THE ABBEYFIELD LANCASTER SOCIETY LIMITED

England & Wales · Charity number 230899

Details

Status	Registered
Legal form	Other
Company number	00737334
Registered	1963-12-10
Register	View on the Charity Commission register

Contact

Address	Abbeyfield Lancaster Society Ltd Chirnside House Abbeyfield Close Lancaster LA1 4NL
Phone	01524541720
Email	info@abbeyfieldlancaster.co.uk
Website	www.abbeyfieldlancaster.co.uk

Activities

Objects: TO HOUSE LONELY OLD PEOPLE WHO WOULD OTHERWISE BE ON THEIR OWN, AND IN SO DOING TO PROVIDE A FOCAL POINT FOR THE GOODWILL AND KINDNESS OF NEIGHBOURS.

Activities: Care of the elderly

Classification

- **How:** Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

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Geography

- **Area of benefit:** LANCASTER CITY
- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,446,611	£1,364,908	£1,724,776	38
2024-03-31	£1,244,417	£1,218,349	£1,642,913	35
2023-03-31	£999,874	£1,114,051	£1,600,499	39
2022-03-31	£1,023,029	£1,080,353	£1,740,239	38
2021-03-31	£1,038,368	£1,071,641	£1,792,508	36

Trustees

Name	Role	Appointed
BRIAN PETER THRELFALL	Chair	
Andrew Brian Mackereth		2019-01-15
BARBARA ANN GARDNER		2025-10-08
CHARLES PETER WHYTOCK		2014-09-01
Dr Penelope Jane Fisher		2025-10-28
HEATHER ANN WARD		2021-09-16
JUDITH ELIZABETH THRELFALL		
Jean Margaret Simpson		2022-09-20
PHILLIP JOHN ERNEST BERRY		2019-09-18
RICHARD NEO KIRKMAN		2013-12-12

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THE ABBEYFIELD LANCASTER SOCIETY LIMITED

England & Wales - Charity number 230899

Accounts

Company No. 00737334
Registered Charity No. 230899
Homes England No. H3295

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2025

FINANCIAL STATEMENTS
For the year ended 31 March 2025

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THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2025

The trustees present their annual report on the affairs of the society, together with the financial statements for the year ended 31 March 2025.

The trustees' report also represents the directors' report as required by Company Law.

Reference and Administrative Details

The full name of the charity is The Abbeyfield Lancaster Society Limited.

The society's charity registration number is 230899 and its company registration number is 00737334. It is also a registered social housing provider under the Housing Act 1996 (no. H3295).

The trustees who served during the year were:

Executive committee:

Mr B P Threlfall	Chairman
Mrs A K Howson	Secretary
Mr C P Whytock	Treasurer
Mr J Berry	
Mr N G Hall	Resigned 23 May 2024
Mr M C Clarke	Resigned 26 September 2024
Mr R N Kirkman	
Mr A B Mackereth	
Miss J M Simpson	
Mrs J E Threlfall	
Ms H Willes	

The directors of the company during the year were:

Mrs A K Howson
Mr B P Threlfall
Mr C P Whytock

The society's secretary is Mrs A K Howson

The registered office of the society is:

Chirnside House
Abbeyfield Close
Lancaster
LA1 4NL

The website address of the charity is: http://www.abbeyfieldlancaster.co.uk.

Day to day management of the society is delegated to Mrs A K Howson, the society secretary and Mrs B A Gardner, the bursar.

Bankers	HSBC, 35 Market Street, Lancaster, LA1 1JQ.
Independent Auditor	Azets Audit Services, Fleet House, New Road, Lancaster, LA1 1EZ.
Solicitors	BSG Solicitors, 3 & 4 Aalborg Place, Lancaster, LA1 1BJ
Architects	Harrison & Pitt Architects Limited, 29 Castle Hill, Lancaster, LA1 1YN.
Investment advisers	Rathbones Wealth & Investment Limited, 5 George Square, Glasgow, G2 1DY.

Structure, Governance & Management

Governing Document

The society is a company limited by guarantee under the Companies Act 2006, without share capital. Its operation is governed by its Memorandum & Articles of Association dated 8 October 1962 and amended on 31 October 2006.

Structure, Governance & Management (continued)

Appointment of trustees

The appointment of trustees is governed by provisions contained within the society's Articles of Association. These are as follows:

- At each AGM one third of the members of the Executive Committee must retire and, if desired, stand for re-election. The trustees to retire are those longest in office since their last election.
- The society, at the AGM, may fill the positions vacated by the retiring trustees by electing any persons thereto, or by re-electing the retiring members.
- The Executive Committee has the power to appoint any person to be a trustee either to fill a casual vacancy or in order to increase the number of trustees. Any trustee appointed in this way must retire at the following AGM and stand for re-election, if desired, at that meeting.
- Any member of the society, qualified to attend and vote at the AGM, is entitled to propose the appointment of a person to act as a trustee.
- Appointments to the society's committees are made by the Executive Committee.

Trustee induction and training

Trustees are given induction and training by the society secretary and directors on a one to one basis. This includes an explanation of:

- the ethos of both The Abbeyfield Society nationally and of Chirnside House
- the role of the trustee in supporting management to ensure the safeguarding of residents and adherence to laws and regulations
- attendance at trustee meetings and potential membership of small working groups to monitor finance and buildings.

Pay policy for senior staff

Total remuneration of £10,440 (2024: £10,085) was paid to trustees during the year. The remuneration paid to trustees and other senior staff such as the house manager is reviewed regularly by the executive leadership. The rates of remuneration are set in line with the roles carried out within the organisation.

Organisation

The society is governed by its Executive Committee, consisting of not less than three nor more than eighteen members, which meets six times per year. Certain detailed work is delegated as follows:

- A budget meeting prepares the annual budget for approval by the Executive Committee.
- The Chirnside House Committee monitors the day-to-day operation of the registered residential care home. The committee meets on a monthly basis.
- The committees are assisted in their work by senior management, namely the bursar and the manager of the residential care home.

Connected charities

The society is one of around 200 similar societies, which exist throughout the United Kingdom to provide assisted living for older people. Co-operation between local societies is considerable although each retains its autonomy. There is also an umbrella organisation, The Abbeyfield Society, of which this society is a member. The Abbeyfield Society is divided into six administrative regions. Each has its own regional council composed of volunteers from societies in the region. The regional officers have regular meetings with each other, so that they can represent the views of their region through national committees.
The central office of the Abbeyfield Society is 17-19 Hampton Lane, Solihull, West Midlands, B91 2QJ. The staff at Central Office provide support for member societies. During the year the society incurred fees of £10,708 (2024 - £7,739 in respect of its membership of, and affiliation to The Abbeyfield Society.

Risk management

The trustees have assessed the major risks to which the society is exposed, in particular those related to the operations and finances of the society, and are satisfied that systems are in place to mitigate exposure to the major risks.

Structure, Governance & Management (continued)

Financial risk management objectives and policies

The society has various financial assets and liabilities such as trade debtors and trade creditors arising directly from the society's operations.

Transactions in financial instruments result in the society assuming or transferring to another party one or more of the financial risks described below.

Price risk
The society has bought and sold investments which comprised of Bonds and Equities during the current and prior year.

Interest rate risk
The society is not exposed to fair value interest rate risk as it holds no bank overdrafts or loans.

Credit risk
All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are reviewed on a regular basis and provision is made for doubtful debts whenever considered necessary.

Liquidity and cash flow risk
The society has positive cash flows and the cash at bank and in hand is more than to sufficient to cover the needs of the society.

Objectives & Activities

The society's principal objectives as set out in the Memorandum of Association are:

- The relief of aged, impotent and poor people of all classes
- The advancement of religion and education
- The pursuit of charitable activities beneficial to the community

The society was established in 1962 and it has pursued the foregoing objects by establishing, managing and developing homes in the Lancaster district that cater for the needs of the elderly. The supported sheltered houses were closed several years ago due to lack of demand and the society now just operates a registered residential care home.

The society currently has one registered residential care home, Chirnside House, catering for thirty residents. This home provides twenty four hour care for the frail elderly.

Chirnside House is registered to cater for persons with dementia as well as the frail elderly.

The society depends considerably on the commitment and enthusiasm of its volunteers. The day to day management of Chirnside House is undertaken by a manager employed by the society. The manager reports directly to the trustees. The trustees also provide significant time and effort in assisting with the day to day operation of the home.

Residents and staff have undertaken LFT tests if showing signs and symptoms of covid and feel generally unwell. The Society is extremely grateful for the efforts made by the Manager and all the staff in ensuring that all possible precautions have been taken to safeguard the residents.

Achievements and Performance

The occupancy level, a key indicator, averaged 86.5% (2024 – 82.9%) at Chirnside House.

All staff, including catering & domestic staff, have been trained to at least NVQ level 2 and most have been trained to NVQ level 3 whilst the remainder are receiving training for NVQ level 3. All staff undergo regular training updates both online and in house.

All residents continue to be vaccinated against the Covid virus.

These achievements meet the objective of caring for elderly residents who are no longer able to manage in their own homes by providing quality care from well trained staff.

Off site storage facilities are being rented to enable the secure storage of archived records.

Value for Money metrics

In response to the Regulator of Social Housing Technical note of April 2018 the Society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note.

Metric 1 – Reinvestment %
This metric looks at the investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held.

The Society metric for reinvestment is 0.0%.

Metric 2 – New supply delivered %
The new supply metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end.

No new supply has been delivered in the year of either social housing or non-social housing.

Metric 3 – Gearing %
This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

The Society holds net cash and cash equivalents therefore the metric is negative at -16.5 %.

Metric 4 - Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity.

The Society paid no interest in the year and therefore the metric for interest cover is not applicable.

Metric 5 – Headline social housing cost per unit
The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator.

The headline social housing cost per unit is £45,378.

Metric 6 – Operating Margin %
The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

The Society does not operate social housing lettings therefore the operating margin is not applicable. The operating margin of the Society as a whole is 0.06%.

Metric 7 – Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities.

For the Society as a whole this is 0.05%.

Public Benefit

Admission to Chirnside House is assessed according to need. Equal & fair access is offered to all eligible older people regardless of gender, family, race, colour, religion, sexual orientation or financial circumstances – some residents are self-funded whereas others are state funded. The Society's policy is to provide all residents with support, stimulation and encouragement to an appropriate level for their individual needs.

Residents are encouraged to follow their individual religious beliefs, should they wish to do so. Clergy from various denominations visit Chirnside House to offer a short service for residents to attend if they wish.

Various activities are arranged in consultation with the residents. However, participation is a matter of individual choice.

Residents raise money for charitable causes. The choice of charities to benefit from these money raising activities is decided by the residents.

Chirnside House has an active Residents' Circle which meets on a regular basis.

