

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**REPORT OF THE TRUSTEES
AND UNAUDITED FINANCIAL STATEMENTS**

FOR THE YEAR ENDED

31 DECEMBER 2023

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

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FOR THE YEAR ENDED 31 DECEMBER 2023**

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**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**CHARITY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2023**

HONORARY SECRETARY:	Cllr C Corkery
HONORARY TREASURER:	Cllr C Corkery
TRUSTEES:	Cllr B Dowling Cllr G Vernon-Jackson Cllr C Corkery Mr S Pitt Mr A Kille
HOMES SITUATED AT:	Glasgow Road Milton Portsmouth Hampshire PO4 8HS
CHARITY NUMBER:	229734
ACCOUNTANTS:	Morris Crocker Chartered Accountants Station House Havant Hampshire PO9 1QU
BANKERS:	Lloyds Bank plc 38 London Road North End Portsmouth PO2 0LN

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	Unrestricted Funds	Restricted Funds	2023 Total	2022 Total
	£	£	£	£
Income:				
Friendly Society's donations	3,850	-	3,850	3,565
Maintenance contributions	89,841	-	89,841	78,660
Water heater contributions	39	-	39	1,034
Sundries	-	-	-	128
	<u>93,730</u>	<u>-</u>	<u>93,730</u>	<u>83,387</u>
Other income:				
Investment income	3,959	-	3,959	3,194
Deposit account interest	<u>3,655</u>	<u>-</u>	<u>3,655</u>	<u>204</u>
	<u>7,614</u>	<u>-</u>	<u>7,614</u>	<u>3,398</u>
TOTAL INCOMING RESOURCES	101,344	-	101,344	86,785
Expenditure:				
Telephone	1,200	-	1,200	932
Postage and stationery	506	-	506	587
Advertising	100	-	100	575
Subscriptions of National Association of Almshouses	434	-	434	309
Xero subscriptions	465	-	465	291
Dext subscriptions	331	-	331	-
Sundry expenses	108	-	108	1,106
Accountancy	2,196	-	2,196	2,130
Payroll	-	-	-	517
Wages, social security and pensions	16,894	-	16,894	16,974
Rates and water	3,098	-	3,098	3,402
Insurance	2,558	-	2,558	2,180
Electricity and gas	(165)	-	(165)	1,530
Repairs and decorations	52,086	-	52,086	44,857
Health and safety	6,804	-	6,804	5,158
PRHA management fees	6,815	-	6,815	4,578
Legal and professional fees	154	-	154	1,440
Property management software	929	-	929	-
	<u>94,513</u>	<u>-</u>	<u>94,513</u>	<u>86,566</u>

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)**

	Unrestricted Funds	Restricted Funds	2023 Total	2022 Total
	£	£	£	£
Depreciation:				
Office equipment	<u>121</u>	<u>-</u>	<u>121</u>	<u>150</u>
TOTAL EXPENDITURE	<u>94,634</u>	<u>-</u>	<u>94,634</u>	<u>86,716</u>
 NET INCOME	 6,710	 -	 6,710	 69
Investment (losses)/gains	<u>47,863</u>	<u>-</u>	<u>47,863</u>	<u>(46,892)</u>
NET MOVEMENT IN FUNDS	54,573	-	54,573	(46,823)
 Total funds brought forward	 <u>1,833,173</u>	 <u>62</u>	 <u>1,833,235</u>	 <u>1,880,058</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,887,746</u>	<u>62</u>	<u>1,887,808</u>	<u>1,833,235</u>

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**BALANCE SHEET
31 DECEMBER 2023**

		2023		2022	
	Notes	£	£	£	£
FIXED ASSETS:					
Freehold property	2	984,737		984,737	
Office equipment	2	483		604	
Investments	3	<u>487,805</u>		<u>439,942</u>	
			1,473,025		1,425,283
CURRENT ASSETS:					
CMF bank account		284,344		251,976	
ERF bank account		110,554		97,635	
Instant bank account		34,150		44,824	
Scales Gift account		62		62	
Current account		29,543		42,238	
Debtors		<u>5,819</u>		<u>333</u>	
		<u>464,472</u>		<u>437,068</u>	
CREDITORS:					
Accrued expenses		2,196		5,158	
Creditors		<u>47,492</u>		<u>23,958</u>	
		<u>49,688</u>		<u>29,116</u>	
			<u>414,784</u>		<u>407,952</u>
NET ASSETS			<u>1,887,808</u>		<u>1,833,235</u>
FUNDS:					
Unrestricted funds – reserve funds			1,887,746		1,833,173
Restricted funds			<u>62</u>		<u>62</u>
TOTAL FUNDS			<u>1,887,808</u>		<u>1,833,235</u>

