to take over their assets and operate them as Abbeyfield South Downs' houses. A deed of transfer was completed as of 31st October 2023 and Seascapes and Beachside were added to our operating portfolio.

The transition period of absorbing new services is always a challenge both financially and in terms of resource. This was achieved during the year thanks to hard work by our operational team. The opportunity of having an operating presence in Worthing was considered a massive positive for the Board. It was seen as a very sustainable location and worthy of investment. The Board decided, based on evidence presented, that investment in one Worthing property, Beachside was the best way forward to maintain the operational presence in Worthing and to review the other site, Seascapes, for potential redevelopment in the next financial year.

In terms restructuring, the future retirement plans of our CEO were a key focus and an opportunity to look at our management structure post the Holdenhurst development period. The result was a decision to expand our housing management team with three new posts, all operational people, with two housing managers and one finance person. Our Finance Manager was also a key part of the transition and agreed to absorb more duties. Key to the process was a promotion for our Operations Manager to General Manager and thus become our senior staff member. The plan was to phase in the transition from the new financial year, with our CEO in post for a transition period. During this phase the CEO would hand over day to day running of the charity while staying in post to assist the transition and take special responsibility for the Worthing houses. The Board acknowledges the hard work and flexibility of all those involved to achieve our strategic goal.

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Our small, sheltered houses have maintained good occupancy levels, with the average occupancy being approximately 89% over the year for the historic South Downs Houses. The Worthing properties were only 50% occupied in November 2023 and thus presented a challenge but also an opportunity for the future. The early signs at the end of the year were positive for the house which continued to operate as occupancy was starting to have a more positive outlook. Initial thoughts about Seascapes were pushing us towards a formal review of the site for redevelopment.

In providing a safe environment, continued effort has been made to meet the evolving requirements of health and safety and fire regulations. Support is offered to residents by directing them to services appropriate to their needs. Every effort is made to provide nutritious, home-cooked meals for the residents to enjoy and to involve them in aspects of the day-to-day management of their homes.

The Charity is supported by its willing staff team and volunteers to ensure our services offer a happy and well-run environment. The Charity values its staff highly and appreciates those who continue to show commitment and dedication to the organisation and its residents. We consider ongoing collaboration between paid staff and volunteers essential to the Charity's future success. Following the cost-of-living crisis, high inflation, and increased energy costs, the Charity remains committed to paying its staff the voluntary real Living Wage, as the Real Living Wage Foundation proposed.

The Charity has continued to use targeted social media-based marketing to invite enquiries and convey a positive message. This approach has proved to be very effective in helping maintain good occupancy levels. Our marketing team has become adept at focussing the effort on the houses needing the most support.

Plans for the future

We will be monitoring the bedding in of the management restructure. In so doing the Board recognised that this must be a priority and strategic matters such as a new development may have to take a back seat for a short while.

In terms of the Board, succession planning again will be an ongoing theme. Some restructuring was planned. In the year we lost two Board Members who stood down and gained two. Bill Rendall had been involved with Abbeyfield for a number of years and the Board are very grateful for his contribution. His counsel will be missed. Our Chair David Bryne, while wanting to remain as a Trustee, also considered it would suit him to step down as Chair. Ian Thomas who recently joined the Board volunteered to be considered for the post subject to the support of the Board. The Board were delighted also to invite Nolan Taylor to become a Trustee after a period of leave in the new financial year and after his employment was completed. Subject to a review of circumstance nearer the time, Nolan indicated his willingness to join the Board.

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Our commitment for the year ahead:

- Support the operational team to successfully deliver the restructure in management.
- Review investment in our older housing stock and undertake viability assessments which would embrace general principles of the quality of the accommodation as well as financial measures to gain an overall assessment of future market demands as well as the business viability.
- Start thinking about a new development and review the Seascapes Worthing site if resources allowed in terms of the management restructure and financial returns.
- Review investment strategy.
- Implement the Board changes discussed during the year.

Financial review

The cost-of-living crisis from the previous year continues still to influence our day-to-day life, in particular interest rates and our loan repayments. Being positive the last rise was mid-year and the signs coming out of the year were more stable and early talk of base rate reductions.

The legacy of poor construction left from the liquidation of the main contractor for Holdenhurst continued to generate management challenges and additional spend through the year. However, the problems were all known ones, and we seemed to not be facing any new challenges.

Absorbing two services which were making a loss was a huge challenge. However, the assets transferred by the Abbeyfield Worthing Society made the year into one of abundant surplus. But underlying this was a strong performance by our original South Downs houses. If you drill down into the figures for these properties, we were on budget in terms of EBITDA, Income and Expenditure and met loan covenants. A tremendous effort by our staff team across the organisation.