The Trustees of The Abbeyfield Lancaster Society Limited believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2025

Financial Review

The financial results for the year are as set out in the statement of financial activities on page 11 and the position at the end of the year is shown in the balance sheet on page 12. The deficit for the year and its allocation is as follows:

	2025 £	2024 £
Unrestricted operating surplus	**77,657**	38,848
Investment income, legacies, donations and sundry income	**22,379**	20,206
Investment management costs	**(3,523)**	(3,198)
Increase in market value of investments	**160**	16,346
Unrestricted surplus for the financial year	**96,673**	72,202
Allocation:		
Transfer from charitable capital expenditure reserve	**(6,029)**	(6,029)
Transfer to Swainson Bursary Fund	**1,407**	1,476
Transfer to revenue reserve	**103,162**	76,755
	98,540	72,202

The main points arising from these accounts are as follows:

- An unrestricted operating surplus of £77.657 (2024: £38,848) arose in the year from the operation of Chirnside House.
- Residential charges received rose to £1,405,339 (2024: £1,224,023), an increase of 14.8%.
- Restricted NHS grant received of £18,593 (2024: £Nil).
- Unrestricted house operating costs, excluding property depreciation, rose to £1,253,382 (2024: £1,119,021), an increase of 12%.
- The revenue reserves of the society increased to £517,791 (2024: £416,496).

The principal funding source is income from residential charges.

Movements in fixed assets in the year are shown in note 8 to the financial statements. Capital expenditure of £50,845 was incurred during the year.

The trustees consider the market value of the society's fixed assets to be in excess of their current book values.

Indemnity insurance in respect of the trustees has been provided by way of a block arrangement within the overall Abbeyfield Society membership fee and no separate premium is identifiable.

Investment powers and policy

The society is permitted by its Memorandum of Association to invest any funds not immediately required for its purposes in any investments, securities or property as may be thought fit. Funds subject to the jurisdiction of the Charity Commissioners may only be invested in such securities and with such sanction as may for the time being be prescribed by law.

The society's investment policy is a balance between long-term investment and some short-term investment to allow accessibility of some funds.

The society's investments, as shown in note 11 to the financial statements and comprising of Bonds, Unit Trusts, Equities and Money Market deposits were held during the year in accordance with the powers available to the trustees.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2025

Fundraising Disclosure

The charity's main source of income are fees relating to the care of residents. As such they do not carry out significant fundraising activities.

Reserves Policy

The current policy of the society is to maintain free reserves at a level that equates to between 3 and 6 months of operating expenditure. The reserves policy is reviewed annually in order to take account of any changes in the environment in which the society operates.

Total unrestricted reserves held at the year end amounted to £999.388. Included in unrestricted reserves are designated reserves totalling £481,597 and further details of these are given in note 17 to the financial statements. The unrestricted revenue reserves, not committed or invested in tangible fixed assets ("free reserves") held by the society at 31 March 2025 amounted to £452,285. This equates to approximately four months of expected operating expenditure for 2025-26 which is within the level as set by the trustees. The trustees will take measures in future periods to maintain the level of reserves held.

Plans for future periods

The Society is committed to ensuring that Chirnside House remains a Covid-19-free zone.

Amongst the Society's aims is to ensure that there is continued compliance in all areas of inspection with the Care Quality Commission.

The Society is compliant with the General Data Protection Regulations.

Chirnside House is committed to interacting with the local community as much as is practicable and to give young people the opportunity to understand and become involved with the elderly.

The society is committed to working to meet the challenges arising from the impact of the Care Act.
Staff training now ensures that there are staff members who are specialists in core areas to further improve the care provided to the residents.

As well as providing high quality permanent care, Chirnside House is also committed to providing the same high quality respite care for which there is an increasing demand from the local community.

The society is committed to ensuring that all staff receive on-going training to ensure that the residents continue to receive the high quality of care which the society prides itself in providing.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2025

Statement of trustees' responsibilities

The trustees, three of whom who are also the directors of The Abbeyfield Lancaster Society Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether the 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 charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution will be proposed at the Annual General Meeting that Azets Audit Services be appointed as auditor to the society for the ensuing year.

Disclosure of information to auditor

Each of the trustees has confirmed there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the Executive Committee on 19. 8. 25

Mrs A K Howson
Director and trustee

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of The Abbeyfield Lancaster Society Limited (the 'charitable company') for the year ended 31 March 2025 which comprise the statement of financial position, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025, and of the charitable company's incoming resources and application of resources, including the charitable company's income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, including the directors' report, for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, and the Charities Act 2011 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (three of whom are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with regulations made under those Acts.

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.

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Use of our report

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

Azets Audit Services

Susanna Cassey (Senior Statutory Auditor)
for and on behalf of
Azets Audit Services

Statutory Auditor

Fleet House
New Road
Lancaster
LA1 1EZ

Date: 28 August '25

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Financial Activities (including Income and Expenditure Account)
For the year ended 31 March 2025

	Note	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Income and endowments from :					
Donations and legacies					
- Donations and legacies		**2,673**	-	**2,673**	878
Charitable activities					
- Residential care for the frail elderly	**1**	**1,405,639**	-	**1,405,639**	1,224,211
Fundraising activities					
- Fundraising events		**615**	-	**615**	1,000
Investments	**2**	**19,091**	-	**19,091**	18,328
Other:					
- Government Grants		-	**18,593**	**18,593**	-
Total income and endowments		**1,428,018**	**18,593**	**1,446,611**	1,244,417
Expenditure on :					
Charitable activities					
- Residential care for the frail elderly	**3**	**(1,327,937)**	**(33,403)**	**(1,361,340)**	(1,214,997)
Fundraising activities					
- Fundraising events		**(45)**	-	**(45)**	(154)
Investment management costs		**(3,523)**	-	**(3,523)**	(3,198)
Total expenditure		**(1,331,505)**	**(33,403)**	**(1,364,908)**	(1,218,349)
Net income / (expenditure) before investment gains		**96,513**	**(14,810)**	**81,703**	26,068
Net gains on investments		**160**	-	**160**	16,346
Net income / (expenditure) and movement in funds for the year		**96,673**	**(14,810)**	**81,863**	42,414
Reconciliation of funds:					
Total funds at 1 April 2024		**902,715**	**740,198**	**1,642,913**	1,600,499
Total funds at 31 March 2025		**999,388**	**725,388**	**1,724,776**	1,642,913

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

All incoming resources and resources expended derive from continuing activities.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED
Company number: 00737334
Charity number: 230899

Balance Sheet
As at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	8	**1,147,343**	1,158,546
Current assets			
Stocks	9	**6,044**	8,223
Debtors	10	**22,777**	74,731
Investments	11	**466,886**	350,921
Cash at bank and in hand	12	**176,070**	148,540
		671,777	582,415
Creditors: amounts falling due within one year	13	**(94,344)**	(98,048)
Net current assets		**577,433**	484,367
Total assets less current liabilities		**1,724,776**	1,642,913
Funds of the charity:			
Unrestricted funds			
- Designated reserves	17	**481,597**	486,219
- General revenue reserve	17	**517,791**	416,496
		999,388	902,715
Restricted funds	17	**725,388**	740,198
Total funds		**1,724,776**	1,642,913

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 23 were approved by the Board of Trustees on 19.8.25 and signed on its behalf by:

B P Threlfall
Director and Chairman

C P Whytock
Director and Treasurer

A K Howson
Director and Secretary

The notes on pages 14 to 23 form part of these financial statements.

Statement of Cash Flows
For the year ended 31 March 2025

	2025 £	2024 £
Cash flows from operating activities:		
Net income for the year	**81,703**	26,068
Adjustments for:		
Depreciation of tangible fixed assets	**57,959**	52,792
Loss / (profit) on disposal of tangible fixed assets	**4,089**	(10)
Interest receivable	**(19,091)**	(18,328)
Decrease / (increase) in stocks	**2,179**	(631)
Decrease / (increrase)in debtors	**48,044**	(32,956)
(Decrease) / increase in creditors	**(3,704)**	17,994
Net cash provided by operating activities	**171,179**	44,929
Cash flows from investing activities:		
Interest received	**23,003**	**12,859**
Purchase of other fixed assets	**(50,845)**	**(6,021)**
(Purchase) / disposal of current asset investments	**(115,807)**	**2,239**
Net cash (used in) / provided by investing activities	**(143,649)**	9,077
Net increase in cash and cash equivalents	**27,530**	54,006
Cash and cash equivalents at the beginning of the year	**148,540**	94,534
Total cash and cash equivalents at the end of the year	**176,070**	148,540

Accounting Policies
For the year ended 31 March 2025

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

General information

The Abbeyfield Lancaster Society Limited is a private company limited by guarantee domiciled and incorporated in England and Wales. The registered office is Chirnside House, Abbeyfield Close, Scotforth, Lancaster, LA1 4NL

Basis of preparation

The society constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £1.

Going concern

The risk posed by the Covid-19 virus has diminished but infection control measures were in still place for the year to 31 March 2025 to alleviate the possibility of the virus entering the home. Some cases of Covid-19 were recorded amongst staff and residents during the year to 31 March 2025 but there are currently no recorded cases. The measures appear to have been effective in maintaining normal levels of operation and occupancy levels have increased. The trustees have concluded that it is appropriate to prepare the accounts on a going concern basis as there are no material uncertainties regarding going concern.

Incoming resources

Income is recognised when the society has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Other trading income comprising rental income receivable is recognised on a receivable basis.

Other income is included in the SoFA in the year in which it is receivable.

Monetary donations to the society are included in the SoFA in the year in which they are receivable.

Social Housing Grants

Social Housing Grant (SHG) is paid by Homes England to reduce the cost of developments. SHG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to the net proceeds of sale of the property. SHG is paid to Registered Social Housing Providers (RSHPs) to subsidise capital costs incurred in the provision of affordable housing and the resulting net cost is approximately equal to the economic value of the property in its designated use.

The grant is recognised in full as restricted income when the conditions described above are satisfied. Following the sale of a property, any social housing grant associated with that property which has not been recycled into a further property is recognised in restricted funds, until such time as it is recycled or becomes repayable.

Other grants

Other grants are recognised in full when the conditions described above are satisfied

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measure reliably. It is categorised under the following headings:

- Expenditure on charitable activities including residential care for the frail elderly
- Investment management costs

Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include administrative support costs and governance costs. They are incurred directly in support of expenditure on the objects of the charity.

The analysis of these costs is included in note 3.

Fixed assets

The cost of housing land and buildings includes the following:

i) the cost of acquiring land and buildings;
ii) development expenditure;
iii) interest payable on the expenditure incurred up to the date of practical completion.

Depreciation has been provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its estimated useful life as follows:

Freehold buildings	2%
Fixtures, fittings and equipment	10% & 33%
Office equipment	15%

Freehold land is not depreciated.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transactions costs. Subsequently they are measured at fair value with changes recognised in 'net gains/losses on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Debtors

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

Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Operating leases

Rentals payable under operating leases are charged to the SoFA on a straight line basis over the term of the lease.

Pension scheme

The society operates a defined contribution pension scheme for certain of its employees. Contributions paid are charged to the SoFA in the period to which they relate.

Creditors and provisions

Creditors and provisions are recognised where the society has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Corporation tax and value added tax

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

The society is not registered for VAT. Accordingly no VAT is charged to residents and expenses in the SoFA are inclusive of VAT.

Fund accounting

Funds held by the society are either:-

Unrestricted general funds
- these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated funds
- these are funds set aside by the Trustees out of unrestricted general funds for specific future purposes or projects.

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

Financial instruments

The society only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Related party transactions

The society discloses transactions with related parties. Where appropriate, transactions of a similar nature are aggregated unless, in the opinion of the directors, separate disclosure is necessary to understand the effect of the transactions on the company financial statements.

Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Judgements and key sources of estimation uncertainty

In the application of the Charitable Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1. Incoming resources from charitable activities	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Residential care for the frail elderly				
Residential care fees	**1,405,339**	**-**	**1,405,339**	1,224,023
Other sundry income	**300**	**-**	**300**	188
	1,405,639	**-**	**1,405,639**	1,224,211

In the prior year total incoming resources from charitable activities were £1,224,211, all of which was unrestricted.

2. Investment income	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Building society interest	**354**	**-**	**354**	324
Investment interest and dividends	**10,328**	**-**	**10,328**	9,959
Bank interest	**7,954**	**-**	**7,954**	2,897
Interest charges	**455**	**-**	**455**	5,148
	19,091	**-**	**19,091**	18,328

In the prior year total incoming resources from investment income were £18,328 all of which was unrestricted.

3. Analysis of expenditure on charitable activities	Unrestricted Funds 2025 £	Restricted Funds 2025 £	Total Funds 2025 £	Total Funds 2024 £
Residential care for the frail elderly				
Direct residential care costs				
Payroll and other staff costs	**1,023,625**	**-**	**1,023,625**	917,207
Food and catering	**44,466**	**-**	**44,466**	41,480
Council tax, utilities and insurance	**60,109**	**-**	**60,109**	46,242
Registration charges	**4,340**	**-**	**4,340**	4,340
Premises, garden and equipment maintenance	**59,891**	**-**	**59,891**	62,360
Postage, stationery, advertising and telephone	**4,853**	**-**	**4,853**	4,894
Other sundry expenses	**34,088**	**-**	**34,088**	26,121
Depreciation and loss on disposal of fixed assets	**28,039**	**33,403**	**61,442**	52,194
Administrative support costs				
Payroll costs	**27,561**	**-**	**27,561**	26,480
Abbeyfield Society affiliation	**10,708**	**-**	**10,708**	7,739
Other sundry expenses	**13,638**	**-**	**13,638**	10,667
Depreciation and loss on disposal of fixed assets	**606**	**-**	**606**	588
Governance costs				
Independent examination and accountancy	**16,013**	**-**	**16,013**	14,685
	1,327,937	**33,403**	**1,361,340**	1,214,997

In the prior year total resources expended were £1,214,997, of which £29,788 was restricted and £1,185,209 was unrestricted.

4. Net outgoing resources

	2025	2024
	£	£
Net outgoing resources is stated after charging :-		
Director's remuneration	**10,440**	10,085
Auditor's remuneration: as auditor	**10,560**	9,600
Auditor's remuneration: other services	**4,118**	3,776
Depreciation of tangible fixed assets	**57,959**	52,792
Operating lease payments - equipment	**17,608**	16,042

5. Staff costs and numbers

	2025	2024
	£	£
The aggregate payroll and agency staff costs during the year amounted to :-		
Wages and salaries	**801,960**	694,579
Social security costs	**62,895**	53,398
Pension costs	**14,963**	13,635
Agency staff costs	**157,560**	171,247
	1,037,378	932,859

No employee received emoluments of more than £60,000 in either the current or previous year.

The society depends considerably on the commitment and enthusiasm of its trustees, who manage the society through the committees and also provide significant time and effort in assisting with the day to day operation of the home.

The average monthly number of employees during the year were:-	2025 Number	2024 Number
Administration - part time	**2**	2
Hostel staff - full time and part time	**36**	33
	38	35

The average monthly number of full time equivalent employees during the year were:

Administration	**1**	1
Hostel staff	**28**	25
	29	26

6. Trustees' remuneration and expenses

Remuneration of £10,440 (2024 - £10,085) in respect of secretarial services was paid to Mrs A K Howson, a director and trustee of the society, as permitted by the Memorandum and Articles of Association.
No remuneration was paid to any other director or trustee in either of the two years.

During the year the society reimbursed travel expenses incurred for Abbeyfield meetings to Mrs A K Howson, a director and trustee, amounting to £Nil (2024 - £90). All amounts were paid during the year.

During the year the society paid £51,894 (2024 - £51,727) in remuneration to key management personnel.

7. Pension costs

The society makes defined contributions to employees personal pension plans. The assets of the schemes are held in separately administered funds. The pension cost charge represents contributions payable by the society and amounted to £14,963 (2024 - £13,635). An amount of £2,952 (2024: £3,311) was outstanding at the year end.

8. Tangible fixed assets

	Freehold land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 1 April 2024	**1,930,847**	**336,605**	**2,267,452**
Additions	**-**	**50,845**	**50,845**
Disposals	**-**	**(74,978)**	**(74,978)**
At 31 March 2025	**1,930,847**	**312,472**	**2,243,319**
Depreciation			
At 1 April 2024	**828,171**	**280,735**	**1,108,906**
Charge for the year	**35,817**	**22,142**	**57,959**
Disposals	**-**	**(70,889)**	**(70,889)**
At 31 March 2025	**863,988**	**231,988**	**1,095,976**
Net book value			
At 31 March 2025	**1,066,859**	**80,484**	**1,147,343**
At 31 March 2024	1,102,676	55,870	1,158,546

9. Stocks

	2025	2024
	£	£
Food	**2,352**	1,787
Other sundry stocks	**3,692**	6,436
	6,044	8,223

10. Debtors

	2025	2024
	£	£
Trade debtors	**2,051**	57,221
Other debtors	**-**	148
Prepayments	**18,254**	16,273
Accrued income	**2,472**	1,089
	22,777	74,731

11. Investments

	Value at 1 April 2024	Additions	Disposals	Change in market value	Value at 31 March 2025
	£	£	£	£	£
Listed investments	342,960	126,003	(107,744)	160	**361,379**
Money Market investments	-	100,000	-	-	**100,000**
Cash	7,961	-	-	-	**5,507**
	350,921	226,003	(107,744)	160	**466,886**

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

12. Cash at bank and in hand

	2025	2024
	£	£
Bank deposit accounts	**154,966**	121,154
Bank current accounts	**10,347**	12,271
Building society account	**9,849**	9,537
Cash in hand	**908**	5,578
	176,070	148,540

13. Creditors: Amounts falling due within one year

	Notes	2025	2024
		£	£
Trade creditors		**12,971**	15,030
Other taxes and social security		**13,420**	17,661
Other creditors		**3,658**	8,502
Accruals and deferred income	**14**	**64,295**	56,855
		94,344	98,048

The average number of days between the receipt and payment of purchase invoices is 14 (2024 - 14).

14. Deferred income

	2025	2024
	£	£
Residents' fees in advance		
Deferred income at 1 April 2024	**6,626**	5,233
Released in year	**(6,626)**	(5,233)
Deferred in year	**6,446**	6,626
Deferred income at 31 March 2025	**6,446**	6,626

The income in the above note has been deferred as it relates to fees received from residents for periods after the year end 31 March 2025.

15. Analysis of net assets between funds

	2025			
	General Funds	**Designated Funds**	**Restricted Funds**	**Total Funds**
	£	**£**	**£**	**£**
Tangible fixed assets	**65,506**	**356,449**	**725,388**	**1,147,343**
Current assets	**546,629**	**125,148**	**-**	**671,777**
Current liabilities	**(94,344)**	**-**	**-**	**(94,344)**
	517,791	**481,597**	**725,388**	**1,724,776**

	2024			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	55,870	362,478	740,198	1,158,546
Current assets	458,674	123,741	-	582,415
Current liabilities	(98,048)	-	-	(98,048)
	416,496	486,219	740,198	1,642,913

16. Members

	2025 Number	2024 Number
There is no authorised share capital and the number of members, each of whose liability is limited to £1, at the year end was:	11	11

No one person has overall control.

17. Movement in funds

		Balance at 1 April 2024 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2025 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	**38,741**	**-**	**-**	**1,407**	**40,148**
Repairs reserve	ii)	**85,000**	**-**	**-**	**-**	**85,000**
Charitable capital expenditure reserve	iii)	**362,478**	**-**	**-**	**(6,029)**	**356,449**
Total designated funds		**486,219**	**-**	**-**	**(4,622)**	**481,597**
General funds		**416,496**	**1,428,018**	**(1,331,505)**	**4,782**	**517,791**
Total unrestricted funds		**902,715**	**1,428,018**	**(1,331,505)**	**160**	**999,388**
Restricted funds						
Fixed asset restricted fund	iv)	**740,198**	**18,593**	**(33,403)**	**-**	**725,388**
Total restricted funds		**740,198**	**18,593**	**(33,403)**	**-**	**725,388**

		Balance at 1 April 2023 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2024 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	37,265	-	-	1,476	38,741
Repairs reserve	ii)	85,000	-	-	-	85,000
Charitable capital expenditure reserve	iii)	368,507	-	-	(6,029)	362,478
Total designated funds		490,772	-	-	(4,553)	486,219
General funds		339,741	1,244,417	(1,188,561)	20,899	416,496
Total unrestricted funds		830,513	1,244,417	(1,188,561)	16,346	902,715
Restricted funds						
Fixed asset restricted fund	iv)	769,986	-	(29,788)	-	740,198
Total restricted funds		769,986	-	(29,788)	-	740,198

17. Movement in funds (cont.)

Purposes of designated funds

i) Swainson Bursary Fund

This reserve reflects donations and legacies received which will be used to assist residents who are unable to meet the full cost of their accommodation.

ii) Repairs reserve

This reserve represents an amount set aside to carry out future major repairs on completed housing properties. The level of the reserve has been assessed by the trustees in the light of the current condition of the property, the probable expenditure required in the foreseeable future, and the availability of grants for such work.

iii) Charitable capital expenditure reserve

The Charitable Capital Expenditure Reserve represents the net cost of the society's property after the deduction of grants received and depreciation. The transfer of £6,029 from this reserve to the Revenue Reserve in the year ended 31 March 2025 represents the depreciation against unrestricted funds of Chirnside House property for the year.

Purposes of restricted funds

iv) Fixed asset restricted fund

This reserve relates to capital expenditure by the charity funded from grants received for that purpose.

18. Financial instruments

	2025	2024
	£	£
Financial assets		
Financial assets measured at amortised cost	**178,121**	205,761
Financial assets at fair value through profit or loss	**466,886**	350,921
Financial liabilities		
Financial liabilities measured at amortised cost	**12,971**	15,030

Financial assets measured at amortised cost comprise:

Trade debtors of £2,051 (2024: £57,221) incurred in the normal course of the charity's activities. The balances are recoverable within one year.

Cash balances of £176,070 (2024: £148,540).

Financial assets at fair value through profit or loss:

The fair value is determined by reference to the market value of the investments listed on the UK stock exchange, £466,886 (2024: £350,921).

Financial liabilities measured at amortised cost comprise:

Trade creditors of £12,971 (2024: £15,030) as detailed in note 13 to the financial statements. The balances are due within one year.

19. Operating lease commitments

At the reporting end date the society had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2025	2024
	£	£
Equipment		
Within one year	**17,446**	17,086
Between two to five years	**53,960**	67,732
After more than five years	**-**	7,097
	71,406	91,915

20. Capital commitments

At the balance sheet date the society has capital commitments amounting to £Nil (2024 - £Nil).

