

Registration number: 00702983

Homes England number: H0560

Charity Number: 222742

ABBNEYFIELD NEWCASTLE UPON TYNE SOCIETY LIMITED (THE)

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 January 2023

Abbeyfield Newcastle upon Tyne Society Limited (The)

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Abbeyfield Newcastle upon Tyne Society Limited (The)

Company Information

Registered office	40A The Grove Gosforth Newcastle upon Tyne NE3 1NH
Vice-president	The Rt. Revd. Christine Hardman, Bishop of Newcastle
Executive Committee	Mrs V R Wilkinson Mr B Duell Mrs C L Eke Mr A W Kay Mr R MacKintosh Mrs P F Porter Mrs M Anderson
Chief Executive	Mr J Connelly

Key Management Personnel

The board consider the following to be KMP of the society and have delegated the day-to-day management responsibilities:

Mr J Connelly – CEO
Mrs K Brown – Manager, The Grove Care Home
Mrs C A Major – Manager, Castle Farm Care Home
Mrs C Logue – Deputy Manager, The Grove Care Home
Mrs A Forster – Deputy Manager, Castle Farm Care Home
Mr W K Parrish – Administrator
Mrs J McStea - Finance Officer
Mrs L Lawson – Payroll Officer
Mrs H Angel – Volunteer & Activities Co-ordinator
Mrs N Pitman – Activities Co-ordinator

Company secretary Mr W K Parrish

Bankers Barclays Bank Plc
Gosforth High Street
59 High Street
Gosforth
Newcastle upon Tyne
NE3 4AA

Investment Broker Rathbone Investment Management Limited
Earl Grey House
75-85 Grey Street
Newcastle upon Tyne
NE1 6EF

Auditor Azets Audit Services
Chartered Accountants & Statutory Auditor
Bulman House
Regent Centre
Gosforth
Newcastle upon Tyne
NE3 3LS

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023

The Executive Committee present their report and the financial statements for the year ended 31 January 2023.

Principle activity

The principle activity of the Society is to provide accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited.

Members of the Executive Committee

The Members of the Executive Committee during the year ended 31 January 2023 were as follows:

Mrs V R Wilkinson
Mr B Duell
Mrs C L Eke
Mr A W Kay
Mr R MacKintosh
Mrs P F Porter
Mrs M Anderson

Applications for membership of the Executive Committee are sought by direct correspondence to individuals with relevant experience and skills. Members serve for a three year period and may be re-elected thereafter. The Executive Committee meets six times per year.

Registration of the Association

The Abbeyfield Newcastle upon Tyne Society Limited is a company limited by guarantee, a registered provider of social housing and a registered charity governed by its memorandum and articles of association. The Society is registered under the Companies Act 2006 and the Housing and Regeneration Act 2008.

Financial Statements and state of the Association's affairs

The results for the year are shown in the Income and Expenditure Account.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Achievements & Performance

2022 presented complex and fast-changing challenges, however, even against the backdrop of these challenges, I am proud that the team at Abbeyfield Newcastle has maintained focus and energy, and we have kept on achieving our goals. The financial performance of Abbeyfield Newcastle met expectations, to support our future growth.

The financial year which ended on 31st January 2023 has seen us face another challenging year. The ongoing impact of Covid was still evident, in that confidence in the industry did not recover as well as we anticipated. This led to severe staff shortages, and, despite strenuous efforts to advertise and recruit suitable staff, the outcome was an over dependence on agency staff in the first half of the year with associated increased costs. The fact that a number of residents were showing increased dependencies, mainly due to age and increasing health issues meant that staff numbers had to be kept high so that the correct level of service was always available.

The impact of the collapse of one of our main utility providers at the end of the previous financial year continued into the first half of this year as we were locked into an emergency tariff situation. The cost-of-living crisis, that had begun in late 2021, was seriously impacting on our operational performance by half year, with inflation rising to over 10%, the highest rate in over 40 years. This had a major effect on our costs, in particular food and energy, and there was significant impact on our bottom line as we had only budgeted for a break-even budget.

Considering all other options, it was agreed at the September Executive Committee meeting that we would take the unprecedented step of implementing an interim resident fee increase, to offset some of our rising costs. It was agreed that we would increase the existing fees at that time by 6% with effect from the 1st October 2022. Although we anticipated some backlash from residents and relatives, we received a wide understanding of our situation, and the fee increase passed with little comment.

The November Executive Committee meeting in 2022 largely covered budget expectations for the following financial year in view of the existing cost implications. Appropriate assumptions were made in consideration of the then cost of living and inflation forecasts and a further break-even budget was proposed with a further fee increase of 4% over and above the October 1st figure. This meant that our fee increases across the year were consistent with the inflation figure at that time.

Although void levels did improve in the final quarter of the year and agency costs were in better control, even allowing for the savings on real staff costs offsetting agency costs, the impact of some negative variances were significant. Agency cost variance (£81,152), utilities variance (£28,674), food variance (£13,976), and unbudgeted development fund variance (£25,800) had a clear impact on our financial performance. Combined, these 4 alone gave a negative variance of (£149,602).

The final reported deficit for the year, including the reconciliation to the accounts of revaluation and movements in our investments was (£174,606).

If we apply the unadjusted audit differences, due to capitalisation of assets, as outlined in the audit report as a surplus of £27,473, that leaves a final annual deficit of (£147,133)

It is clear that when the budget was set in November 2021, the main variance factors as outlined above could not have been foreseen and the Executive committee agreed that taking that into consideration the end of year deficit was probably in line with expectations.