Financial Summary – South Downs Houses (Excluding Worthing):

- Core income of £1,857k against a budget of £1,824k
- Operating Expenditure of £1,270k against a budget of £1,289k
- EBITDA of £587k against a budget projection of £535k

The effect of the Worthing Houses was a loss which reduced the above EBITDA by £74k. However, the overall surplus as a result of the Worthing merger was £2,253,758.

In another year of unprecedented change for the Charity and financial uncertainty for the country we have emerged in good shape to navigate the future.

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Reserves policy

It is the policy of the Charity that unrestricted cash funds which have not been designated for a specific use should be maintained at a level equivalent to at least three month's cash operating expenditure. The Board considers that reserves at this level will ensure that, in the event of a significant drop in income, the Charity will be able to continue its current activities while consideration is given to ways in which additional funds may be raised or alternative options explored. For the financial year 24/25 a review of operating reserve will be undertaken.

In addition to the normal reserves policy, the Board has set aside a further sum of £450,000 as a target reserve for defects work which may be required for Holdenhurst. Our overall operating reserve was therefore set at £825,000. This will be reviewed during 2024/25. It was also considered to be prudent to conduct a further review of a treasury and investment policy with a view to gaining a better return on cash funds and looking at the investments transferred from the Worthing merger.

Risk management

The Board has a Risk Committee comprising members from the Board and management and risk management is a standing agenda item for consideration at quarterly Board meetings. A subsidiary risk. The impact of increasing energy prices and interest rates are currently under review by the committee.

The key risks to which the Charity is exposed, and their mitigations are noted below:

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Risk	Mitigation
<p>Strategic</p> <p>The Charity operates in a complex, fluid market dependent on numerous external factors, including regulation, competition, customer expectations and requirements and the economic environment.</p>	<p>The Charity adopted a 10-year strategic plan 2016-2026 which was prepared based on sector research, analysis of changes in the Charity's defined area of operation and the relevant experience of the trustees and management team, particularly knowledge of The Abbeyfield Society and its strategic plan. The Charity is currently preparing an update to the Strategic Plan covering 2023-2033 for consideration and adoption by the Board.</p>
<p>Financial viability</p> <p>Operations continue to generate sufficient funds to provide high standard services and maintenance of the houses.</p>	<p>The Board agrees an annual financial budget on a timely basis and receives quarterly reports to monitor progress against expectations. All budget planning and major capital expenditure is subject to approval by the Board. The Senior Management Team receives monthly operations income and expenditure reports for review with the house staff.</p> <p>The Charity strives to maintain high residential occupancy levels by sustaining local awareness as to the benefits which the Charity has to offer those in need, in the communities we serve. Occupancy levels have been adopted as the primary KPI and as such are regularly reported to management and the Board.</p> <p>The Board has a Facility Agreement (FA) with Charity Bank and Big Society Capital to fund the development and provide for residual debt following completion. This was secured following exhaustive modelling to G2060 by the Charity and its advisers, the results of</p>

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	which were made available to the Board. Performance against the covenants within the FA and any later deeds of variation are monitored quarterly internally and externally.
<p>Reputation</p> <p>The Charity's reputation may be impacted by inadequate safeguarding of residents, a fall in service standards and deteriorating accommodation.</p>	<p>Services are continually reviewed and monitored by the Senior Management Team with support and regular scrutiny by Board members. Operating Policies are developed, logged and implemented as required. Policies for residents, including a clear complaints procedure, are in place for use by residents.</p> <p>The Board has adopted a clear policy and process to safeguard all residents and staff.</p> <p>Members of the Board are actively engaged with The Abbeyfield Society, to which Abbeyfield South Downs is affiliated, and contribute to developments at a national level.</p> <p>The Board commissioned an independent maintenance survey of all houses and has adopted a 10-year planned maintenance programme to ensure compliance with accepted standards. A review/update of the survey is currently under consideration.</p>
<p>People</p> <p>The success of the Charity is dependent on its staff and volunteers. The welfare of the staff and residents is of central importance to successful operations.</p> <p>The Board and management team must have an appropriate mix of skills to oversee existing operations and future plans.</p>	<p>The Board support the management team to ensure appropriate policies and procedures are in place to protect the health and safety of staff and residents at all times.</p> <p>The Charity is committed to being both a Living Wage and equal opportunities employer.</p> <p>The Board regularly assesses its own composition and diversity to ensure an adequate mix of skills. Experience is present to direct the Charity and provide substantive support to the management team.</p>

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Value for Money

Value for Money (VFM) is about being effective in how we plan, manage and operate the Charity. It requires making the best use of the resources available to us to provide quality homes to improve the quality of life of our residents, together with high quality services and support.

The Regulator for Social Housing (RSH) issued a new Value for Money Standard in April 2017 and a Technical Note in April 2018. These identified 7 metrics which social housing providers are expected to report their performance against in the annual report. The latter document acknowledges that the metrics will not necessarily be appropriate for all providers and any influencing factors should be explained in the commentary.