21. Operating costs from lettings

	2025	2024
	£	£
Special needs accommodation - 30 units (2024 - 30 units)		
Services	**1,219,439**	1,080,953
Management	**68,526**	60,159
Routine maintenance	**39,972**	44,097
	1,327,937	1,185,209

22. Related party transactions

There were no disclosable related party transactions during the year (2024: none).

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

England & Wales - Charity number 230899

Accounts

Company No. 00737334
Registered Charity No. 230899
Homes England No. H3295

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2024

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2024

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THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2024

The trustees present their annual report on the affairs of the society, together with the financial statements for the year ended 31 March 2024.

The trustees' report also represents the directors' report as required by Company Law.

Reference and Administrative Details

The full name of the charity is The Abbeyfield Lancaster Society Limited.

The society's charity registration number is 230899 and its company registration number is 00737334. It is also a registered social housing provider under the Housing Act 1996 (no. H3295).

The trustees who served during the year were:

Executive committee:

Mr B P Threlfall	Chairman
Mrs A K Howson	Secretary
Mr C P Whytock	Treasurer
Mr J Berry	
Mr N G Hall	Resigned 23 May 2024
Mr M C Clarke	Appointed 1 June 2023
Mr R N Kirkman	
Mr A B Mackereth	
Miss J M Simpson	
Mrs J E Threlfall	
Ms H Willes	

The directors of the company during the year were:

Mrs A K Howson
Mr B P Threlfall
Mr C P Whytock

The society's secretary is Mrs A K Howson

The registered office of the society is:

Chirnside House
Abbeyfield Close
Lancaster
LA1 4NL

The website address of the charity is: http://www.abbeyfieldlancaster.co.uk.

Day to day management of the society is delegated to Mrs A K Howson, the society secretary and Mrs B A Gardner, the bursar.

Bankers	HSBC, 35 Market Street, Lancaster, LA1 1JQ.
Independent Auditor	Azets Audit Services, Fleet House, New Road, Lancaster, LA1 1EZ.
Solicitors	BSG Solicitors, 3 & 4 Aalborg Place, Lancaster, LA1 1BJ
Architects	Harrison & Pitt Architects Limited, 29 Castle Hill, Lancaster, LA1 1YN.
Investment advisers	Investec Wealth & Investment Limited, 5 George Square, Glasgow, G2 1DY.

Structure, Governance & Management

Governing Document

The society is a company limited by guarantee under the Companies Act 2006, without share capital. Its operation is governed by its Memorandum & Articles of Association dated 8 October 1962 and amended on 31 October 2006.

Structure, Governance & Management (continued)

Appointment of trustees

The appointment of trustees is governed by provisions contained within the society's Articles of Association. These are as follows:

- At each AGM one third of the members of the Executive Committee must retire and, if desired, stand for re-election. The trustees to retire are those longest in office since their last election.
- The society, at the AGM, may fill the positions vacated by the retiring trustees by electing any persons thereto, or by re-electing the retiring members.
- The Executive Committee has the power to appoint any person to be a trustee either to fill a casual vacancy or in order to increase the number of trustees. Any trustee appointed in this way must retire at the following AGM and stand for re-election, if desired, at that meeting.
- Any member of the society, qualified to attend and vote at the AGM, is entitled to propose the appointment of a person to act as a trustee.
- Appointments to the society's committees are made by the Executive Committee.

Trustee induction and training

Trustees are given induction and training by the society secretary.

Pay policy for senior staff

Total remuneration of £10,085 (2023: £9,605) was paid to trustees during the year. The remuneration paid to trustees and other senior staff such as the house manager is reviewed regularly by the executive leadership. The rates of remuneration are set in line with the roles carried out within the organisation.

Organisation

The society is governed by its Executive Committee, consisting of not less than three nor more than eighteen members, which meets six times per year. Certain detailed work is delegated as follows:

- A budget meeting prepares the annual budget for approval by the Executive Committee.
- The Chirnside House Committee monitors the day-to-day operation of the registered residential care home. The committee meets on a monthly basis.
- The committees are assisted in their work by senior management, namely the bursar and the manager of the residential care home.

Connected charities

The society is one of around 200 similar societies, which exist throughout the United Kingdom to provide assisted living for older people. Co-operation between local societies is considerable although each retains its autonomy. There is also an umbrella organisation, The Abbeyfield Society, of which this society is a member. The Abbeyfield Society is divided into six administrative regions. Each has its own regional council composed of volunteers from societies in the region. The regional officers have regular meetings with each other, so that they can represent the views of their region through national committees.
The central office of the Abbeyfield Society is 17-19 Hampton Lane, Solihull, West Midlands, B91 2QJ. The staff at Central Office provide support for member societies. During the year the society incurred fees of £7,739 (2023 - £9,674 in respect of its membership of, and affiliation to The Abbeyfield Society.

Risk management

The trustees have assessed the major risks to which the society is exposed, in particular those related to the operations and finances of the society, and are satisfied that systems are in place to mitigate exposure to the major risks.

Financial risk management objectives and policies

The society has various financial assets and liabilities such as trade debtors and trade creditors arising directly from the society's operations.

Transactions in financial instruments result in the society assuming or transferring to another party one or more of the financial risks described below.

Structure, Governance & Management (continued)

Financial risk management objectives and policies (continued)

Price risk
The society has bought and sold investments which comprised of Bonds and Equities during the current and prior year.

Interest rate risk
The society is not exposed to fair value interest rate risk as it holds no bank overdrafts or loans.

Credit risk
All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are reviewed on a regular basis and provision is made for doubtful debts whenever considered necessary.

Liquidity and cash flow risk
The society has positive cash flows and the cash at bank and in hand is more than to sufficient to cover the needs of the society.

Objectives & Activities

The society's principal objectives as set out in the Memorandum of Association are:

- The relief of aged, impotent and poor people of all classes
- The advancement of religion and education
- The pursuit of charitable activities beneficial to the community

The society was established in 1962 and it has pursued the foregoing objects by establishing, managing and developing homes in the Lancaster district that cater for the needs of the elderly. Two types of home have been developed – the supported sheltered home and the registered residential care home.

The society currently has one registered residential care home, Chirnside House, catering for thirty residents. This home provides twenty four hour care for the frail elderly.

Chirnside House is registered to cater for persons with dementia as well as the frail elderly.

The society depends considerably on the commitment and enthusiasm of its volunteers. The day to day management of Chirnside House is undertaken by a manager employed by the society. The manager reports to a House Committee of volunteers and to the trustees. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

Residents and staff have undertaken LFT tests if showing signs and symptoms of covid and feel generally unwell. The Society is extremely grateful for the efforts made by the Manager and all the staff in ensuring that all possible precautions have been taken to safeguard the residents.

Achievements and Performance

The occupancy level, a key indicator, averaged 82.9% (2023 – 76.5%) at Chirnside House.

All staff, including catering & domestic staff, have been trained to at least NVQ level 2 and most have been trained to NVQ level 3 whilst the remainder are receiving training for NVQ level 3. All staff undergo regular training updates.

All residents and staff continue to be vaccinated against the Covid virus.

Value for Money metrics

In response to the Regulator of Social Housing Technical note of April 2018 the Society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note.

Metric 1 – Reinvestment %
This metric looks at the investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held.

The Society metric for reinvestment is 0.0%.

Metric 2 – New supply delivered %
The new supply metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end.

No new supply has been delivered in the year of either social housing or non-social housing.

Metric 3 – Gearing %
This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

The Society holds net cash and cash equivalents therefore the metric is negative at -13.5%

Metric 4 - Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity.

The Society paid no interest in the year and therefore the metric for interest cover is not applicable.

Metric 5 – Headline social housing cost per unit
The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator.

The headline social housing cost per unit is £40,500.

Metric 6 – Operating Margin %
The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

The Society does not operate social housing lettings therefore the operating margin is not applicable. The operating margin of the Society as a whole is 0.03%.

Metric 7 – Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities.

For the Society as a whole this is 0.02%.

Public Benefit

Admission to Chirnside House is assessed according to need. Equal & fair access is offered to all eligible older people regardless of gender, family, race, colour, religion, sexual orientation or financial circumstances – some residents are self-funded whereas others are state funded. The Society's policy is to provide all residents with support, stimulation and encouragement to an appropriate level for their individual needs.

Residents are encouraged to follow their individual religious beliefs, should they wish to do so. Clergy from various denominations visit Chirnside House to offer a short service for residents to attend if they wish.

Various activities are arranged in consultation with the residents. However, participation is a matter of individual choice.

Residents raise money for charitable causes. The choice of charities to benefit from these money raising activities is decided by the residents.

Chirnside House has an active Residents' Circle which meets on a regular basis.

The Trustees of The Abbeyfield Lancaster Society Limited believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2024

Financial Review

The financial results for the year are as set out in the statement of financial activities on page 11 and the position at the end of the year is shown in the balance sheet on page 12. The deficit for the year and its allocation are as follows:

	2024 £	2023 £
Unrestricted operating surplus / (deficit)	**38,848**	(93,983)
Investment income, legacies, donations and sundry income	**20,206**	12,809
Investment management costs	**(3,198)**	(3,215)
Increase / (decrease) in market value of investments	**16,346**	(25,563)
Unrestricted surplus / (deficit) for the financial year	**72,202**	(109,952)
Allocation:		
Transfer to / (from) charitable capital expenditure reserve	**(6,029)**	3,414
Transfer to Swainson Bursary Fund	**1,476**	532
Transfer to / (from) revenue reserve	**76,755**	(113,898)
	72,202	(109,952)

The main points arising from these accounts are as follows:

- An unrestricted operating surplus of £38,848 (2023: deficit of £93,983) arose in the year from the operation of Chirnside House.
- Residential charges received rose to £1,224,023 (2023: £984,995), an increase of 24.3%.
- Covid related Government grants received of £Nil (2023: £831).
- Unrestricted house operating costs, excluding property depreciation, rose to £1,119,021 (2023: £1,016,201), an increase of 10%.
- The revenue reserves of the society increased to £416,496 (2023: £339,741).

The principal funding source is income from residential charges.

Movements in fixed assets in the year are shown in note 8 to the financial statements. Capital expenditure of £6,021 was incurred during the year.

The trustees consider the market value of the society's fixed assets to be in excess of their current book values.

Indemnity insurance in respect of the trustees has been provided by way of a block arrangement within the overall Abbeyfield Society membership fee and no separate premium is identifiable.

Investment powers and policy

The society is permitted by its Memorandum of Association to invest any funds not immediately required for its purposes in any investments, securities or property as may be thought fit. Funds subject to the jurisdiction of the Charity Commissioners may only be invested in such securities and with such sanction as may for the time being be prescribed by law.

The society's investment policy is a balance between long-term investment and some short-term investment to allow accessibility of some funds.

The society's investments, as shown in note 11 to the financial statements and comprising of Bonds, Unit Trusts and Equities were held during the year in accordance with the powers available to the trustees.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2024

Fundraising Disclosure

The charity's main source of income are fees relating to the care of residents. As such they do not carry out significant fundraising activities.

Reserves Policy

The current policy of the society is to maintain free reserves at a level that equates to between 3 and 6 months of operating expenditure. The reserves policy is reviewed annually in order to take account of any changes in the environment in which the society operates.