Similar to last year, we received Central Government Grants issued by our Local Authority. These grants were fully committed and relate to a final year income of £22,702 to offset some of our other costs. Although this amount of Local Authority grant was much lower than other years, it was the final amount carried over from the previous year, it was very welcome in supporting our staff and residents. Final reports on how the grants were used have been submitted to the Local Authority as part of our partnership agreements with them.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

As in other years, management of voids is our key income driver. Despite the management team working hard to keep voids to a minimum, to minimise financial impact, this year we have once again experienced longer periods of voids than we expected or anticipated. This has obviously had a detrimental effect, but as noted, voids did improve in the last quarter of the year and were better controlled.

Although we had to take unprecedented steps this year by increasing fees in October, we continue to be very competitive in the local market place in relation to our room fees. A recent national poll on average room fees showed that we were below the regional average. We are committed to continue our "value for money" culture throughout this Society as we develop and grow.

The 2022/23 Financial year was dominated by significant and worrying events which translated to periods of extreme volatility in markets. The Russian invasion of Ukraine during February 2022 sent a shockwave through commodity markets with oil and agricultural crop prices jumping amid concern for global supplies while stock markets remained skittish. During September and October 2022, the UK was hit with a crisis of confidence as a result of the Truss/Kwarteng mini-budget and this was only unwound following a complete reversal under the hastily installed Sunak administration.

However, the single biggest factor that weighed on investors' minds throughout was global inflation and how Central Banks would combat it through interest rate rises. Although the inflation vs. interest rate debate continues it is important to note that parts of the global stock market performed relatively well during the year. e.g., oil companies and healthcare returned solid gains. Our portfolio was positioned defensively throughout the financial year with a good exposure to these types of companies and while the fixed interest holdings lost value with a -9% fall, the equities performed well, led by the UK listed exposure which rose 6% - comfortably ahead of markets.

In summary, an overall annual loss of -0.8%, while unwelcome, is a reasonable outcome compared to all comparative measures during the year. Looking forward, the portfolio will remain on its defensive footing because mild recessions are likely in the largest advanced economies within the next 12 months.

The economic and political outlook has worsened since the beginning of 2022, more so with the continuing conflict in Ukraine, and as a result, it is assumed that all financial assets will remain extremely volatile and against such an uncertain backdrop there will undoubtedly be some difficult months ahead. However, we are confident that our portfolio remains well diversified across several asset classes which should enable it to be relatively resilient in the short-term and perform well over the long-term.

This year's audit was subject to more stringent rules, with more in-depth checks taking place. However, despite these rule changes, this audit shows that our performance has once again been consistent in comparison with previous years, despite some abnormal costs this year which we have already highlighted. In the opinion of the Auditors, these financial statements do not contain any substantial risk, there is no evidence of any fraud or other irregularities and they give a true and fair view of the state of The Society's financial affairs as at the 31st January 2023. The final audit has shown a clean set of figures, and the auditors concur with our own assessment; that it is appropriate to continue to adopt the going concern basis, and that there are no material uncertainties relating to going concern which should be disclosed in the financial statements.

Once again, in a challenging year on many fronts, great credit must be given to our two House-Managers for their continued commitment and respective performances. Although official restrictions in relation to the covid pandemic were lifted in March 2022, some social and economic issues remained throughout the year, which continued to create stress and extra pressures. However, despite all of these challenges they have maintained good controls and kept a very high level of service standards throughout the year.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Staff morale has been very good, even with severe staff shortages at times, and the teams in both homes have worked tirelessly and exceptionally hard with great professionalism in maintaining the standards of care, often under difficult circumstances.

Having regained our "Good" status from our regulator the CQC in March 2022, there has been very little contact despite completing the appropriate pre-inspection report later in the year. We have been expecting a formal inspection but also aware that the CQC are changing their inspection methods. Regardless, we are confident that all measures are in place should an inspection become imminent

Castle Farm has had several positive "desk-top" assessments by CQC this year and they have indicated that they have no immediate intention to do a formal inspection, and Castle Farms' operating status is still rated as Good.

The Care North East consortium of care providers in Newcastle has been fairly quiet this year and very few meetings have taken place. As a member we benefit from an agreed negotiated Residential Care fee increase with Newcastle City Council for their funded residents. This year the fees were increased by 6.4% on the previous year, and their fees are on continuous review by the consortium committee.

This year we had 8 residents who are funded through the Local Authority.

The strong collaborative approach to working relationships with the Local Authority and the Health Practitioners continued to be a strong point of this year. The Collaborative Newcastle group, originally set up across the sector in response to the Covid pandemic, aimed to bring Care home managers and Health professionals together across the region to share best practice and discuss individual and collective concerns. This collaborative approach has continued this year, and both managers continue to find these discussion groups helpful and informative.

The central Abbeyfield Society continues on a course of significant and intensive strategic change. A new CEO started in January 2022 and there were major changes to the structure of Abbeyfield in that year, and to the relationships that Member societies, like ours, will have with central Abbeyfield.

Throughout 2022 there were a number of focus groups formed which discussed various issues and options for a new member-led society going forward. This led to the formation of a completely new structure for Abbeyfield which included the creation of Abbeyfield England, a new board who would represent the interests of all English member societies on the World Council, the overarching governing body of the Abbeyfield Society.

At the national AGM in September 2022, the new Abbeyfield England Board was introduced, with a clear remit to engage and consult with all English member societies, and develop a robust strategy to safeguard the future. This work is ongoing with regular meetings and feedback sessions with members to ensure that Abbeyfield England continues to represent English members interests and future-proof the organisation.

Following on from last year we have formally split the activities at both homes with both homes having a dedicated activity co-ordinator and an assistant. This has proved very successful and has brought welcome changes in the development of new and diverse activity sessions which the residents have appreciated and enjoyed. Both homes share ideas and volunteers who support activity sessions and this is seen as an important area of development going forward.