Metric	2023/24	2022/23
1. Reinvestment %	0.56%	2.8%
2. New supply delivered	N/A	45.3%
3. Gearing %	15.81%	16.09%
4. EBITDA MRI interest cover %	43%	497%
5. Headline social cost per unit	£16,909	£13,676
6. Operating margin %	-6.9%	6.3%
7. Return on capital employed	-0.75%	0.54%

The basis for the metrics is as follows:

- *Reinvestment % - the investment in properties (existing stock and new supply) as a percentage of the value of total properties held.*
- *New supply delivered (social housing units) % - the number of new social housing units delivered as a proportion of total social housing units owned.*
- *Gearing% - net debt as a percentage of the value of total properties held.*
- *EBITDA MRI Interest cover % - the level of surplus generated compared to the interest payable.*
- *Headline social housing cost per unit - social housing costs (as defined by the regulator) divided by total units owned and/or managed.*
- *6A. Operating margin (social housing lettings only) % - operating surplus/(deficit) from social housing lettings divided by turnover from social housing lettings.*
- *6B. Operating margin (overall)% - overall operating surplus/(deficit) divided by overall turnover.*
- *Return on capital employed (ROCE) % - compares the overall operating surplus to total assets less current liabilities.*

- A. Excludes properties under development.
- B. All interest payable relates to housing under development and is being capitalised until the development is open and generating income.
- C. This metric does not apply as the Charity had no short- or long-term borrowings during the year under review.

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Scrutiny of VFM is provided by the Board through the receipt of management accounts with KPIs considered appropriate for the management of the Charity and a report from the Management Committee which meets weekly to oversee operations. In particular, the Board are aware that the headline social cost per unit metric as reported at 5 above is high for the sector. This is due to the Charity following the Abbeyfield service model which incorporates at its heart the provision of nutritious meals for residents. The cost of preparing and providing food are not factors highlighted by the Regulator for Social Housing in its analysis of additional costs which may influence the escalation of unit cost.

Governance

The Board of Trustees, who are also the directors for the purpose of company law, and who served during the year are set out on page 1. Each member is recruited for his/her relevant experience and skills to provide substantive support to the management team. The Charity is managed by the directors in accordance with the company's Memorandum and Articles of Association dated 25 July 2016. None of the Board of Trustees has any beneficial interest in the company. All members of the Board of Trustees are members of the company.

Appointments to the Board of Trustees are proposed and ratified by the Board at their regular meetings. Co-option is permitted prior to ratification. They are recruited by invitation and by advertisement. Those with regular access to residents are subject to DBS (Disclosure and Barring Service) checks plus two other references. New trustees are given an induction in accordance with the Charity's Trustee Induction Process which not only covers governance and operational issues but also a briefing on the Abbeyfield ethos. Trustees are given access to the comprehensive Directors' Information folder in the Charity's shared cloud storage. Trustee training is available on request and where a subject of mutual interest is identified, for example GDPR, Board training is provided. The Board continues to develop an appropriate method for Appraisal of Board Skills and Diversity.

The Board of Trustees meets quarterly to review performance and ensure that the Charity operations and development are being managed in accordance with established policies. The Board approves any changes in operating policy when deemed necessary and is responsible for approving and monitoring all major expenditure.

It is an objective of the Board that staff should feel valued and be appropriately rewarded. To further this objective the Society has adopted the voluntary 'living wage'. Overall pay awards are approved by the Board as part of the annual budget setting process. The salaries of senior staff are considered by an ad-hoc Remuneration Committee which is chaired by the Chairman. The committee considers:

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- The overall performance of the management team and the financial position of the Society
- The bench marking of salaries against similar roles in comparable charities and organisations operating in the sector and the same geographical area
- The salaries paid within the Abbeyfield movement for comparable roles.
- Recommending discretionary bonus awards, although no formal method or basis for performance related pay has been adopted.

The recommendations from the Remuneration Committee are approved by the Board.

The Charity is a member of Abbeyfield England (Formerly The Abbeyfield Society (TAS)). The benefits offered to member societies include providing relevant information on national developments in the charitable housing sector and professional services in support of the affiliates. The Charity pays an annual fee to Abbeyfield England.

The Charity complies with the Governance and Financial Viability Standard (April 2015) issued by the Regulator for Social Housing and principal recommendations of the 2015 National Housing Federation Code of Governance. The Charity also adheres to the principles of the Code of Governance for Smaller Charities.