Total unrestricted reserves held at the year end amounted to £902,715. Included in unrestricted reserves are designated reserves totalling £486,219 and further details of these are given in note 17 to the financial statements. The unrestricted revenue reserves, not committed or invested in tangible fixed assets ("free reserves") held by the society at 31 March 2024 amounted to £360,626. This equates to approximately three months of expected operating expenditure for 2024-25 which is within the level as set by the trustees. The trustees will take measures in future periods to maintain the level of reserves held.

Plans for future periods

The Society is committed to ensuring that Chirnside House remains a Covid-19-free zone.

Amongst the Society's aims is to ensure that there is continued compliance in all areas of inspection with the Care Quality Commission.

The Society is compliant with the General Data Protection Regulations.

Chirnside House is committed to interacting with the local community as much as is practicable and to give young people the opportunity to understand and become involved with the elderly.

The society is committed to working to meet the challenges arising from the impact of the Care Act.
Staff training now ensures that there are staff members who are specialists in core areas to further improve the care provided to the residents.

As well as providing high quality permanent care, Chirnside House is also committed to providing the same high quality respite care for which there is an increasing demand from the local community.

The society is committed to ensuring that all staff receive on-going training to ensure that the residents continue to receive the high quality of care which the society prides itself in providing.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2024

Statement of trustees' responsibilities

The trustees, three of whom who are also the directors of The Abbeyfield Lancaster Society Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether the 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 charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution will be proposed at the Annual General Meeting that Azets Audit Services be appointed as auditor to the society for the ensuing year.

Disclosure of information to auditor

Each of the trustees has confirmed there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the Executive Committee on 01/08/2024.

Mrs A K Howson
Secretary and trustee

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of The Abbeyfield Lancaster Society Limited (the 'charitable company') for the year ended 31 March 2024 which comprise the statement of financial position, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2024, and of the charitable company's incoming resources and application of resources, including the charitable company's income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, including the directors' report, for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, and the Charities Act 2011 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (three of whom are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with regulations made under those Acts.

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.

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Use of our report

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

Azets Audit Services

Susanna Cassey (Senior Statutory Auditor)
for and on behalf of
Azets Audit Services

Statutory Auditor

Fleet House
New Road
Lancaster
LA1 1EZ

Date: 9 August '24

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Financial Activities (including Income and Expenditure Account)
For the year ended 31 March 2024

	Note	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Income and endowments from :					
Donations and legacies					
- Donations and legacies		**878**	**-**	**878**	2,000
Charitable activities					
- Residential care for the frail elderly	**1**	**1,224,211**	**-**	**1,224,211**	985,496
Fundraising activities					
- Fundraising events		**1,000**		**1,000**	-
Investments	**2**	**18,328**	**-**	**18,328**	10,809
Other:					
- Government Grants		**-**	**-**	**-**	1,569
Total income and endowments		**1,244,417**	**-**	**1,244,417**	999,874
Expenditure on :					
Charitable activities					
- Residential care for the frail elderly	**3**	**(1,185,209)**	**(29,788)**	**(1,214,997)**	(1,110,836)
Fundraising activities					
- Fundraising events		**(154)**		**(154)**	-
Investment management costs		**(3,198)**	**-**	**(3,198)**	(3,215)
Total expenditure		**(1,188,561)**	**(29,788)**	**(1,218,349)**	(1,114,051)
Net income / (expenditure) before investment gains		**55,856**	**(29,788)**	**26,068**	(114,177)
Net gains / (losses) on investments		**16,346**	**-**	**16,346**	(25,563)
Net income / (expenditure) and movement in funds for the year		**72,202**	**(29,788)**	**42,414**	(139,740)
Reconciliation of funds:					
Total funds at 1 April 2023		**830,513**	**769,986**	**1,600,499**	1,740,239
Total funds at 31 March 2024		**902,715**	**740,198**	**1,642,913**	1,600,499

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

All incoming resources and resources expended derive from continuing activities.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED
Company number: 00737334
Charity number: 230899

Balance Sheet
As at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	8	**1,158,546**	1,205,307
Current assets			
Stocks	9	**8,223**	7,592
Debtors	10	**74,731**	36,305
Investments	11	**350,921**	336,815
Cash at bank and in hand	12	**148,540**	94,534
		582,415	475,246
Creditors: amounts falling due within one year	13	**(98,048)**	(80,054)
Net current assets		**484,367**	395,192
Total assets less current liabilities		**1,642,913**	1,600,499
Funds of the charity:			
Unrestricted funds			
- Designated reserves	17	**486,219**	490,772
- General revenue reserve	17	**416,496**	339,741
		902,715	830,513
Restricted funds	17	**740,198**	769,986
Total funds		**1,642,913**	1,600,499

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 23 were approved by the Board of Trustees on 01/08/2024. and signed on its behalf by:

B P Threlfall
Director and Chairman

C P Whytock
Director and Treasurer

A K Howson
Director and Secretary

The notes on pages 14 to 23 form part of these financial statements.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Cash Flows
For the year ended 31 March 2024

	2024 £	2023 £
Cash flows from operating activities:		
Net income / (expenditure) for the year	**26,068**	(114,177)
Adjustments for:		
Depreciation of tangible fixed assets	**52,792**	53,362
(Profit) / loss on disposal of tangible fixed assets	**(10)**	3,276
Interest receivable	**(18,328)**	(10,809)
(Increase) / decrease in stocks	**(631)**	557
Increase in debtors	**(32,956)**	(21,065)
Increase in creditors	**17,994**	3,133
Net cash used in operating activities	**44,929**	(85,723)
Cash flows from investing activities:		
Interest received	**12,859**	9,953
Purchase of other fixed assets	**(6,021)**	(21,997)
Disposal / (purchase) of current asset investments	**2,239**	(6,289)
Net cash used in investing activities	**9,077**	(18,333)
Net increase / (decrease) in cash and cash equivalents	**54,006**	(104,056)
Cash and cash equivalents at the beginning of the year	**94,534**	198,590
Total cash and cash equivalents at the end of the year	**148,540**	94,534

Accounting Policies
For the year ended 31 March 2024

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

General information

The Abbeyfield Lancaster Society Limited is a private company limited by guarantee domiciled and incorporated in England and Wales. The registered office is Chirnside House, Abbeyfield Close, Scotforth, Lancaster, LA1 4NL

Basis of preparation

The society constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £1.

Going concern

The risk posed by the Covid-19 virus has diminished but infection control measures were in still place for the year to 31 March 2024 to alleviate the possibility of the virus entering the home. Some cases of Covid-19 were recorded amongst staff and residents during the year to 31 March 2024 but there are currently no recorded cases. The measures appear to have been effective in maintaining normal levels of operation and occupancy levels have remained reasonable. The trustees have concluded that it is appropriate to prepare the accounts on a going concern basis as there are no material uncertainties regarding going concern.

Incoming resources

Income is recognised when the society has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Other trading income comprising rental income receivable is recognised on a receivable basis.

Other income is included in the SoFA in the year in which it is receivable.

Monetary donations to the society are included in the SoFA in the year in which they are receivable.

Social Housing Grants

Social Housing Grant (SHG) is paid by Homes England to reduce the cost of developments. SHG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to the net proceeds of sale of the property. SHG is paid to Registered Social Housing Providers (RSHPs) to subsidise capital costs incurred in the provision of affordable housing and the resulting net cost is approximately equal to the economic value of the property in its designated use.

The grant is recognised in full as restricted income when the conditions described above are satisfied. Following the sale of a property, any social housing grant associated with that property which has not been recycled into a further property is recognised in restricted funds, until such time as it is recycled or becomes repayable.

Other grants

Other grants are recognised in full when the conditions described above are satisfied

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measure reliably. It is categorised under the following headings:

- Expenditure on charitable activities including residential care for the frail elderly
- Investment management costs

Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include administrative support costs and governance costs. They are incurred directly in support of expenditure on the objects of the charity.

The analysis of these costs is included in note 3.

Fixed assets

The cost of housing land and buildings includes the following:

i) the cost of acquiring land and buildings;
ii) development expenditure;
iii) interest payable on the expenditure incurred up to the date of practical completion.

Depreciation has been provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its estimated useful life as follows:

Freehold buildings	2%
Fixtures, fittings and equipment	10%
Office equipment	15%

Freehold land is not depreciated.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transactions costs. Subsequently they are measured at fair value with changes recognised in 'net gains/losses on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Debtors

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

Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Operating leases

Rentals payable under operating leases are charged to the SoFA on a straight line basis over the term of the lease.

Pension scheme

The society operates a defined contribution pension scheme for certain of its employees. Contributions paid are charged to the SoFA in the period to which they relate.

Creditors and provisions

Creditors and provisions are recognised where the society has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Corporation tax and value added tax

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

The society is not registered for VAT. Accordingly no VAT is charged to residents and expenses in the SoFA are inclusive of VAT.

Fund accounting

Funds held by the society are either:-

Unrestricted general funds
- these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated funds
- these are funds set aside by the Trustees out of unrestricted general funds for specific future purposes or projects.

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

Financial instruments

The society only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Related party transactions

The society discloses transactions with related parties. Where appropriate, transactions of a similar nature are aggregated unless, in the opinion of the directors, separate disclosure is necessary to understand the effect of the transactions on the company financial statements.

Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Judgements and key sources of estimation uncertainty

In the application of the Charitable Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1. Incoming resources from charitable activities

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Residential care for the frail elderly				
Residential care fees	**1,224,023**	**-**	**1,224,023**	984,995
Other sundry income	**188**	**-**	**188**	501
	1,224,211	**-**	**1,224,211**	985,496

In the prior year total incoming resources from charitable activities were £985,496, all of which was unrestricted.

2. Investment income

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Building society interest	**324**	**-**	**324**	25
Investment interest and dividends	**9,959**	**-**	**9,959**	9,504
Bank interest	**2,897**	**-**	**2,897**	1,280
Interest charges	**5,148**	**-**	**5,148**	-
	18,328	**-**	**18,328**	10,809

In the prior year total incoming resources from investment income were £10,809 all of which was unrestricted.

3. Analysis of expenditure on charitable activities

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Residential care for the frail elderly				
Direct residential care costs				
Payroll and other staff costs	**917,207**	**-**	**917,207**	798,302
Food and catering	**41,480**	**-**	**41,480**	50,801
Council tax, utilities and insurance	**46,242**	**-**	**46,242**	44,174
Registration charges	**4,340**	**-**	**4,340**	4,403
Premises, garden and equipment maintenance	**62,360**	**-**	**62,360**	69,463
Postage, stationery, advertising and telephone	**4,894**	**-**	**4,894**	4,308
Other sundry expenses	**26,121**	**-**	**26,121**	24,584
Depreciation and loss on disposal of fixed assets	**22,406**	**29,788**	**52,194**	55,983
Administrative support costs				
Payroll costs	**26,480**	**-**	**26,480**	25,136
Abbeyfield Society affiliation	**7,739**	**-**	**7,739**	9,674
Other sundry expenses	**10,667**	**-**	**10,667**	9,345
Depreciation and loss on disposal of fixed assets	**588**	**-**	**588**	655
Governance costs				
Independent examination and accountancy	**14,685**	**-**	**14,685**	14,008
	1,185,209	**29,788**	**1,214,997**	1,110,836

In the prior year total resources expended were £1,110,836, of which £29,788 was restricted and £1,081,048 was unrestricted.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2024

4. Net outgoing resources

	2024	2023
	£	£
Net outgoing resources is stated after charging :-		
Director's remuneration	**10,085**	9,605
Auditor's remuneration: as auditor	**9,600**	9,150
Auditor's remuneration: other services	**3,776**	3,518
Depreciation of tangible fixed assets	**52,792**	53,362
Operating lease payments - equipment	**16,042**	15,785

5. Staff costs and numbers

	2024	2023
	£	£
The aggregate payroll and agency staff costs during the year amounted to :-		
Wages and salaries	**694,579**	620,414
Social security costs	**53,398**	48,824
Pension costs	**13,635**	11,707
Agency staff costs	**171,247**	134,192
	932,859	815,137

No employee received emoluments of more than £60,000 in either the current or previous year.