The Executive Committee continues their long-term strategy to maintain our sustainability for the future, and to develop and grow as we look to offer a greater variety of accommodation and support for the elderly in our community,

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Towards the end of 2021, the 4 Societies in the North East, those being Newcastle, Berwick, Bamburgh and Alnwick, began discussions towards more collaborative working leading to a possible merger.

These discussions continued throughout last year with an agreement for Berwick, Bamburgh and Alnwick to transfer all assets to our society, a formal merger to take place and a change of name to Abbeyfield Northumbria. With completion of due diligence, legal matters and TUPE transfer of staff it is anticipated that this merger could be realised by mid-2023.

Critical strategic decisions will need to be made in relation to the proposed merger and how that is managed to ensure our financial viability and sustainability in the future.

At the end of this financial year the current CEO announced his intention to retire which started the process of recruiting a successor which will be announced as soon as a replacement is confirmed.

In summary, the operating year 2022/23 was a successful year in many respects. Our financial position remains strong even allowing for the high number of voids and other abnormal costs as reported. Despite the ongoing instability in financial markets, due partly to the influence of the Ukraine issue and the cost of living and high inflation, our investments are showing good returns and are well managed. We have a settled management team and good core staff which has given a continuity of service which is a major part of maintaining the wellbeing and safety of our residents which is our primary function. The proposed merger with other Abbeyfield societies in the North East provides a great opportunity for us, and fully supports our ambitions to progress and grow.

The ongoing development of Abbeyfield England and the operational support structure that it requires should become much clearer next year. Opportunities should become available for us to be involved in some key outcomes to determine the strategy of Abbeyfield England going forward.

Having a settled, committed team, and a good financial base puts us in a strong position to build on our progress into the next financial year and beyond. As our merger develops, the development of Abbeyfield England is also critical in deciding whether we stay with the Abbeyfield group or consider other alternatives.

2023 will be a transformative year for Abbeyfield Newcastle as it merges with the other North East societies to become Abbeyfield Northumbria, and this merger will allow the new company to scale up its' longer-term development plans. We look forward to a year of continued success in 2023.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Governance

The Executive Committee adhere to the principal recommendations of the National Housing Federation's code of governance insofar as these are considered applicable to an organisation of this size.

The Finance & Audit Committee operates under specific terms of reference which delegate certain functions from the Executive Committee.

The Finance & Audit Committee meets six times a year. All decisions of the Finance & Audit Committee are required to be ratified by the Executive Committee. The House Committees are delegated authority from the Executive Committee for the responsibility of the day to day running of the respective Houses.

Risk Management

The major risks, to which the Society is exposed, as identified by the Executive Committee, have been reviewed and systems have been established to mitigate those risks by using the relevant Abbeyfield Standards procedures.

Value for money

As part of our ongoing strategy to ensure value for money, we continue to deliver our plan, meeting the required Standard, embedding a 'value for money' culture throughout the Society. Continuing to get best value from our resources is essential to ensure we can continue to deliver quality care and invest in the accommodation offered to our residents where necessary to maintain this.

Our key actions include the following:

- Continued development of centralised contracts to reduce overheads and to make efficient use of property budget spend.
- Regular management meetings with a view to addressing performance issues.
- Management of staffing resources to ensure that we are consistent and more efficient in the way we operate.
- Setting of a realistic budget with emphasis on fee setting, staff costs and control of vacancies.
- Continued development of partnership working with external agencies and internally with Abbeyfield and other member Societies.
- Ongoing Strategic Business Planning making best use of resources.
- Further engagement of our staff with appraisals, training and internal development.

The Executive Committee are committed to ensure that value for money is considered in decision-making at all levels in order to meet and exceed the Standard. This is reinforced through the Society's culture which strives, ultimately to add value to the Society through the provision of quality care to all of our residents.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

	2023	2022
Reinvestment	0.0%	0.0%
New Supply Delivered – Social Housing Units %	-	-
New Supply Delivered – Non-social Housing Units	-	-
Gearing	0.0%	0.0%
EBITDA MRI Interest Cover	0%	0%
Headline Social Housing Cost per Unit	£41,193	£34,369
Operating Margin (Social Housing)	-6.89%	-1.18%
Operating Margin (Overall)	-6.94%	-1.68%
Return on Capital Employed	-3.0%	-0.7%

Statement of public benefit

The Executive Committee have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Society's aims and objectives and in planning its future activities. In particular, the Executive Committee consider how planned activities will contribute to the aims and objectives they have set.

The Executive Committee are committed to furthering the Society's objects primarily by providing high quality care and support to elderly users of the Society's facilities. It is the objective of the Executive Committee each year to maximise the public benefit of the Society in providing high quality care and support, having regard to the extent of the Society's income and reserves, the cost of facilities and the ability of residents to make payments from their own resources.

Reserves policy

We have in place a formal Reserves Policy which will be reviewed at the required timescale. This policy requires us to have a minimum of three months working capital immediately available with the remainder invested in two suitable and ethically appropriate investment portfolios, and professionally managed.

Investment funds are immediately available if they are so required. At year end the free reserves (which are the sum of net current assets plus fixed investments less restricted reserves) are £3,336,071 (2022: £3,484,751).

As already reported, Rathbones Investment Management are providing the necessary financial management of our two portfolios with monthly reports and monitoring of our account. The emphasis for Rathbones is to deliver income and capital growth for both portfolios. Detailed analysis reports are made available to the Finance and Audit Committee meeting on a bi-monthly basis for onward discussion at the full Executive Committee meeting.