The financial statements were approved by the Board of Trustees on Thursday 12 September 2024 and were signed on its behalf by:


 C. Corkery (Oct 7, 2024 19:41 GMT+1)
 Cllr C Corkery – Secretary



 Mr A Kille – Chair Trustee

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

1. ACCOUNTING POLICIES

Basic of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- nil
Office equipment	- 20% on reducing balance

Freehold property is reflected in the accounts at original cost. Having regard to the estimated useful economic life and residual value, the Trustees consider that a provision for depreciation is not required.

Investments

Investments are included at market value and the unrealised gain or loss is accounted for in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Funds accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

Management and administration of the charity

No honorarium has been paid in the year.

Staff costs

The average monthly number of employees during the year was as follows:

	2023	2022
Homes administrator	1	1

No employees received emoluments in excess of £60,000.

Trustees' remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2023**

2. TANGIBLE FIXED ASSETS

	Freehold property	Office equipment	Totals
	£	£	£
COST OR VALUATION:			
At 1 January 2023	984,737	1,793	986,530
Additions	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2023	<u>984,737</u>	<u>1,793</u>	<u>986,530</u>
DEPRECIATION:			
At 1 January 2023	-	1,189	1,039
Charge for year	<u>-</u>	<u>121</u>	<u>150</u>
At 31 December 2023	<u>-</u>	<u>1,310</u>	<u>1,189</u>
NET BOOK VALUE:			
At 31 December 2023	<u>984,737</u>	<u>483</u>	<u>985,220</u>
At 31 December 2022	<u>984,737</u>	<u>604</u>	<u>985,341</u>

3. FIXED ASSET INVESTMENTS

	Historical Cost	Market Value 2023	Unrealised Gain/(Loss)	Market Value 2022
	£	£	£	£
COIF Capital (4,183.92 units)	35,567	83,030	6,988	76,042
COIF ERF Scheme (1,442.96 units)	93,236	357,854	39,394	318,460
M&G Charibond (41,953.75 units)	<u>49,610</u>	<u>46,921</u>	<u>1,481</u>	<u>45,440</u>
	<u>178,413</u>	<u>487,805</u>	<u>47,863</u>	<u>439,942</u>

All investment assets are held in the UK.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

4. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	985,220	-	-	985,220
Investments	487,805	-	-	487,805
Current assets	49,688	414,721	62	464,471
Current liabilities	<u>(49,688)</u>	<u>-</u>	<u>-</u>	<u>(49,688)</u>
	<u>1,473,025</u>	<u>414,721</u>	<u>62</u>	<u>1,887,808</u>

5. MOVEMENT IN FUNDS

	At 1 January 2023	Incoming resources	Outgoing resources	Movement in investments	At 31 December 2023
	£	£	£	£	£
Unrestricted funds:					
Designated funds	407,890	6,831	-	-	414,721
General funds	<u>1,425,283</u>	<u>-</u>	<u>(121)</u>	<u>47,863</u>	<u>1,473,025</u>
	<u>1,833,173</u>	<u>6,831</u>	<u>(121)</u>	<u>47,863</u>	<u>1,887,746</u>
Restricted funds:					
Renovation grant	<u>62</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62</u>
TOTAL FUNDS	<u>1,833,235</u>	<u>6,831</u>	<u>(121)</u>	<u>47,863</u>	<u>1,887,808</u>

6. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF
PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

FOR THE YEAR ENDED 31 DECEMBER 2023

I report on the accounts of the Society for the year ended 31 December 2023, which are set out on pages 2 to 8.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act

have not been met: or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Martin Southern

[Martin Southern \(Oct 8, 2024 10:35 GMT+1\)](#)

**M Southern FCA
Morris Crocker
Chartered Accountants
Station House
North Street
Havant
Hampshire
PO9 1QU**

Date:

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provision of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

Objectives and activities

The aim of the Friendly Societies Homes is to provide accommodation for necessitous people over the age of 60 with a preference for those who are members of Friendly Societies and their widows, living in the area of benefit for five years and able to live independently. The area of benefit is within a 15 mile radius from the Guildhall in the city of Portsmouth.