The society depends considerably on the commitment and enthusiasm of its volunteers. All the management of the society, through the various committees, is undertaken by volunteers. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

The average monthly number of employees during the year were:-	2024 Number	2023 Number
Administration - part time	**2**	2
Hostel staff - full time and part time	**33**	37
	35	39

The average monthly number of full time equivalent employees during the year were:		
Administration	**1**	1
Hostel staff	**25**	24
	26	25

6. Trustees' remuneration and expenses

Remuneration of £10,085 (2023 - £9,605) in respect of secretarial services was paid to Mrs A K Howson, a director and trustee of the society, as permitted by the Memorandum and Articles of Association.
No remuneration was paid to any other director or trustee in either of the two years.

During the year the society reimbursed travel expenses incurred for Abbeyfield meetings to Mrs A K Howson, a director and trustee, amounting to £90 (2023 - £14). All amounts were paid during the year.

During the year the society paid £51,727 (2023 - £46,759) in remuneration to key management personnel.

7. Pension costs

The society makes defined contributions to employees personal pension plans. The assets of the schemes are held in separately administered funds. The pension cost charge represents contributions payable by the society and amounted to £13,635 (2023 - £11,707). An amount of £3,311 (2023: £3,339) was outstanding at the year end.

8. Tangible fixed assets

	Freehold land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 1 April 2023	**1,930,847**	**332,125**	**2,262,972**
Additions	**-**	**6,021**	**6,021**
Disposals	**-**	**(1,541)**	**(1,541)**
At 31 March 2024	**1,930,847**	**336,605**	**2,267,452**
Depreciation			
At 1 April 2023	**792,354**	**265,311**	**1,057,665**
Charge for the year	**35,817**	**16,975**	**52,792**
Disposals	**-**	**(1,551)**	**(1,551)**
At 31 March 2024	**828,171**	**280,735**	**1,108,906**
Net book value			
At 31 March 2024	**1,102,676**	**55,870**	**1,158,546**
At 31 March 2023	1,138,493	66,814	1,205,307

9. Stocks

	2024	2023
	£	£
Food	**1,787**	2,478
Other sundry stocks	**6,436**	5,114
	8,223	7,592

10. Debtors

	2024	2023
	£	£
Trade debtors	**57,221**	18,878
Other debtors	**148**	184
Prepayments	**16,273**	16,331
Accrued income	**1,089**	912
	74,731	36,305

11. Investments

	Value at 1 April 2023	Additions	Disposals	Change in market value	Value at 31 March 2024
	£	£	£	£	£
Listed investments	326,069	26,241	(25,696)	16,346	**342,960**
Cash	10,746	-	-	-	**7,961**
	336,815	26,241	(25,696)	16,346	**350,921**

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

12. Cash at bank and in hand

	2024	2023
	£	£
Bank deposit accounts	**121,154**	70,171
Bank current accounts	**12,271**	14,040
Building society account	**9,537**	9,374
Cash in hand	**5,578**	949
	148,540	94,534

13. Creditors: Amounts falling due within one year

	Notes	2024	2023
		£	£
Trade creditors		**15,030**	15,930
Other taxes and social security		**17,661**	15,760
Other creditors		**8,502**	6,572
Accruals and deferred income	**14**	**56,855**	41,792
		98,048	80,054

The average number of days between the receipt and payment of purchase invoices is 14 (2023 - 14).

14. Deferred income

	2024	2023
	£	£
Residents fees in advance	**6,626**	5,233

The income in the above note has been deferred as it relates to fees received from residents for periods after the year end 31 March 2024.

15. Analysis of net assets between funds

	2024			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	**55,870**	**362,478**	**740,198**	**1,158,546**
Current assets	**458,674**	**123,741**	**-**	**582,415**
Current liabilities	**(98,048)**	**-**	**-**	**(98,048)**
	416,496	**486,219**	**740,198**	**1,642,913**

	2023			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	66,814	368,507	769,986	1,205,307
Current assets	352,981	122,265	-	475,246
Current liabilities	(80,054)	-	-	(80,054)
	339,741	490,772	769,986	1,600,499

16. Members

	2024 Number	2023 Number
There is no authorised share capital and the number of members, each of whose liability is limited to £1, at the year end was:	11	11

No one person has overall control.

17. Movement in funds

		Balance at 1 April 2023 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2024 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	**37,265**	**-**	**-**	**1,476**	**38,741**
Repairs reserve	ii)	**85,000**	**-**	**-**	**-**	**85,000**
Charitable capital expenditure reserve	iii)	**368,507**	**-**	**-**	**(6,029)**	**362,478**
Total designated funds		**490,772**	**-**	**-**	**(4,553)**	**486,219**
General funds		**339,741**	**1,244,417**	**(1,188,561)**	**20,899**	**416,496**
Total unrestricted funds		**830,513**	**1,244,417**	**(1,188,561)**	**16,346**	**902,715**
Restricted funds						
Fixed asset restricted fund	iv)	**769,986**	**-**	**(29,788)**	**-**	**740,198**
Total restricted funds		**769,986**	**-**	**(29,788)**	**-**	**740,198**

		Balance at 1 April 2022 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2023 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	36,733	-	-	532	37,265
Repairs reserve	ii)	85,000	-	-	-	85,000
Charitable capital expenditure reserve	iii)	365,093	-	-	3,414	368,507
Total designated funds		486,826	-	-	3,946	490,772
General funds		453,639	999,874	(1,084,263)	(29,509)	339,741
Total unrestricted funds		940,465	999,874	(1,084,263)	(25,563)	830,513
Restricted funds						
Fixed asset restricted fund	iv)	799,774	-	(29,788)	-	769,986
Total restricted funds		799,774	-	(29,788)	-	769,986

17. **Movement in funds (cont.)**

Purposes of designated funds

i) Swainson Bursary Fund

This reserve reflects donations and legacies received which will be used to assist residents who are unable to meet the full cost of their accommodation.

ii) Repairs reserve

This reserve represents an amount set aside to carry out future major repairs on completed housing properties. The level of the reserve has been assessed by the trustees in the light of the current condition of the property, the probable expenditure required in the foreseeable future, and the availability of grants for such work.

iii) Charitable capital expenditure reserve

The Charitable Capital Expenditure Reserve represents the net cost of the society's property after the deduction of grants received and depreciation. The transfer of £6,029 from this reserve to the Revenue Reserve in the year ended 31 March 2024 represents the depreciation against unrestricted funds of Chirnside House property for the year.

Purposes of restricted funds

iv) Fixed asset restricted fund

This reserve relates to capital expenditure by the charity funded from grants received for that purpose.

18. **Financial instruments**

	2024	2023
	£	£
Financial assets		
Financial assets measured at amortised cost	**205,761**	113,412
Financial assets at fair value through profit or loss	**350,921**	336,815
Financial liabilities		
Financial liabilities measured at amortised cost	**15,030**	15,930

Financial assets measured at amortised cost comprise:

Trade debtors of £57,221 (2023: £18,878) incurred in the normal course of the charity's activities. The balances are recoverable within one year.

Cash balances of £148,540 (2023: £94,534).

Financial assets at fair value through profit or loss:

The fair value is determined by reference to the market value of the investments listed on the UK stock exchange, £350,921 (2023: £336,815).

Financial liabilities measured at amortised cost comprise:

Trade creditors of £15,030 (2023: £15,930) as detailed in note 13 to the financial statements. The balances are due within one year.

19. Operating lease commitments

At the reporting end date the society had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2024	2023
	£	£
Equipment		
Within one year	**17,086**	16,042
Between two to five years	**67,732**	20,176
After more than five years	**7,097**	3,339
	91,915	39,557

20. Capital commitments

At the balance sheet date the society has capital commitments amounting to £Nil (2023 - £Nil).

21. Operating costs from lettings

	2024	2023
	£	£
Special needs accommodation - 30 units (2022 - 30 units)		
Services	**1,080,953**	971,281
Management	**60,159**	58,818
Routine maintenance	**44,097**	50,949
	1,185,209	1,081,048

22. Related party transactions

There were no disclosable related party transactions during the year (2023: none).

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

England & Wales - Charity number 230899

Accounts

Company No. 00737334
Registered Charity No. 230899
Homes England No. H3295

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2023

FINANCIAL STATEMENTS
For the year ended 31 March 2023

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THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2023

The trustees present their annual report on the affairs of the society, together with the financial statements for the year ended 31 March 2023.

The trustees' report also represents the directors' report as required by Company Law.

Reference and Administrative Details

The full name of the charity is The Abbeyfield Lancaster Society Limited.

The society's charity registration number is 230899 and its company registration number is 00737334. It is also a registered social housing provider under the Housing Act 1996 (no. H3295).

President - The Lady Shuttleworth

The trustees who served during the year were:

Executive committee:

Mr B P Threlfall	Chairman
Mrs A K Howson	Secretary
Mr C P Whytock	Treasurer
Mr J Berry	
Mr N G Hall	
Mr M C Clarke	Appointed 1 June 2023
Mr R N Kirkman	
Mr A B Mackereth	
Miss J M Simpson	Appointed 20 September 2022
Mrs J E Threlfall	
Ms H Willes	

The directors of the company during the year were:

Mrs A K Howson
Mr B P Threlfall
Mr C P Whytock

The society's secretary is Mrs A K Howson

The registered office of the society is:

Chirnside House
Abbeyfield Close
Lancaster
LA1 4NL

The website address of the charity is: http://www.abbeyfieldlancaster.co.uk.

Day to day management of the society is delegated to Mrs A K Howson, the society secretary and Mrs B A Gardner, the bursar.

Bankers	HSBC, 35 Market Street, Lancaster, LA1 1JQ.
Independent Auditor	Azets Audit Services, Fleet House, New Road, Lancaster, LA1 1EZ.
Solicitors	BSG Solicitors, 3 & 4 Aalborg Place, Lancaster, LA1 1BJ
Architects	Harrison & Pitt Architects Limited, 29 Castle Hill, Lancaster, LA1 1YN.
Investment advisers	Investec Wealth & Investment Limited, 5 George Square, Glasgow, G2 1DY.

Structure, Governance & Management

Governing Document

The society is a company limited by guarantee under the Companies Act 2006, without share capital. Its operation is governed by its Memorandum & Articles of Association dated 8 October 1962 and amended on 31 October 2006.