Statement of Board of trustees' responsibilities

The trustees 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 and social housing legislation 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 the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently.
- make judgments and accounting estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and 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, the Housing and Regeneration Act 2008 and the

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Accounting Direction for registered providers of social housing in England 2019. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditor

Each of the persons who are trustees at the time when this trustees' report is approved has confirmed that:

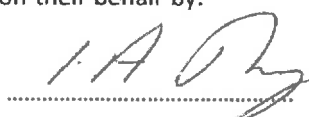
- so far as the trustees are aware, there is no relevant audit information of which the company's auditors are unaware, and
- the trustees have taken all reasonable steps that ought to have been taken as trustees in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

Auditor

The auditors, Lindeyer Francis Ferguson Limited, are deemed to have been re-appointed in accordance with section 487(2) of the Companies Act 2006.

In preparing this report, the Trustees have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the Board of Trustees on31st..... October 2024 and signed on their behalf by:



Mr I A Thomas
Chairman of trustees

ABBEYFIELD SOUTH DOWNS LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBEYFIELD SOUTH DOWNS LIMITED

Opinion

We have audited the financial statements of Abbeyfield South Downs Limited (the 'charitable company') for the year ended 31 March 2024 which comprise the statement of comprehensive income, the statement of changes in reserves, the balance sheet, the 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 applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024, and of its incoming resources and application of resources, 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, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

ABBNEYFIELD SOUTH DOWNS LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBNEYFIELD SOUTH DOWNS LIMITED

Other information

The board is 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.

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.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the report of the board of trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the report of the board of trustees 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 charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the report of the board of trustees.

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

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

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBNEYFIELD SOUTH DOWNS LIMITED

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the board

As explained more fully in the board's responsibilities statement, the board members (who are also the directors of the association for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board 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 board is responsible for assessing the charitable company'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 board either intends to liquidate the charitable company or to cease operations, or has 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 below, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We obtained an understanding of the legal and regulatory framework applicable to the preparation of the financial statements of the Charity, and the procedures that management adopt to ensure compliance. We have considered the extent to which non-compliance might have a material effect on the financial statements, and in particular we identified the Companies Act 2006, the Housing and Regeneration Act 2008, and the Accounting Direction for Private Registered Providers of Social Housing 2019, and the procedures that management adopt to ensure compliance, including those relating to the Housing SORP 2018.

We have also identified other laws and regulations that do not have a direct effect on the amounts or disclosures within the financial statements, but for which compliance is fundamental to the charity's operations and to avoid material penalties, including GDPR, health and safety, employment law, and fundraising regulations.

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INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBEYFIELD SOUTH DOWNS LIMITED

Having reviewed the laws and regulations applicable to the charity, we designed and performed audit procedures to obtain sufficient appropriate audit evidence. Specifically, we:

- Assigned an engagement team to the audit with particular familiarity in dealing with registered providers of social housing;
- Obtained an understanding of the charity's procedures for ensuring compliance with laws and regulations;
- Obtained and reviewed internal policy and procedure documents;
- Made enquiries of management and the trustees regarding whether they were aware of any actual or suspected incidences of non-compliance with laws and regulations;
- Obtained and reviewed meeting minutes;
- Reviewed legal expenses accounts for indications of any possible non-compliance; and
- Reviewed the completeness and accuracy of any disclosures made in the financial statements.

We assessed the susceptibility of the charity's financial statements to material misstatement, including considering how fraud might occur. This was performed by:

- We obtained the Board of Trustees' assessment of fraud risk and enquired as to any known or suspected instances of fraud;
- We considered whether management have incentives and opportunities to manipulate financial results (including overriding controls) and determined that the key risks related to the non-compliance with the Housing SORP 2018 in terms of component accounting in previous years, completeness of income, completeness of creditors, non-depreciation of properties in previous years and the risk of management override;
- We obtained 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 charity's internal control;
- We tested journal entries to identify unusual transactions; and
- We designed and performed audit procedures to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations, including enquiry of the Board of Trustees, review of minutes and correspondence, and review of the completeness and accuracy of disclosures made in the financial statements.

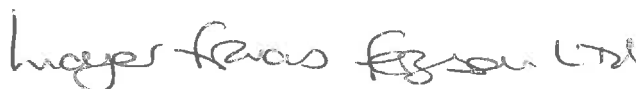
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

ABBEYFIELD SOUTH DOWNS LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ABBEYFIELD SOUTH DOWNS LIMITED

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Jonathan Healey BA FCA (Senior statutory auditor)
for and on behalf of

Date: 3 October 2024

Lindsey Francis Ferguson Limited
Chartered Accountants
Statutory Auditors
North House
198 High Street
Tonbridge
Kent TN9 1BE

ABBNEYFIELD SOUTH DOWNS LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2024

