

REGISTERED CHARITY NUMBER: 229734

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

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

FOR THE YEAR ENDED

31 DECEMBER 2024

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**CHARITY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2024**

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 2024**

	Unrestricted Funds	Restricted Funds	2024 Total	2023 Total
	£	£	£	£
Income:				
Friendly Society's donations	-	-	-	3,850
Maintenance contributions	95,097	-	95,097	89,841
Water heater contributions	-	-	-	39
Sundries	-	-	-	-
	<u>95,097</u>	<u>-</u>	<u>95,097</u>	<u>93,730</u>
Other income:				
Investment income	4,367	-	4,367	3,959
Deposit account interest	<u>6,840</u>	<u>-</u>	<u>6,840</u>	<u>3,655</u>
	<u>11,207</u>	<u>-</u>	<u>11,207</u>	<u>7,614</u>
TOTAL INCOMING RESOURCES	106,304	-	106,304	101,344
Expenditure:				
Telephone	823	-	823	1,200
Postage and stationery	-	-	-	506
Advertising	-	-	-	100
Subscriptions of National Association of Almshouses	582	-	582	434
Xero subscriptions	479	-	479	465
Dext subscriptions	-	-	-	331
Sundry expenses	867	-	867	108
Accountancy	2,256	-	2,256	2,196
Payroll	-	-	-	-
Wages, social security and pensions	-	-	-	-
Rates and water	4,181	-	4,181	3,098
Insurance	2,427	-	2,427	2,558
Electricity and gas	4,412	-	4,412	(165)
Repairs and decorations	74,426	-	74,426	52,086
Health and safety	240	-	240	6,804
PRHA management fees	23,950	-	23,950	23,709
Legal and professional fees	-	-	-	154
Property management software	-	-	-	929
	<u>114,643</u>	<u>-</u>	<u>114,643</u>	<u>94,513</u>

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024 (CONTINUED)**

	Unrestricted Funds	Restricted Funds	2024 Total	2023 Total
	£	£	£	£
Depreciation:				
Office equipment	<u>96</u>	<u>-</u>	<u>96</u>	<u>121</u>
TOTAL EXPENDITURE	<u>114,739</u>	<u>-</u>	<u>114,739</u>	<u>94,634</u>
NET INCOME	(8,435)	-	(8,435)	6,710
Investment (losses)/gains	<u>18,426</u>	<u>-</u>	<u>18,426</u>	<u>47,863</u>
NET MOVEMENT IN FUNDS	9,991	-	9,991	54,573
 Total funds brought forward	 <u>1,887,746</u>	 <u>62</u>	 <u>1,887,808</u>	 <u>1,833,235</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,897,737</u>	<u>62</u>	<u>1,897,799</u>	<u>1,887,808</u>

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**BALANCE SHEET
31 DECEMBER 2024**

		2024		2023	
	Notes	£	£	£	£
FIXED ASSETS:					
Freehold property	2	984,737		984,737	
Office equipment	2	386		483	
Investments	3	<u>506,231</u>		<u>487,805</u>	
			1,491,354		1,473,025
CURRENT ASSETS:					
CMF bank account		280,339		284,344	
ERF bank account		103,683		110,554	
Instant bank account		1,883		34,150	
Scales Gift account		62		62	
Current account		11,798		29,543	
Debtors		<u>28,890</u>		<u>5,819</u>	
		<u>426,655</u>		<u>464,472</u>	
CREDITORS:					
Accrued expenses		2,262		2,196	
Creditors		<u>17,948</u>		<u>47,492</u>	
		<u>20,210</u>		<u>49,688</u>	
			<u>406,445</u>		<u>414,784</u>
NET ASSETS			<u><u>1,897,799</u></u>		<u><u>1,887,808</u></u>
FUNDS:					
Unrestricted funds – reserve funds			1,897,737		1,887,746
Restricted funds			<u>62</u>		<u>62</u>
TOTAL FUNDS			<u><u>1,897,799</u></u>		<u><u>1,887,808</u></u>

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

.....
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 2024**

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 2024**

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:

	2024	2023
Homes administrator	-	-

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 2024 nor for the year ended 31 December 2023.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2024**