Financial review

The full details and analysis of our financial performance is set out in the main body of this report. We feel that we are well placed to continue our progress during 2022/23 and beyond.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Key performance indicators

The Executive Committee review our financial performance at each meeting taking into account any recommendations from the Finance & Audit Committee, after reviewing the full management accounts and the main KPI's as follows:

The company's key financial and other performance indicators during the year were as follows:

	Unit	2023	2022
(Deficit)/Surplus as % of Total turnover	%	(5.15)	.40
Occupancy at The Grove	%	90.50	84.40
Occupancy at Castle Farm	%	96.70	95.90
Total Staff costs as % of Total turnover	%	77.40	72.60
Food costs as % of Total turnover	%	5.40	5.00
Light/Heat cost as % of Total turnover	%	4.90	4.60
Voids as % of Housing Income	%	7.30	11.89

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Internal Control Assurance

The Executive Committee has overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

The Executive Committee recognises that no system of internal control can provide absolute assurance or eliminate all risk. The system of internal control is designed to manage risk and to provide reasonable assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Society's assets and interests.

In meeting its responsibilities, the Executive Committee has adopted a risk based approach to internal control which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the Society is exposed.

The process adopted by the Executive Committee in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework includes:

Identification and evaluation of key risks

This process is set out in the Society's risk management strategy. The Executive Committee has identified the significant strategic risks facing the Society and these are reviewed annually by the Executive Committee.

Monitoring and Corrective Action

The Society's risk management strategy includes a procedure for ensuring that corrective action is taken in relation to any significant control issues, particularly those with a material impact on the Financial Statements.

Control environment and control procedures

The Executive Committee retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues in accordance with the relevant Abbeyfield standard.

Information and financial reporting systems

Financial reporting procedures cover the preparation of detailed budgets for the year ahead including forecast outturns which are reviewed on a monthly basis, as well as forecasts for subsequent years. These are reviewed and approved by the Executive Committee

The Executive Committee confirms that there is an ongoing process for identifying, evaluating and managing significant risks faced by the Society.

Status

The society is:

A registered charity for tax purposes (No. 222742)

A company limited by guarantee (No. 00702983), having no share capital and with solely charitable objectives

Registered with the Homes England as a registered provider of social housing (No. H0560)

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

Statement of Executive Committee's Responsibilities

The Executive Committee acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Executive Committee to prepare financial statements for each financial year. Under that law the Executive Committee have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Executive Committee 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 the surplus or deficit of the company for that period. In preparing these financial statements, the Executive Committee are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Executive Committee 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, Housing and Regeneration Act 2008, The Housing SORP2018 and the accounting direction for Private Registered Providers of Social Housing 2019. 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.

The Executive Committee acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:-

- The reliability of financial information used within the Society or for publication;
- The maintenance of proper accounting records;
- The safeguarding of assets against unauthorised use or disposition and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

It is the responsibility of the Executive Committee to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements include:

Abbeyfield Newcastle upon Tyne Society Limited (The)

Report of the Board (including Strategic Report) for the Year Ended 31 January 2023 (continued)

- Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Society's assets;
- Experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- Forecasts and budgets are prepared which allow the Executive Committee to monitor the key business and financial objectives and risks and the progress towards financial objectives set for the year and the medium term; regular management accounts are prepared promptly providing relevant, reliable and up-to-date financial and other information; significant variances from budget are investigated as appropriate;
- All investment projects are subject to formal authorisation procedures by the Executive Committee;
- The Executive Committee reviews reports from the managing agents and from the external auditors to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing the Society.
- Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Executive Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 January 2023. No weaknesses in internal financial control resulted in material losses, contingencies, or uncertainties which require disclosure in the financial statements or the auditors' report on the financial statements.

Important non adjusting events after the financial period

The society is proposing to Merge with Abbeyfield Bamburgh Society, Berwick Society Ltd and Abbeyfield North Northumberland Extra Care Society. It is expected the merger will complete the end of July 2023.

Disclosure of information to the auditor

The Executive Committee has taken steps that they ought to have taken as an Executive Committee in order to make themselves aware of any relevant audit information and to establish that the society's auditor is aware of that information. The Executive Committee confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Reappointment of auditor

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Azets Audit Services as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

Statement of compliance

The board confirms that this Report of the Board (including Strategic Report) has been prepared in accordance with the principles set out in Para 4.7 of the Housing SORP 2018 Update for Registered Social Housing Providers.

Approved by the Board on 19/7/23 and signed on its behalf by:



Mrs V R Wilkinson
Executive

Abbeyfield Newcastle upon Tyne Society Limited (The)

Independent Auditor's Report to the Members of Abbeyfield Newcastle upon Tyne Society Limited (The)

Opinion

We have audited the financial statements of Abbeyfield Newcastle upon Tyne Society Limited (The) (the 'company') for the year ended 31 January 2023, which comprise the Statement of Comprehensive Income, Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, 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), the Housing and Regeneration Act 2008, the Statement of Recommended Practice (SORP) accounting by Registered Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 January 2023 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006; and
- have been prepared in accordance with the requirements of the, the Housing and Regeneration Act 2008, the Statement of Recommended Practice (SORP) accounting by Registered Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Abbeyfield Newcastle upon Tyne Society Limited (The)

Independent Auditor's Report to the Members of Abbeyfield Newcastle upon Tyne Society Limited (The) (continued)

Other information

The Executive Committees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter prescribed by the Companies Act 2006

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

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

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

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

Responsibilities of directors

As explained more fully in the executive committees responsibilities (set out on page 9), the directors 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 directors 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 directors are responsible for assessing the 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 directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Independent Auditor's Report to the Members of Abbeyfield Newcastle upon Tyne Society Limited (The) (continued)

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Enquiries with management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- Reviewing board minutes;
- Challenging assumptions and judgements made by management in their significant accounting estimates; and
- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness.