		Unrestricted funds 2024	Restricted funds 2024	Total 2024	Restricted funds 2023	Unrestricted funds 2023	As restated Total 2023
	Notes	£	£	£	£	£	£
Turnover	2	1,945,206	-	1,945,206	-	1,546,330	1,546,330
Operating expenditure	2	(2,079,863)	-	(2,079,863)	-	(1,449,659)	(1,449,659)
Operating (deficit)/surplus		(134,657)	-	(134,657)	-	96,671	96,671
Interest receivable		33,775	-	33,775	-	2,381	2,381
Investment Income		126,143	-	126,143	-	-	-
Other income		194	-	194	-	10,928	10,928
Gift of assets from merging societies	19	2,226,303	2,000	2,228,303	-	-	-
Income from property bond	7	-	-	-	-	1,130,000	1,130,000
Losses on revaluation of fixed asset		-	-	-	-	(1,158,890)	(1,158,890)
Surplus on ordinary activities for the year and total comprehensive income		2,251,758	2,000	2,253,758	-	81,090	81,090

The accounts were approved by the Board of Trustees on 31 - OCT - 2024

Mr I Thomas
Chairman



ABBNEYFIELD SOUTH DOWNS LIMITED

STATEMENT OF CHANGES IN RESERVES FOR THE YEAR ENDED 31 MARCH 2024

	<i>Restricted Income and expenditure reserve £</i>	<i>As restated Unrestricted Income and expenditure reserve £</i>	<i>Endowment reserve £</i>	<i>As restated Total £</i>
Balance at 1 April 2022	-	7,835,180	240,121	8,075,301
Total comprehensive income for the year	-	81,090	-	81,090
Transfer from endowment reserves	-	3,384	(3,384)	-
Balance at 31 March 2023 and 1 April 2023	-	7,919,654	236,737	8,156,391
Total comprehensive income for the year	2,000	2,251,758	-	2,253,758
Transfer from endowment reserves	-	3,384	(3,384)	-
Balance at 31 March 2024	2,000	10,174,796	233,353	10,410,149

ABBNEYFIELD SOUTH DOWNS LIMITED

BALANCE SHEET

AS AT 31 MARCH 2024

	Notes	£	2024 £	As restated 2023 £
Fixed assets				
Tangible fixed assets	7		17,443,173	16,162,192
Investments	8		971,275	-
			<u>18,414,448</u>	<u>16,162,192</u>
Current assets				
Debtors	9	22,504		14,368
Cash at bank and in hand		1,133,456		2,257,760
Short term cash deposits		859,653		
Investments	10	78,151		-
		<u>2,093,764</u>	<u>2,272,128</u>	
Creditors: amounts falling due within one year	11	(538,227)	(430,991)	
Net current assets			<u>1,555,537</u>	<u>1,841,137</u>
Total assets less current liabilities			<u>19,969,985</u>	<u>18,003,329</u>
Creditors: amounts falling due after one year	13	(9,559,836)	(9,817,538)	
Provisions for liabilities	15			(29,400)
Net assets			<u>10,410,149</u>	<u>8,156,391</u>
Reserves				
Unrestricted Income and expenditure reserve			10,174,796	7,919,654
Restricted Income and expenditure reserve	18		2,000	-
Endowment reserves	17		233,353	236,737
			<u>10,410,149</u>	<u>8,156,391</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The accounts were approved by the Board of Trustees on 31 - OCT - 2024

Mr I Thomas
Chairman



Company registration number: 00736150

ABBEYFIELD SOUTH DOWNS LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2024

		2024 £	As restated 2023 £
Net cash generated from operating activities	A	2,476,104	1,198,592
Cash flow from investing activities			
Purchase of tangible fixed assets		(1,593,545)	(549,251)
Disposal of tangible fixed assets		-	131,430
Purchase of Investments		(1,049,426)	-
Investment Income		126,143	-
Interest received		33,775	2,381
Net cash used in investing activities		(2,483,053)	(415,440)
Cash flow from investing activities			
Grants received/(paid)		(67,674)	150,499
Loans received		(190,028)	(166,888)
Net cash provided by investing activities		(257,702)	(16,389)
Net increase in cash and cash equivalents and change in net funds		(264,651)	766,763
Cash and cash equivalents at the beginning of the year		2,257,760	1,490,997
Cash and cash equivalents at the end of the year		1,993,109	2,257,760
Cash and cash equivalents consists of:			
Short term cash deposits		859,653	-
Cash at bank and in hand		1,133,456	2,257,760
A. Reconciliation of net cash generated from operating activities			
		£	£
Cash flow from operating activities			
Surplus for the year		2,253,758	81,090
Adjustments for non cash items:			
Depreciation		312,564	298,899
Impairment of fixed assets		-	1,158,890
Increase in debtors		(8,136)	(901)
Increase/(Decrease) in creditors		107,236	(366,405)
(Decrease)/increase in provisions		(29,400)	29,400
Adjustments for investing or financing activities:			
Investment Income		(126,143)	-
Interest receivable		(33,775)	(2,381)
Cash generated from operating activities		2,476,104	1,198,592

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

1.1 Legal status

Abbeyfield South Downs Limited is a private company limited by guarantee incorporated in England and Wales and is a registered housing provider. The registered office is Holdenhurst, Mill Road, Heathfield, East Sussex, TN21 0GG.