Structure, Governance & Management (continued)

Appointment of trustees

The appointment of trustees is governed by provisions contained within the society's Articles of Association. These are as follows:

- At each AGM one third of the members of the Executive Committee must retire and, if desired, stand for re-election. The trustees to retire are those longest in office since their last election.
- The society, at the AGM, may fill the positions vacated by the retiring trustees by electing any persons thereto, or by re-electing the retiring members.
- The Executive Committee has the power to appoint any person to be a trustee either to fill a casual vacancy or in order to increase the number of trustees. Any trustee appointed in this way must retire at the following AGM and stand for re-election, if desired, at that meeting.
- Any member of the society, qualified to attend and vote at the AGM, is entitled to propose the appointment of a person to act as a trustee.
- Appointments to the society's committees are made by the Executive Committee.

Trustee induction and training

Trustees are given induction and training by the society secretary.

Pay policy for senior staff

Total remuneration of £9,605 (2022: £9,457) was paid to trustees during the year. The remuneration paid to trustees and other senior staff such as the house manager is reviewed regularly by the executive leadership. The rates of remuneration are set in line with the roles carried out within the organisation.

Organisation

The society is governed by its Executive Committee, consisting of not less than three nor more than eighteen members, which meets six times per year. Certain detailed work is delegated as follows:

- A budget meeting prepares the annual budget for approval by the Executive Committee.
- The Chirnside House Committee monitors the day-to-day operation of the registered residential care home. The committee meets on a monthly basis.
- The committees are assisted in their work by senior management, namely the bursar and the manager of the residential care home. A new manager was appointed in March 2022.

Connected charities

The society is one of around 200 similar societies, which exist throughout the United Kingdom to provide assisted living for older people. Co-operation between local societies is considerable although each retains its autonomy. There is also an umbrella organisation, The Abbeyfield Society, of which this society is a member. The Abbeyfield Society is divided into six administrative regions. Each has its own regional council composed of volunteers from societies in the region. The regional officers have regular meetings with each other, so that they can represent the views of their region through national committees.
The head office of the Abbeyfield Society is St Peter's House, 2 Bricket Road, St Albans, AL1 3JW. The staff at Head Office provide support for member societies. During the year the society incurred fees of £9,674 (2022 - £9,674 in respect of its membership of, and affiliation to The Abbeyfield Society.

Risk management

The trustees have assessed the major risks to which the society is exposed, in particular those related to the operations and finances of the society, and are satisfied that systems are in place to mitigate exposure to the major risks.

Financial risk management objectives and policies

The society has various financial assets and liabilities such as trade debtors and trade creditors arising directly from the society's operations.

Transactions in financial instruments result in the society assuming or transferring to another party one or more of the financial risks described below.

Structure, Governance & Management (continued)

Financial risk management objectives and policies (continued)

Price risk
The society has bought and sold investments which comprised of Bonds and Equities during the current and prior year.

Interest rate risk
The society is not exposed to fair value interest rate risk as it holds no bank overdrafts or loans.

Credit risk
All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are reviewed on a regular basis and provision is made for doubtful debts whenever considered necessary.

Liquidity and cash flow risk
The society has positive cash flows and the cash at bank and in hand is more than to sufficient to cover the needs of the society.

Objectives & Activities

The society's principal objectives as set out in the Memorandum of Association are:

- The relief of aged, impotent and poor people of all classes
- The advancement of religion and education
- The pursuit of charitable activities beneficial to the community

The society was established in 1962 and it has pursued the foregoing objects by establishing, managing and developing homes in the Lancaster district that cater for the needs of the elderly. Two types of home have been developed – the supported sheltered home and the registered residential care home.

The society currently has one registered residential care home, Chirnside House, catering for thirty residents. This home provides twenty four hour care for the frail elderly.

Chirnside House is registered to cater for persons with dementia as well as the frail elderly.

The society depends considerably on the commitment and enthusiasm of its volunteers. The day to day management of Chirnside House is undertaken by a manager employed by the society. The manager reports to a House Committee of volunteers and to the trustees. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

At the height of the pandemic, pre-booked visits have taken place in two dedicated rooms. Visitors were required to wear full PPE and to take an LFT test.

All residents have undertaken regular LFT and PCR tests. All staff have been required to take an LFT test prior to coming on duty and they, too, have undergone regular PCR testing. The Society is extremely grateful for the efforts made by the Manager and all the staff in ensuring that all possible precautions have been taken to safeguard the residents during the pandemic.

Achievements and Performance

The occupancy level, a key indicator, averaged 76.5% (2022 – 80.6%) at Chirnside House.

All staff, including catering & domestic staff, have been trained to at least NVQ level 2 and most have been trained to NVQ level 3 whilst the remainder are receiving training for NVQ level 3. All staff undergo regular training updates.

All residents and staff continue to be vaccinated against the Covid virus.

Value for Money metrics

In response to the Regulator of Social Housing Technical note of April 2018 the Society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note.

Metric 1 – Reinvestment %
This metric looks at the investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held.

The Society metric for reinvestment is 0.8%.

Metric 2 – New supply delivered %
The new supply metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end.

No new supply has been delivered in the year of either social housing or non-social housing.

Metric 3 – Gearing %
This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

The Society holds net cash and cash equivalents therefore the metric is negative at -8.3%

Metric 4 - Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity.

The Society paid no interest in the year and therefore the metric for interest cover is not applicable.

Metric 5 – Headline social housing cost per unit
The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator.

The headline social housing cost per unit is £37,343.

Metric 6 – Operating Margin %
The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

The Society does not operate social housing lettings therefore the operating margin is not applicable. The operating margin of the Society as a whole is -0.10%.

Metric 7 – Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities.

For the Society as a whole this is -0.06%.

Public Benefit

Admission to Chirnside House is assessed according to need. Equal & fair access is offered to all eligible older people regardless of gender, family, race, colour, religion, sexual orientation or financial circumstances – some residents are self-funded whereas others are state funded. The Society's policy is to provide all residents with support, stimulation and encouragement to an appropriate level for their individual needs.

Residents are encouraged to follow their individual religious beliefs, should they wish to do so. During the pandemic clergy from various denominations were able to visit individual residents providing the Health & Safety guidelines of the House were followed.

Various activities & outings are arranged in consultation with the residents. However, participation is a matter of individual choice.

Residents raise money for charitable causes. The choice of charities to benefit from these money raising activities is decided by the residents.

Chirnside House has an active Residents' Circle which meets on a regular basis.

The Trustees of The Abbeyfield Lancaster Society Limited believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2023

Financial Review

The financial results for the year are as set out in the statement of financial activities on page 11 and the position at the end of the year is shown in the balance sheet on page 12. The deficit for the year and its allocation are as follows:

	2023 £	2022 £
Unrestricted operating deficit	**(93,983)**	(33,875)
Investment income, legacies, donations and sundry income	**12,809**	9,795
Investment management costs	**(3,215)**	(3,456)
(Decrease) / increase in market value of investments	**(25,563)**	5,055
Unrestricted deficit for the financial year	**(109,952)**	(22,481)
Allocation:		
Transfer to / (from) charitable capital expenditure reserve	**3,414**	(5,840)
Transfer to Swainson Bursary Fund	**532**	145
Transfer from revenue reserve	**(113,898)**	(16,786)
	(109,952)	(22,481)

The main points arising from these accounts are as follows:

- An unrestricted operating deficit of £93,983 (2022: £32,875) arose in the year from the operation of Chirnside House.
- Residential charges received rose to £984,995 (2022: £955,555), an increase of 3.1%.
- Covid related Government grants received of £831 (2022: £57,614).
- Unrestricted house operating costs, excluding property depreciation, rose to £1,016,201 (2022: £981,498), an increase of 3.5%.
- The revenue reserves of the society decreased to £339,741 (2022: £453,639).

The principal funding source is income from residential charges.

Movements in fixed assets in the year are shown in note 8 to the financial statements. Capital expenditure of £21,997 was incurred during the year.

The trustees consider the market value of the society's fixed assets to be in excess of their current book values.

Indemnity insurance in respect of the trustees has been provided by way of a block arrangement within the overall Abbeyfield Society membership fee and no separate premium is identifiable.

Investment powers and policy

The society is permitted by its Memorandum of Association to invest any funds not immediately required for its purposes in any investments, securities or property as may be thought fit. Funds subject to the jurisdiction of the Charity Commissioners may only be invested in such securities and with such sanction as may for the time being be prescribed by law.

The society's investment policy is a balance between long-term investment and some short-term investment to allow accessibility of some funds.

The society's investments, as shown in note 11 to the financial statements and comprising of Bonds, Unit Trusts and Equities were held during the year in accordance with the powers available to the trustees.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2023

Fundraising Disclosure

The charity's main source of income are fees relating to the care of residents. As such they do not carry out significant fundraising activities.

Reserves Policy

The current policy of the society is to maintain free reserves at a level that equates to between 3 and 6 months of operating expenditure. The reserves policy is reviewed annually in order to take account of any changes in the environment in which the society operates.

Total unrestricted reserves held at the year end amounted to £830,513. Included in unrestricted reserves are designated reserves totalling £490,772 and further details of these are given in note 17 to the financial statements. The unrestricted revenue reserves, not committed or invested in tangible fixed assets ("free reserves") held by the society at 31 March 2023 amounted to £272,927. This equates to approximately three months of expected operating expenditure for 2023-24 which is within the level as set by the trustees. The trustees will take measures in future periods to maintain the level of reserves held.

Plans for future periods

The Society is committed to ensuring that Chirnside House remains a Covid-19-free zone.

Amongst the Society's aims is to ensure that there is continued compliance in all areas of inspection with the Care Quality Commission.

The Society is compliant with the General Data Protection Regulations.

Chirnside House is committed to interacting with the local community as much as is practicable and to give young people the opportunity to understand and become involved with the elderly.

The society is committed to working to meet the challenges arising from the impact of the Care Act.
Staff training now ensures that there are staff members who are specialists in core areas to further improve the care provided to the residents.

As well as providing high quality permanent care, Chirnside House is also committed to providing the same high quality respite care for which there is an increasing demand from the local community.

The society is committed to ensuring that all staff receive on-going training to ensure that the residents continue to receive the high quality of care which the society prides itself in providing.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2023

Statement of trustees' responsibilities

The trustees, three of whom who are also the directors of The Abbeyfield Lancaster Society Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether the 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 charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution will be proposed at the Annual General Meeting that Azets Audit Services be appointed as auditor to the society for the ensuing year.

Disclosure of information to auditor

Each of the trustees has confirmed there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the Executive Committee on 1 August 2023

Mrs A K Howson
Secretary and trustee

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of The Abbeyfield Lancaster Society Limited (the 'charitable company') for the year ended 31 March 2023 which comprise the statement of financial position, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2023, and of the charitable company's incoming resources and application of resources, including the charitable company's income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, including the directors' report, for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, and the Charities Act 2011 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (three of whom are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with regulations made under those Acts.

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.