2. TANGIBLE FIXED ASSETS

	Freehold property	Office equipment	Totals
	£	£	£
COST OR VALUATION:			
At 1 January 2024	984,737	1,793	986,530
Additions	<u>-</u>	<u>-</u>	<u>-</u>
At 31 December 2024	<u>984,737</u>	<u>1,793</u>	<u>986,530</u>
DEPRECIATION:			
At 1 January 2024	-	1,310	1,310
Charge for year	<u>-</u>	<u>97</u>	<u>97</u>
At 31 December 2024	<u>-</u>	<u>1,407</u>	<u>1,407</u>
NET BOOK VALUE:			
At 31 December 2024	<u>984,737</u>	<u>386</u>	<u>985,123</u>
At 31 December 2023	<u>984,737</u>	<u>483</u>	<u>985,220</u>

3. FIXED ASSET INVESTMENTS

	Historical Cost	Market Value 2024	Unrealised Gain/(Loss)	Market Value 2023
	£	£	£	£
COIF Capital (4,183.92 units)	35,567	84,905	1,875	83,030
COIF ERF Scheme (1,442.96 units)	93,236	376,058	18,204	357,854
M&G Charibond (41,953.75 units)	<u>49,610</u>	<u>45,268</u>	<u>(1,653)</u>	<u>46,921</u>
	<u>178,413</u>	<u>506,231</u>	<u>18,426</u>	<u>487,805</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 2024**

4. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	985,123	-	-	985,123
Investments	506,231	-	-	506,231
Current assets	20,210	406,383	62	426,655
Current liabilities	<u>(20,210)</u>	<u>-</u>	<u>-</u>	<u>(20,210)</u>
	<u>1,491,354</u>	<u>406,363</u>	<u>62</u>	<u>1,897,799</u>

5. MOVEMENT IN FUNDS

	At 1 January 2024	Incoming resources	Outgoing resources	Movement in investments	At 31 December 2024
	£	£	£	£	£
Unrestricted funds:					
Designated funds	414,721	-	(8,338)	-	406,383
General funds	<u>1,473,025</u>	<u>-</u>	<u>(97)</u>	<u>18,426</u>	<u>1,491,354</u>
	<u>1,887,746</u>	<u>-</u>	<u>(8,435)</u>	<u>18,426</u>	<u>1,897,737</u>
Restricted funds:					
Renovation grant	<u>62</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62</u>
TOTAL FUNDS	<u>1,887,808</u>	<u>-</u>	<u>(8,435)</u>	<u>18,426</u>	<u>1,897,799</u>

6. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

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

FOR THE YEAR ENDED 31 DECEMBER 2024

I report on the accounts of the Society for the year ended 31 December 2024, 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.

**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 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. 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 27 flats.

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

The charity owns 27 properties, and the trustees remain committed to ensuring that all homes are safe, secure, and well maintained.

Repairs and maintenance expenditure increased in 2024 compared with 2023, primarily due to works to replace radiators, repairs to roofing, and the installation of rotary washing lines. The total cost of these works was £12,692.

Further costs were incurred during the year as three properties became vacant and required refurbishment prior to re-letting. Expenditure on these refurbishments totalled £21,096.

The overall increase in maintenance costs was partially offset by higher income received from residents. The trustees' decision to increase Weekly Maintenance Contributions (WMC) to levels more consistent with other social housing providers resulted in an overall increase in WMC income of £5,256 compared with 2023.

Additional overhead costs arose during the year relating to legal and professional fees for energy efficiency surveys and for the proposed purchase of a block of six flats in Portsmouth from another charity. However, completion of the purchase took place in 2025 and will therefore be reflected in the accounts for that year. The acquisition demonstrates the trustees' ambition to use reserves to expand the charity's housing provision and increase the number of beneficiaries supported.

The charity continues to engage Portsmouth Rotary Housing Association (PRHA) to deliver property management, finance, and governance services. This arrangement, now approaching its third year, is underpinned by a management agreement that is due for review in 2025.

At the end of the financial year, the charity remained in a strong financial position, enabling a planned increase in the number of properties owned and a projected increase in rental income of approximately 35% in 2025.

**PORTSMOUTH AND DISTRICT FRIENDLY SOCIETIES
HOMES**

FOR THE YEAR ENDED 31 DECEMBER 2024

ANNUAL REPORT FOR 2024 (continued)

Financial review

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

There were discussions on the purchase of a block of six flats in Portsmouth from another charity and how this would leave little reserve funds remaining for other projects. It was agreed that if the income from the properties covers the cost of borrowing, the organisation would be in no worse position with an increased asset base.

PDFSH has discussed ensuring the charity has access to their investments held in case of the possibility to liquidate funds.

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.

On 18th January 2024, 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 2 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:

.....
Cllr C Corkery
Secretary and Trustee

.....
Mr A Kille
Chair Trustee