1.2 Basis of preparation

The financial statements of the charity 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 in England 2019. The charity is a public benefit entity as defined by FRS 102.

The accounts have been prepared on the historical cost convention, modified to include certain items at fair value.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

The principal accounting policies adopted are set out below.

1.3 Income

Income is measured at the fair value of the consideration received or receivable net of VAT.

Turnover represents rental income receivable in the year net of losses from voids. Rental income is recognised in the period the rents fall due.

Income from government grants is recognised as turnover when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. This is usually when a formal offer is made in writing.

1.4 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under the headings that classify all costs related to the category. Expenditure is inclusive of VAT.

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies (continued)

1.5 Charitable funds

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

Endowment reserves are those reserves which are only expendable in accordance with the wishes of the funder or regulatory body. Revenue and expenditure cannot be directly set against endowment reserves but is taken through the Statement of Comprehensive Income and then a transfer to endowment reserves is made as appropriate.

1.6 Tangible fixed assets and depreciation

Tangible fixed assets, other than freehold land, are initially measured at cost and subsequently measured at cost net of depreciation and any impairment losses.

Housing Properties

Housing properties are held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Costs include the cost of acquiring land and buildings, development costs, and interest charges incurred during the development period.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised.

Depreciation is provided on housing properties, excluding land, so as to write off the net cost less estimated residual value of each asset over its remaining estimated useful life. Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, as follows:

Freehold buildings	-	50 - 80 years straight line
Roofs	-	40 - 50 years straight line
Windows	-	25 years straight line
Kitchens	-	33 years straight line
Bathrooms	-	11 - 20 years straight line
Lifts	-	15 years straight line
Heating systems	-	33 years straight line

ABBEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies (continued)

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

Other fixed assets

Depreciation is provided on other fixed assets, so as to write off the net cost less estimated residual value of each asset over its remaining estimated useful life as follows:

Fixtures, fittings and equipment	-	10 years straight line
----------------------------------	---	------------------------

1.7 Impairment of fixed assets

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. Where indicators are identified, an assessment for impairment is undertaken comparing the carrying amount to its recoverable amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the Statement of Comprehensive Income.

1.8 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.10 Financial instruments

The charity only has financial instruments which are classified as basic financial instruments.

Short-term debtors and creditors are measured at the settlement value. Any losses from impairment are recognised in income and expenditure.

Long-term debtors and creditors are measured at the settlement value. Any losses from impairment are recognised in income and expenditure.

Loans and borrowings are initially recorded at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method.

ABBEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies (continued)

1.11 Retirement benefits

The Charity operated a defined contribution pension scheme. Contributions are charged in the accounts as they become payable in accordance with the rules of the Scheme.

1.12 Government grants

Government grants include grants receivable from Homes England (HE), local authorities, and other government organisations. Government grants received for housing properties are recognised in income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accruals model.

2 Turnover and costs

	2024 £	2023 £
Rent receivable		
Social housing	2,046,845	1,834,505
General housing	26,368	24,643
Void losses		
Social housing	(201,259)	(384,288)
Amortised government grants	68,074	68,074
Turnover from housing lettings	1,940,028	1,542,934
Income from other activities		
Sundry	5,178	3,396
Total	1,945,206	1,546,330
Operating costs from social housing activities:		
Management expenses	1,009,165	818,894
Property maintenance and refurbishment costs	153,091	123,390
Depreciation of housing properties	266,879	265,489
Other costs	650,728	241,886
Total	2,079,863	1,449,659
Net (deficit)/surplus from housing activities	(134,657)	96,671

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

3	(Deficit)/surplus on ordinary activities	2024	2023
		£	£
	This is stated after charging:		
	Depreciation of housing properties	266,879	265,489
	Depreciation of other tangible assets	45,685	33,410
	Auditors' remuneration for audit	9,000	7,800
	Auditors' remuneration for non-audit services	8,100	5,946
		=====	=====

4	Staff costs and key management personnel	2024	2023
		£	£
	Wages and salaries	628,416	474,496
	Social security costs	38,621	33,461
	Other pension costs	14,456	10,511
		=====	=====
		681,493	518,468

The average number of employees for the year based on monthly headcount is as follows:

	2024	2023
	Number	Number
Housekeeping	39	34
Administration	3	3
	=====	=====
	42	37

The average number of employees for the year based on full time equivalent was 13 (2023: 19)

5 Board and key management personnel remuneration

None (2023: none) of the trustees were reimbursed for any expenses.

The total remuneration, including social security and pension costs, for key management personnel amounted to £159,233 (2023: £120,311).