Because of the field in which the client operates, we identified the following areas as those most likely to have a material impact on the financial statements: Health and Safety; employment law (including the Working Time Directive); Care Quality Commission; and compliance with the UK Companies Act and the Housing and Regeneration Act 2008.

Owing to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

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

Abbeyfield Newcastle upon Tyne Society Limited (The)

Independent Auditor's Report to the Members of Abbeyfield Newcastle upon Tyne Society Limited (The) (continued)

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Simon Brown BA ACA DChA (Senior Statutory Auditor)

For and on behalf of
Azets Audit Services
Chartered Accountants
Statutory Auditor

Bulman House
Regent Centre
Gosforth
Newcastle upon Tyne
NE3 3LS

Date: *24/1/2023*

Azets Audit Services is a trading name of Azets Audit Services Limited

Abbeyfield Newcastle upon Tyne Society Limited (The)

Statement of Comprehensive Income for the Year Ended 31 January 2023

	2023 £	2022 £
Turnover	2,123,319	1,903,156
Operating expenses	(2,306,826)	(2,021,124)
Other operating income	<u>33,795</u>	<u>84,636</u>
Operating deficit	(149,712)	(33,332)
Loss on financial assets at fair value through profit and loss account	(16,951)	(3,012)
Income from other fixed asset investments	56,956	43,595
Other interest receivable and similar income	<u>352</u>	<u>305</u>
(Deficit)/surplus for the financial year	(109,355)	7,556
Gain on revaluation of other assets	<u>(65,251)</u>	<u>109,480</u>
Total comprehensive (deficit)/income for the financial year	<u><u>(174,606)</u></u>	<u><u>117,036</u></u>

The above results were derived from continuing operations.

Approved and authorised by the Board on 19/7/23 and signed on its behalf by:


.....
Mrs V R Wilkinson
Executive

The notes on pages 21 to 34 form an integral part of these financial statements.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Statement of Comprehensive Income for the Year Ended 31 January 2023 (continued)

(Registration number: 00702983)

Statement of Financial Position as at 31 January 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	10	1,564,984	1,597,452
Investments	11	2,721,448	2,879,095
		<u>4,286,432</u>	<u>4,476,547</u>
Current assets			
Debtors	12	169,350	86,949
Investments	13	332,628	223,917
Cash at bank and in hand		369,267	564,628
		<u>871,245</u>	<u>875,494</u>
Creditors: Amounts falling due within one year	14	<u>(186,164)</u>	<u>(191,066)</u>
Net current assets		<u>685,081</u>	<u>684,428</u>
Total assets less current liabilities		4,971,513	5,160,975
Creditors: Amounts falling due after more than one year	14	<u>(267,032)</u>	<u>(281,888)</u>
Net assets		<u>4,704,481</u>	<u>4,879,087</u>
Capital and reserves			
Revaluation reserve	18	225,348	290,599
Restricted reserves	18	70,458	78,772
Unrestricted reserves	18	4,408,675	4,509,716
Total equity		<u>4,704,481</u>	<u>4,879,087</u>

Approved and authorised by the Board on 14/7/23 and signed on its behalf by:



Mrs V R Wilkinson
Executive

The notes on pages 21 to 34 form an integral part of these financial statements.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Statement of Changes in Equity for the Year Ended 31 January 2023

	Revaluation reserve £	Restricted reserve £	Unrestricted reserve £	Total £
At 1 February 2021	228,553	93,386	4,440,112	4,762,051
Total comprehensive income	109,480	-	7,556	117,036
Transfers	(47,434)	(14,614)	62,048	-
At 31 January 2022	<u>290,599</u>	<u>78,772</u>	<u>4,509,716</u>	<u>4,879,087</u>
	Revaluation reserve £	Restricted reserve £	Unrestricted account £	Total £
At 1 February 2022	290,599	78,772	4,509,716	4,879,087
Total comprehensive deficit	(65,251)	-	(109,355)	(174,606)
Transfers	-	(8,314)	8,314	-
At 31 January 2023	<u>225,348</u>	<u>70,458</u>	<u>4,408,675</u>	<u>4,704,481</u>

The notes on pages 21 to 34 form an integral part of these financial statements.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Statement of Cash Flows for the Year Ended 31 January 2023

	Note	2023 £	2022 £
Cash flows from operating activities			
(Deficit)/surplus for the year		(109,355)	7,556
Adjustments to cash flows from non-cash items			
Social housing grant recognised in income		(14,856)	(14,928)
Depreciation and amortisation	6	81,278	80,251
Finance income		(57,308)	(43,900)
		(100,241)	28,979
Working capital adjustments			
Increase in debtors	12	(82,401)	(33,858)
(Decrease)/increase in creditors	14	(4,902)	33,682
Net cash flow from operating activities		(187,544)	28,803
Cash flows from investing activities			
Interest received		57,308	43,900
Acquisitions of tangible assets		(48,855)	(8,792)
Proceeds from sale of tangible assets		45	-
Acquisition of investments		(280,928)	(501,151)
Proceeds from sale of investments		373,324	143,267
Other investment movement		(108,711)	88,377
Net cash flows from investing activities		(7,817)	(234,399)
Net decrease in cash and cash equivalents		(195,361)	(205,596)
Cash and cash equivalents at 1 February		564,628	770,224
Cash and cash equivalents at 31 January		369,267	564,628

The notes on pages 21 to 34 form an integral part of these financial statements.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023

1 General information

The company is a company limited by guarantee, incorporated in England and Wales and registered with Homes England, and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

The address of its registered office is 40A The Grove, Gosforth, Newcastle upon Tyne, NE3 1NH.