The main objective of the trustees in recent years has been to bring the housing stock of flats up to a suitable and acceptable standard in today's market. There are five blocks of flats on the ground floor and first floor only. There are no lifts at the Homes. Following the modernisation and refurbishment, there are a total of 25 flats at the Homes now having been reduced from the original 32 bedsit flats, with flat 88 becoming an office with planning permission in 2016.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The trustees refer to public benefit throughout this report.

Activities, achievement and performance

Repairs and Maintenance expenditure increased by 16% compared to the previous year. The increase is attributed to the increase in the cost of labour and materials experienced by the housing sector due to ongoing global economic instability and high UK inflation during the year. Through awarding works to a number of contractors and experience PRHA is able to recognise good value and regularly reviews costs.

During the year, it was noted that despite all 26 properties having modern boilers, the radiators were inefficient resulting in high energy bills for the residents and financial worries. A contract was agreed to fit the properties with 40% larger radiators fitted to ensure the wellbeing of residents.

A contract was also awarded to M & T Gardening to improve the aesthetics of the site, including treatment of moss to reduce the risk of slip hazards.

New software finance and property management software was introduced during the year as part of the modernisation of the charity's administration.

At year end the charity remained financially secure with a strong cash at bank position of £458,653 and increase of 5% compared to the previous year. The good financial position of the charity will enable the charity to plan for the future including ensuring the dwellings are energy efficient and meet the requirements of net zero legislation. During the last AGM, it was explained that the charity has commissioned energy efficiency surveys from Boulter Mossman to guide future investment in the properties to support net zero carbon and energy efficient homes.

The trustees would like to thank Michelle Lincoln and PRHA staff for delivering an excellent service to the residents and supporting them. The Trustees also send their thanks to contractors involved in ensuring the properties are maintained to a good standard.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

FOR THE YEAR ENDED 31 DECEMBER 2023

ANNUAL REPORT FOR 2023 (continued)

Financial review

Morris Crocker accountants conducted an Independent Examination of the charity's accounts details of which form part of this report.

A donation was received from the Ancient Order of Foresters (Southampton) in the sum of £3,850. The trustees are extremely grateful for the help and support they provide and are very thankful for their kind donations. This money will be used to further update the Homes for the benefit of the residents. The trustees would also like to remind residents of the benefits of belonging to the Foresters or Manchester Odd Fellows as they do provide social events for members and can help with welfare grants when members are in need.

Reserves policy

PDFSH need a reserve to enable planning for long term property maintenance obligations and to continue to be able to further the objectives of the charity.

Structure, governance and management


The name of the Charity is Portsmouth and District Friendly Societies Homes and this is the name used by the trustees. The Registration number of the Charity is 229734. The Trustees' official address is the office based at Flat 88 Glasgow Road, Southsea, Portsmouth, Hampshire, PO4 8HS.

The Homes are conducted by a Scheme dated 15 October 1985, drawn up by the Charity Commission. The charity is controlled by its governing document and constitutes an unincorporated charity. Any decisions made by the trustees are made at meetings of the trustees which are held regularly. The quorum for all trustee meetings is four.

During the year, Ben Dowling stepped down as Chair and Andy Kille was appointed to the position of Chair. There are 5 trustees details of which are contained in this report. 3 are nominative trustees appointed by Portsmouth City Council and two are co-opted trustees (3 vacancies).

PRHA have been delegated via a management agreement to support and advise trustees to ensure good governance and the continued delivery of excellent services to the beneficiaries of the charity.

Approved by order of the board of trustees on and signed on its behalf by:


C. Corkery, Oct 7, 2024 19:41 GMT+1)
Cllr C Corkery
Secretary and Trustee


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Mr A Kille
Chair Trustee