The Chief Executive is a member of the company's defined contribution pension scheme. Contributions payable for the year were £3,388 (2023: £2,457).

ABBEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

5 Board and key management personnel remuneration (continued)

The number of employees whose total employee benefits including pension contributions earning over £60,000, classified within bands of £10,000 is as follows:

	2024	2023
£70,000 – £79,999	-	1
£80,000 – £89,999	1	-
	<u>1</u>	<u>1</u>

6 Taxation

The Society, having exempt charitable status, is not liable to taxation.

7 Tangible fixed assets

	<i>Housing Properties</i>	<i>Fixtures, fittings and equipment</i>	<i>Total</i>
	£	£	£
Cost			
At 1 April 2023	16,880,546	406,558	17,287,104
Additions	1,416,581	176,964	1,593,545
At 31 March 2024	<u>18,297,127</u>	<u>583,522</u>	<u>18,880,649</u>
Depreciation			
At 1 April 2023	885,556	239,356	1,124,912
Charge for the year	266,879	45,685	312,564
At 31 March 2024	<u>1,152,435</u>	<u>285,041</u>	<u>1,437,476</u>
Net book value			
At 31 March 2024	<u>17,144,692</u>	<u>298,481</u>	<u>17,443,173</u>
At 31 March 2023	<u>15,994,990</u>	<u>167,202</u>	<u>16,162,192</u>

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

7 Tangible fixed assets (continued)

During the prior year, following the completion of the development at Holdenhurst, Heathfield, the charity made a claim under the terms of a property bond in relation to this property. This was due to additional works being needed to remedy construction issues during the course of the development. As a result of this claim, the charity received a total payment of £1.13m from the bond and, due to the nature of this additional income, this has been treated as an extraordinary item on the Statement of Financial Activity.

8 Investments

	<i>COIF Investment Fund £</i>	<i>COIF Ethical Investment Fund £</i>	<i>Total £</i>
Cost or valuation			
At 1 April 2023	-	-	-
Additions/Gifts Received	569,144	290,714	859,858
Transfer to current investments	(8,614)	(4,654)	(13,268)
Interest and dividends received/ change in market value	80,873	43,812	124,685
At 31 March 2024	641,403	329,872	971,275
Carrying amount			
At 31 March 2024	641,403	329,872	971,275
At 31 March 2023	-	-	-

9 Debtors: amounts falling due within one year

	<i>2024 £</i>	<i>2023 £</i>
Rent and service charges receivable	9,272	4,050
Prepayments and accrued income	13,232	9,118
Other debtors	-	1,200
	22,504	14,368

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 MARCH 2024**

10 Current asset investments

	2024	2023
	£	£
Unlisted Investments	78,151	-

Current asset investments comprise of a COIF Charities Deposit Fund of £78,151 (2023 - £Nil). This is part of the overall Deposit Fund which is retained for working capital purposes.

11 Creditors: amounts falling due within one year

	2024	2023
	£	£
Government grants	77,542	77,942
Trade creditors	63,587	89,852
Rent and service charges received in advance	28,014	30,533
Accruals and deferred income	12,842	46,093
Bank loans	354,438	291,672
Other creditors	1,804	26,328
	538,227	562,420

12 Deferred grant income

	2024	2023
	£	£
At 1 April 2023	5,356,492	5,243,373
Grants received	-	181,193
Released to income in the year	(68,074)	(68,074)
At 31 March 2024	5,288,418	5,356,492

The movements on recycled capital grant is as follows:

	2024	2023
	£	£
At 1 April 2023	4,606,525	4,483,642
Grants received	-	181,193
Released to income in the year	(58,310)	(58,310)
At 31 March 2024	4,548,215	4,606,525

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

13 Creditors: amounts falling due after one year

	2024 £	2023 £
Bank loans	4,348,960	4,538,988
Government grants	5,210,876	5,278,550
	<u>9,559,836</u>	<u>9,817,538</u>

Grants due in more than one year relate to housing properties under development. These include £4.66m of Recycled Capital Grant Funds and £749,063 grant income received from Homes England. See Note 14 in relation to the development.

The Charity holds two long term loans, with a maximum facility of £5m. At the year end, £4,703,398 (2023: £4,830,660) of this facility had been utilised.

14 Housing stock

	2024 £	2023 £
The number of units in management at the end of the year were:		
General housing - social rent	3	3
Supported housing	120	103
	<u>123</u>	<u>106</u>

15 Provisions for liabilities

	2024 £	2023 £
Provision	-	29,400

The provision relates to a settlement agreement reached during the early part of the 2023/24 financial year to cancel the development of bespoke software.

16 Financial commitments

Social Housing Grant was received in prior years totalling £40,129 in connection with work on improving one of the houses. This would be repayable if the relevant property is sold.

Further Social Housing funding was received for work on the new development, totalling £4.66m. This would be repayable if the relevant property is sold.