The society is:

- A registered charity for tax purposes (No. 222742)
- A company limited by guarantee (No. 00702983), having no share capital and with solely charitable objectives
- Registered with the Homes England as a registered provider of social housing (No. H0560)

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland,' the Accounting Directions for Private Registered Providers of Social Housing 2019 and the Statement of Recommended Practice Accounting by Registered Social Landlords, Update 2018 ('SORP2018'). The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.

In accordance with FRS102 PBE3.3A the directors confirm that this Registered Social Housing Provider is a Public Benefit Entity.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

These financial statements are prepared in sterling which is the functional currency of the entity.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

2 Accounting policies (continued)

Going concern

The financial statements have been prepared on a going concern basis. The company meets its day to day working capital requirements through cash generated from operations.

The company's forecasts and projections for the next twelve months show that the company, given its strong cash balance and investment portfolio, should be able to continue in operational existence for that period.

The directors have stress tested their forecasts, taking into account various scenarios, and remain confident that the uncertainties do not cast significant doubt on the company's ability to continue as a going concern.

Based on the factors set out above the directors believe that it remains appropriate to prepare the financial statements on a going concern basis.

Judgements

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There have been no accounting judgements (apart from those involving estimates) made in the process of applying the above accounting policies.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

Useful economic lives of tangible assets - The annual depreciation charge is sensitive to changes in the estimated useful lives of the assets. The useful economic lives are re-assessed annually. They are amended when necessary to reflect current estimates, future investments and economic utilisation.

Revenue recognition

Turnover represents rental income and service charges receivable net of rent and service charge losses from voids as well as social housing grants released. Turnover is recognised as the period of rent is due.

Government grants

In accordance with the performance method, government grants are released to the statement of comprehensive income when performance conditions have been met.

Tax

The Society has charitable status and is exempt from corporation tax on the income it has received.

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

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

2 Accounting policies (continued)

Tangible assets

Tangible assets (including social housing properties) are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The cost of properties is their purchase price together with incidental costs of acquisition including interest payable. Interest payable is capitalised by applying the Society's cost of borrowing to expenditure during the construction of the property up to the date of practical completion. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Surpluses or deficits on the sale of housing land and buildings are accounted for in the income and expenditure account as the difference between the net sale proceeds and the net carrying value.

None of the RSHP's housing properties are considered to be investment properties.

Major components of housing properties, such as the internal fittings and heating components, have been accounted for and depreciated separately from the housing structure, over their expected useful economic lives.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Land	Not depreciated
Structure & roof	50 years straight line
Kitchens, bathrooms, doors and windows	30 years straight line
Lift	15 years straight line
Heating - boilers	10 years straight line
Heating - radiators	25 years straight line
Fixtures and fittings	15% reducing balance

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the Statement of Comprehensive Income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment. The difference between the historic cost and the Market Value is shown as a revaluation reserve which can be both positive and negative at a year end.

Cash and cash equivalents

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

Rent arrears and advances

In accordance with the Accounting Direction for Private Registered Providers of Social Housing, rent arrears and advances are not net-off and are presented as part of debtors and creditors respectively. Where a payment plan has been entered into for rent arrears, which is considered to be material, then the rent arrears debtor is adjusted to its net present value.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

2 Accounting policies (continued)

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Leases

Lease payments are recognised as an expense over the lease term on a straight line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight line basis.

Social housing grant

Social Housing Grant received as a capital contribution, in line with SORP2018 and the 'accruals method', is held separately as a creditor due more than one year, unless part of the Social Housing Grant relates to a disposal of property and becomes recycled or repayable, in which case it is apportioned to creditors due less than one year accordingly. The 'accruals method' is applied as the RSHP holds all social housing properties at their historic cost.

The Social Housing Grant is then amortised in line with the depreciation of the 'structure' component of the housing properties and released over 50 years (2%). The amortisation released in respect of the Social Housing Grant is recognised in the Statement of Comprehensive Income as 'income'.

Social Housing Grant received towards revenue expenditure is matched against that expenditure by being included in turnover in the income and expenditure account. The related expenditure is included under operating costs. Social Housing Grant is recognised in the same period as the related expenditure provided the conditions for its receipt have been satisfied and there is reasonable assurance that the grant will be received.

Social Housing Grant received and not matched by development expenditure or relevant expenditure in the income and expenditure account is included in current liabilities. The amount of Social Housing Grant in advance is calculated by reference to the aggregate of all schemes in the Social Housing Grant funded development programme.

Defined contribution pension obligation

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

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

2 Accounting policies (continued)

Financial instruments

Classification

A financial instrument is a contract that gives rise to a financial asset or liability within the financial statements. The committee of management have reviewed the financial instruments held within the financial statements and consider them to be 'basic' and as such are recognised at their transactional value.

3 Turnover, operating costs and operating (deficit)/surplus for the year

	Turnover	Operating costs	Operating deficit 2023
	£	£	£
Social housing lettings	2,123,319	(2,269,610)	(146,291)
Other	33,795	(37,216)	(3,421)
	<u>2,157,114</u>	<u>(2,306,826)</u>	<u>(149,712)</u>
	Turnover	Operating costs	Operating surplus 2022
	£	£	£
Social housing lettings	1,903,156	(1,925,659)	(22,503)
Other	84,636	(95,465)	(10,829)
	<u>1,987,792</u>	<u>(2,021,124)</u>	<u>(33,332)</u>

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

3 Turnover, operating costs and operating (deficit)/surplus for the year (continued)

Particulars of the company's revenue for the year from continuing operations is as follows:

	2023 £	2022 £
Rent receivable net of identifiable service charges	2,108,463	1,888,228
Amortised government grants	14,444	14,444
Other grants	412	484
	<u>2,123,319</u>	<u>1,903,156</u>
Void losses (being rental income lost as a result of property not being let, although available for letting)	<u>(155,111)</u>	<u>(226,288)</u>

4 Analysis of Turnover, Operating Costs and Operating Surplus for the year

	Social housing letting expenditure £	Other expenditure £	2023 £	2022 £
Operating Expenditure				
Management charges payable	21,583	-	21,583	21,286
Routine maintenance	91,955	-	91,955	50,379
Planned maintenance	7,628	-	7,628	1,660
Depreciation of housing properties	81,278	-	81,278	80,251
Payroll costs	1,385,530	37,216	1,422,746	1,380,507
Other staff costs	223,385	-	223,385	58,031
Food	114,131	-	114,131	95,592
Other hire	6,026	-	6,026	8,477
Travelling and subsistence	5,085	-	5,085	2,743
Rent and rates	(1,246)	-	(1,246)	14,990
Light, heat and power	103,274	-	103,274	86,490
Insurance	28,247	-	28,247	23,830
Telephone and fax	5,833	-	5,833	9,720
Office expenses	32,630	-	32,630	36,839
Other costs	92,862	-	92,862	95,919
Legal and professional fees	15,617	-	15,617	3,663
Cleaning	20,793	-	20,793	20,075
Auditor's remuneration	7,740	-	7,740	5,950
Bank charges	418	-	418	373
Premises expenses	26,796	-	26,796	24,349
(Profit)/loss on disposal of tangible fixed assets	45	-	45	-
Total operating expenditure	<u>2,269,610</u>	<u>37,216</u>	<u>2,306,826</u>	<u>2,021,124</u>

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

5 Other operating income

The analysis of the company's other operating income for the year is as follows:

	2023	2022
	£	£
Government grants	28,903	81,850
Miscellaneous other operating income	4,892	2,786
	<u>33,795</u>	<u>84,636</u>

Government grant income includes income received for infection control.

6 Operating deficit

Arrived at after charging/(crediting)

	2023	2022
	£	£
Depreciation expense	81,278	80,251
Development costs	27,912	44,416
Auditors remuneration	7,740	5,950
Amortised government grants	<u>(14,444)</u>	<u>(14,444)</u>

7 Other interest receivable and similar income

	2023	2022
	£	£
Interest income on bank deposits	<u>352</u>	<u>305</u>

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

8 Staff costs

The aggregate payroll costs (including directors' remuneration) were as follows:

	2023	2022
	£	£
Wages and salaries	1,298,627	1,266,787
Social security costs	95,982	88,151
Pension costs, defined contribution scheme	28,137	25,569
	<u>1,422,746</u>	<u>1,380,507</u>

The average full time equivalent number of persons employed by the company (including directors) during the year, analysed by category was as follows:

	2023	2022
	No.	No.
Administration and support	6	6
Other	51	52
	<u>57</u>	<u>58</u>

No employees earned more than £60,000. None of the Executive Committee received any emoluments during 2023 (2022: £nil).

The total expenses reimbursed to the Executive Committee not chargeable for UK income tax during 2023 was £nil (2022: £nil).

There were no further related party transactions with the board.

The key management personnel of the Society comprise the Chief Executive Officer, the two Care Home Managers and Deputy Managers, the Administrator, the Finance Officer, the Payroll Officer, the Volunteer & Activities Co-ordinator and the Activities Co-ordinator. During the year salaries totalling £266,928 (2022: £272,123) were paid to key management personnel. Pension contributions totalling £10,496 (2022: £8,818) were made on behalf of key management personnel.

During the year the Chief Executive's pension arrangements continued to be a defined contribution scheme and the RHSP contributed £4,643 Employer contribution (2022: £2,141) into the scheme.

9 Auditor's remuneration

	2023	2022
	£	£
Audit of the financial statements	<u>7,740</u>	<u>5,950</u>

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

10 Tangible assets

	Housing properties for let £	Furniture, fittings and equipment £	Total £
Cost or valuation			
At 1 February 2022	3,315,192	491,477	3,806,669
Additions	6,000	42,855	48,855
Disposals	-	(1,092)	(1,092)
At 31 January 2023	3,321,192	533,240	3,854,432
Depreciation			
At 1 February 2022	1,784,747	424,470	2,209,217
Charge for the year	64,806	16,472	81,278
Eliminated on disposal	-	(1,047)	(1,047)
At 31 January 2023	1,849,553	439,895	2,289,448
Carrying amount			
At 31 January 2023	1,471,639	93,345	1,564,984
At 31 January 2022	1,530,445	67,007	1,597,452

11 Investments

	Financial assets at fair value through profit and loss £	Total £
Non-current financial assets		
Cost or valuation		
At 1 February 2022	2,879,095	2,879,095
Additions	280,928	280,928
Disposals	(373,324)	(373,324)
Fair value adjustments	(65,251)	(65,251)
At 31 January 2023	2,721,448	2,721,448

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

11 Investments (continued)

	2023 £	2022 £
Historic cost		
At 1 February	2,588,497	2,213,514
Additions	280,928	501,150
Disposals	(353,950)	(126,167)
At 31 January	<u>2,515,475</u>	<u>2,588,497</u>
	2023 £	2022 £
Realised (loss)/gain		
Opening market value of disposals	373,324	143,267
Proceeds	(356,373)	(140,255)
Realised losses/(gains)	<u>16,951</u>	<u>3,012</u>
	2023 £	2022 £
Opening market value of investments	2,879,095	2,411,731
Closing market value of investments	(2,721,448)	(2,879,095)
	157,647	(467,364)
Additions	280,928	501,151
Disposals	(373,324)	(143,267)
Unrealised loss / (gain) per Statement of Comprehensive Income	<u>65,251</u>	<u>(109,480)</u>

Monies held by the broker as cash in a separate bank account is held on the balance sheet as current assets. At the year end the amount held in cash in current assets was £332,628 (2022: £223,917).