There is a fixed and floating charge on the properties and all assets held by Abbeyfield South Downs Limited, in relation to a long term third party loan. The amount owed under this guarantee at 31 March 2024 amounted to £4,703,398 (2023: £4,830,660).

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

17 Endowment reserves

<i>Current year</i>	<i>Balance at 1 April 2023</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers</i>	<i>Balance at 31 March 2024</i>
	£	£	£	£	£
Permanent endowment					
Angus Lodge endowment fund	236,737	-	-	(3,384)	233,353
<i>Prior year</i>	<i>Balance at 1 April 2022</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers</i>	<i>Balance at 31 March 2023</i>
	£	£	£	£	£
Permanent endowment					
Angus Lodge endowment fund	240,121	-	-	(3,384)	236,737

The permanent endowment fund represents the funds of Angus Lodge Trust, a linked charity of the Abbeyfield South Downs Limited, that were applied in purchasing 28.2% of the freehold land and buildings at 3, 5 and 7 Cadogan Gardens Tunbridge Wells (Abbeyfield House). A transfer is made to income and expenditure reserve, in respect of depreciation on the property.

18 Restricted reserves

<i>Current year</i>	<i>Balance at 1 April 2023</i>	<i>Income</i>	<i>Expenditure</i>	<i>Transfers</i>	<i>Balance at 31 March 2024</i>
	£	£	£	£	£
The Abbeyfield Worthing Society	-	2,000	-	-	2,000

As part of the gift of funds from The Abbeyfield Worthing Society, a restricted reserve was received in relation to the Anniversary Celebrations of this Society.

ABBNEYFIELD SOUTH DOWNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

19 Gifts of assets from merging societies

	The Abbeyfield Worthing Society	Total
Freehold properties	1,320,000	1,320,000
Fixed asset investments	898,283	898,283
Current asset investments	25,000	25,000
Cash	14,673	14,673
Other net liabilities	(29,653)	(29,653)
	<hr/> 2,228,303	<hr/> 2,228,303

The Abbeyfield Worthing Society transferred its operations to Abbeyfield South Downs Limited on 31 October 2023. Under the terms of the agreement the freehold property and a cash sum were gifted to Abbeyfield South Downs. The gifts were included at fair value.

20 Prior period adjustment

During the preparation of the 2023-24 financial statements, it was noted that capital additions totalling £131,430 had incorrectly been included twice within fixed asset additions in the prior year. As result of this, an amendment was made to the prior to year to correct this position, with the financial effect being to reduce the loss on the revaluation of the fixed assets as at 31 March 2023 and thus increase the charity's unrestricted reserves by £131,430.

ABBNEYFIELD SOUTH DOWNS LIMITED

DETAILED INCOME AND EXPENDITURE ACCOUNT **FOR THE YEAR ENDED 31 MARCH 2024**

	2024 £	2024 £	2023 £	2023 £
Turnover				
Social housing lettings		1,845,586		1,450,217
General needs rent		26,368		24,643
Amortised government grants		68,074		68,074
Sundry		5,178		3,396
		<u>1,945,206</u>		<u>1,546,330</u>
Administrative expenses - management				
House staff costs	499,234		404,363	
Staff training & welfare	2,196		3,478	
Food and other household costs	173,573		154,735	
Water rates	14,959		8,133	
Council tax	16,986		8,644	
Electricity	60,998		37,349	
Gas	69,795		62,334	
Insurance	29,869		21,125	
Cleaning	14,522		9,771	
Advertising	24,784		20,201	
Lifeline	41,656		36,752	
Telephone	12,084		17,140	
Television licence	2,824		1,460	
Depreciation of fixtures and fittings	45,685		33,409	
		<u>(1,009,165)</u>		<u>(818,894)</u>
Administrative expenses - other				
Administrative staff costs	205,066		148,017	
Printing, postage and stationery	12,943		10,129	
Travelling expenses	4,035		2,456	
Legal and professional fees	29,417		45,609	
Auditors' non-audit fees	8,100		5,946	
Audit fees	9,000		7,800	
Affiliation fees	16,586		15,933	
Bank charges and interest paid	334,389		743	
Service contracts	26,220		2,030	
Sundry expenses	4,972		3,223	
		<u>(650,728)</u>		<u>(241,886)</u>
Repairs and maintenance				
Routine maintenance	153,091		123,390	
Depreciation of housing properties	266,879		265,489	
		<u>(419,970)</u>		<u>(388,879)</u>
Interest receivable	159,918		2,381	
Gifts received	2,228,303		-	
Other income	194		10,928	
Losses on revaluation of fixed asset	-		(1,158,890)	
Income from property bond	-		1,130,000	
		<u>2,388,415</u>		<u>(15,581)</u>
Surplus for the year		<u>2,253,758</u>		<u>81,090</u>