Investment holdings > 5%

At the year end, the organisation had individual investments exceeding 5% of the total value in the following holdings:

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

11 Investments (continued)

	Units	Cost £	Market Value £	% Holding %
SPDR Series Trust S&P 500 ETF	800	180,816	262,476	10
iShares PLC Physical Gold (ETC) (GBP)	5,400	145,262	164,700	6
Link Fund Solutions Trojan S Inc	51,000	135,931	158,769	6
TwentyFour Global Funds Corporate Bond I	1,700	159,633	142,885	5
M&G Securities Ltd Global Macro Bond J Inc	155,589	146,063	140,870	5

12 Debtors

	2023 £	2022 £
Trade debtors (gross rent arrears)	68,491	30,068
Other debtors	64,478	13,605
Prepayments	36,381	43,276
	<u>169,350</u>	<u>86,949</u>

13 Current asset investments

	2023 £	2022 £
Investments	<u>332,628</u>	<u>223,917</u>

14 Creditors

	Note	2023 £	2022 £
Due within one year			
Trade creditors		85,019	33,164
Social security and other taxes		23,232	25,141
Other creditors		12,673	19,265
Accrued expenses		65,240	113,496
		<u>186,164</u>	<u>191,066</u>
Due after one year			
Other capital grants		2,336	2,748
Social housing grant (amortised cost)	16	264,696	279,140
		<u>267,032</u>	<u>281,888</u>

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

15 Financial Instruments

Included in the loans and borrowings are the following amounts due after more than five years:

The other capital grants relate to grant funding received from Newcastle City Council in 2008 in respect of two of the houses. These grants are to be written off at 15% reducing balance inline with the depreciation policy for fixtures, fittings and equipment.

The RSHP considers that its financial instruments comprise of the Social Housing Grant (SHG) and Other Capital Grant, as both are included as liabilities within the financial statements. As the RSHP has no intention to dispose of its housing properties or contents, to which the grants relate, the grants will not become repayable. As a result the total balance of the grant creditors is presented as falling due in five years or more. The financial instruments held and fair value through the profit and loss are repayable as follows:

	2023 £	2022 £
In five years or more	<u>267,032</u>	<u>281,888</u>

16 Social housing grant

	Social housing grant £	Total £
Gross grant creditor		
At 1 February 2022	<u>722,215</u>	<u>722,215</u>
At 31 January 2023	<u>722,215</u>	<u>722,215</u>
Amortisation		
At 1 February 2022	443,075	443,075
Transfers	<u>14,444</u>	<u>14,444</u>
At 31 January 2023	<u>457,519</u>	<u>457,519</u>
Carrying amount		
At 31 January 2023	<u>264,696</u>	<u>264,696</u>
At 31 January 2022	<u>279,140</u>	<u>279,140</u>

The RSHP considers that its financial instruments include the Social Housing Grant which is included as a liability within the financial statements. The RSHP has no intention to dispose of its housing properties, therefore the Social Housing Grant will not become repayable.

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

17 Pension and other schemes

Defined contribution pension scheme

The company operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the company to the scheme and amounted to £28,137 (2022 - £25,569).

Contributions totalling £Nil (2022 - £659) were payable to the scheme at the end of the year and are included in creditors.

18 Reserves

Revaluation reserve - This reserve represents the value of asset revaluations and fair value movements on assets recognised in other comprehensive income.

Restricted reserve - This reserve represents the unexpended balances of legacies and donations received specifically relating to the appropriate house.

Unrestricted reserve - This reserve represents retained earnings for which there is no restriction as to how they can be utilised.

The restricted reserves totalling £70,458 as detailed in the statement of Changes in Equity is made up as follows:

The restricted reserves at the year end relate to the following properties:

The Grove £53,116 (2022 - £53,116)
Castle Farm £17,342 (2022 - £25,656)
TOTAL £70,458(2021 - £78,772)

19 Obligations under leases and hire purchase contracts

Operating leases

The total of future minimum lease payments is as follows:

	2023 £	2022 £
Not later than one year	4,699	3,098
Later than one year and not later than five years	10,517	12,392
Later than five years	2,173	-
	<u>17,389</u>	<u>15,490</u>

Abbeyfield Newcastle upon Tyne Society Limited (The)

Notes to the Financial Statements for the Year Ended 31 January 2023 (continued)

20 Contingent liabilities

By a Deed of Declaration of Trust dated 14 April 1981 made by the Abbeyfield Newcastle upon Tyne Society Limited (the Society) (and registered with the Charity Commission under reference SEW – 227870 – A1 – L1) the Society declared inter alia that if it for any reason ceased to maintain the Doctor H.M. Gurney Wing at The Grove or if the wing ceased to be known as the Doctor H.M. Gurney Wing the Society would either sell the building of which the said wing forms part or have the building valued by a competent valuer and shall hold the proportion of the proceeds of sale or of the amount of the valuation attributable to the said wing for the general purposes of some other Charity having for its object the provision of after care benefit for elderly gentlewomen.

21 Related party transactions

There were no related party transactions in the year (2022: None)

22 Parent and ultimate parent undertaking

The ultimate controlling party is Executive Committee.

23 Non adjusting events after the financial period

The society is proposing to Merge with Abbeyfield Bamburgh Society, Berwick Society Ltd and Abbeyfield North Northumberland Extra Care Society. It is expected the merger will complete the end of July 2023.