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Use of our report

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

Azets Audit Services

Susanna Cassey (Senior Statutory Auditor)
for and on behalf of
Azets Audit Services

Statutory Auditor

Fleet House
New Road
Lancaster
LA1 1EZ

Date: 2 August '23

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Financial Activities (including Income and Expenditure Account)
For the year ended 31 March 2023

	Note	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Income and endowments from :					
Donations and legacies					
- Donations and legacies		**2,000**	-	**2,000**	1,000
Charitable activities					
- Residential care for the frail elderly	1	**985,496**	-	**985,496**	955,620
Investments	2	**10,809**	-	**10,809**	8,795
Other:					
- Government Grants		**1,569**	-	**1,569**	57,614
Total income and endowments		**999,874**	-	**999,874**	1,023,029
Expenditure on :					
Charitable activities					
- Residential care for the frail elderly	3	**(1,081,048)**	**(29,788)**	**(1,110,836)**	(1,076,897)
Investment management costs		**(3,215)**	-	**(3,215)**	(3,456)
Total expenditure		**(1,084,263)**	**(29,788)**	**(1,114,051)**	(1,080,353)
Net expenditure before investment gains		**(84,389)**	**(29,788)**	**(114,177)**	(57,324)
Net (losses) / gains on investments		**(25,563)**	-	**(25,563)**	5,055
Net expenditure and movement in funds for the year		**(109,952)**	**(29,788)**	**(139,740)**	(52,269)
Reconciliation of funds:					
Total funds at 1 April 2022		**940,465**	**799,774**	**1,740,239**	1,792,508
Total funds at 31 March 2023		**830,513**	**769,986**	**1,600,499**	1,740,239

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

All incoming resources and resources expended derive from continuing activities.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED
Company number: 00737334
Charity number: 230899

Balance Sheet
As at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	8	**1,205,307**	1,239,948
Current assets			
Stocks	9	**7,592**	8,149
Debtors	10	**36,305**	14,384
Investments	11	**336,815**	356,089
Cash at bank and in hand	12	**94,534**	198,590
		475,246	577,212
Creditors: amounts falling due within one year	13	**(80,054)**	(76,921)
Net current assets		**395,192**	500,291
Total assets less current liabilities		**1,600,499**	1,740,239
Funds of the charity:			
Unrestricted funds			
- Designated reserves	17	**490,772**	486,826
- General revenue reserve	17	**339,741**	453,639
		830,513	940,465
Restricted funds	17	**769,986**	799,774
Total funds		**1,600,499**	1,740,239

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 23 were approved by the Board of Trustees on 1 August 2023 and signed on its behalf by:

B P Threlfall
Director and Chairman

C P Whytock
Director and Treasurer

A K Howson
Director and Secretary

The notes on pages 14 to 23 form part of these financial statements.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Cash Flows
For the year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities:		
Net expenditure for the year	**(114,177)**	(57,324)
Adjustments for:		
Depreciation of tangible fixed assets	**53,362**	52,700
Loss on disposal of tangible fixed assets	**3,276**	-
Interest receivable	**(10,809)**	(8,795)
Decrease in stocks	**557**	891
(Increase) / decrease in debtors	**(21,065)**	5,935
Increase / (decrease) in creditors	**3,133**	(385)
Net cash used in operating activities	**(85,723)**	(6,978)
Cash flows from investing activities:		
Interest received	**9,953**	8,811
Purchase of other fixed assets	**(21,997)**	(7,573)
Purchase of current asset investments	**(6,289)**	(5,175)
Net cash used in investing activities	**(18,333)**	(3,937)
Net decrease in cash and cash equivalents	**(104,056)**	(10,915)
Cash and cash equivalents at the beginning of the year	**198,590**	209,505
Total cash and cash equivalents at the end of the year	**94,534**	198,590

Accounting Policies
For the year ended 31 March 2023

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

General information

The Abbeyfield Lancaster Society Limited is a private company limited by guarantee domiciled and incorporated in England and Wales. The registered office is Chirnside House, Abbeyfield Close, Scotforth, Lancaster, LA1 4NL

Basis of preparation

The society constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £1.

Going concern

The risk posed by the Covid-19 virus has diminished but infection control measures were in place for the year to 31 March 2023 to alleviate the possibility of the virus entering the home. Some cases of Covid-19 were recorded amongst staff and residents during the year to 31 March 2023 but there are currently no recorded cases. The measures appear to have been effective in maintaining normal levels of operation and occupancy levels have remained reasonable. The trustees have concluded that it is appropriate to prepare the accounts on a going concern basis as there are no material uncertainties regarding going concern.

Incoming resources

Income is recognised when the society has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Other trading income comprising rental income receivable is recognised on a receivable basis.

Other income is included in the SoFA in the year in which it is receivable.

Monetary donations to the society are included in the SoFA in the year in which they are receivable.

Social Housing Grants

Social Housing Grant (SHG) is paid by Homes England to reduce the cost of developments. SHG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to the net proceeds of sale of the property. SHG is paid to Registered Social Housing Providers (RSHPs) to subsidise capital costs incurred in the provision of affordable housing and the resulting net cost is approximately equal to the economic value of the property in its designated use.

The grant is recognised in full as restricted income when the conditions described above are satisfied. Following the sale of a property, any social housing grant associated with that property which has not been recycled into a further property is recognised in restricted funds, until such time as it is recycled or becomes repayable.

Other grants

Other grants are recognised in full when the conditions described above are satisfied

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measure reliably. It is categorised under the following headings:

- Expenditure on charitable activities including residential care for the frail elderly
- Investment management costs

Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include administrative support costs and governance costs. They are incurred directly in support of expenditure on the objects of the charity.

The analysis of these costs is included in note 3.

Fixed assets

The cost of housing land and buildings includes the following:

i) the cost of acquiring land and buildings;
ii) development expenditure;
iii) interest payable on the expenditure incurred up to the date of practical completion.

Depreciation has been provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its estimated useful life as follows:

Freehold buildings	2%
Fixtures, fittings and equipment	10%
Office equipment	15%

Freehold land is not depreciated.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transactions costs. Subsequently they are measured at fair value with changes recognised in 'net gains/losses on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Debtors

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

Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Operating leases

Rentals payable under operating leases are charged to the SoFA on a straight line basis over the term of the lease.

Pension scheme

The society operates a defined contribution pension scheme for certain of its employees. Contributions paid are charged to the SoFA in the period to which they relate.

Creditors and provisions

Creditors and provisions are recognised where the society has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Corporation tax and value added tax

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

The society is not registered for VAT. Accordingly no VAT is charged to residents and expenses in the SoFA are inclusive of VAT.

Fund accounting

Funds held by the society are either:-

Unrestricted general funds
- these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated funds
- these are funds set aside by the Trustees out of unrestricted general funds for specific future purposes or projects.

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

Financial instruments

The society only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Related party transactions

The society discloses transactions with related parties. Where appropriate, transactions of a similar nature are aggregated unless, in the opinion of the directors, separate disclosure is necessary to understand the effect of the transactions on the company financial statements.

Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Judgements and key sources of estimation uncertainty

In the application of the Charitable Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1. Incoming resources from charitable activities	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Residential care for the frail elderly				
Residential care fees	**984,995**	**-**	**984,995**	955,555
Other sundry income	**501**	**-**	**501**	65
	985,496	**-**	**985,496**	955,620

In the prior year total incoming resources from charitable activities were £955,620, all of which was unrestricted.

2. Investment income	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Building society interest	**25**	**-**	**25**	10
Investment interest and dividends	**9,504**	**-**	**9,504**	8,631
Bank interest	**1,280**	**-**	**1,280**	154
	10,809	**-**	**10,809**	8,795

In the prior year total incoming resources from investment income were £8,795 all of which was unrestricted.

3. Analysis of expenditure on charitable activities	Unrestricted Funds 2023 £	Restricted Funds 2023 £	Total Funds 2023 £	Total Funds 2022 £
Residential care for the frail elderly				
Direct residential care costs				
Payroll and other staff costs	**798,302**	**-**	**798,302**	787,810
Food and catering	**50,801**	**-**	**50,801**	51,540
Council tax, utilities and insurance	**44,174**	**-**	**44,174**	42,932
Registration charges	**4,403**	**-**	**4,403**	4,403
Premises, garden and equipment maintenance	**69,463**	**-**	**69,463**	44,884
Postage, stationery, advertising and telephone	**4,308**	**-**	**4,308**	5,508
Other sundry expenses	**24,584**	**-**	**24,584**	27,973
Depreciation and loss on disposal of fixed assets	**26,195**	**29,788**	**55,983**	52,076
Administrative support costs				
Payroll costs	**25,136**	**-**	**25,136**	24,764
Abbeyfield Society affiliation	**9,674**	**-**	**9,674**	9,674
Other sundry expenses	**9,345**	**-**	**9,345**	9,617
Depreciation and loss on disposal of fixed assets	**655**	**-**	**655**	624
Governance costs				
Independent examination and accountancy	**14,008**	**-**	**14,008**	15,092
	1,081,048	**29,788**	**1,110,836**	1,076,897

In the prior year total resources expended were £1,076,897, of which £29,788 was restricted and £1,047,109 was unrestricted.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2023

4. Net outgoing resources

	2023	2022
	£	£
Net outgoing resources is stated after charging :-		
Director's remuneration	**9,605**	9,457
Auditor's remuneration: as auditor	**9,150**	12,025
Auditor's remuneration: other services	**3,518**	1,906
Depreciation of tangible fixed assets	**53,362**	52,700
Operating lease payments - equipment	**15,785**	12,960

5. Staff costs and numbers

	2023	2022
	£	£
The aggregate payroll costs during the year amounted to :-		
Wages and salaries	**754,606**	749,116
Social security costs	**48,824**	47,078
Pension costs	**11,707**	11,872
	815,137	808,066

No employee received emoluments of more than £60,000 in either the current or previous year.

The society depends considerably on the commitment and enthusiasm of its volunteers. All the management of the society, through the various committees, is undertaken by volunteers. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

The average monthly number of employees during the year were:-	2023 Number	2022 Number
Administration - part time	**2**	2
Hostel staff - full time and part time	**37**	36
	39	38

The average monthly number of full time equivalent employees during the year were:

Administration	**1**	1
Hostel staff	**24**	25
	25	26

6. Trustees' remuneration and expenses

Remuneration of £9,605 (2022 - £9,457) in respect of secretarial services was paid to Mrs A K Howson, a director and trustee of the society, as permitted by the Memorandum and Articles of Association.
No remuneration was paid to any other director or trustee in either of the two years.

During the year the society reimbursed travel expenses incurred for Abbeyfield meetings to Mrs A K Howson, a director and trustee, amounting to £14 (2022 - £Nil). All amounts were paid during the year.

During the year the society paid £46,759 (2022 - £40,048) in remuneration to key management personnel.

7. Pension costs

The society makes defined contributions to employees personal pension plans. The assets of the schemes are held in separately administered funds. The pension cost charge represents contributions payable by the society and amounted to £11,707 (2022 - £11,872). An amount of £3,339 (2023: £2,816) was outstanding at the year end.

8. Tangible fixed assets

	Freehold land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 1 April 2022	1,921,404	326,709	2,248,113
Additions	9,443	12,554	21,997
Disposals	-	(7,138)	(7,138)
At 31 March 2023	1,930,847	332,125	2,262,972
Depreciation			
At 1 April 2022	756,537	251,628	1,008,165
Charge for the year	35,817	17,545	53,362
Disposals	-	(3,862)	(3,862)
At 31 March 2023	792,354	265,311	1,057,665
Net book value			
At 31 March 2023	1,138,493	66,814	1,205,307
At 31 March 2022	1,164,867	75,081	1,239,948

9. Stocks

	2023	2022
	£	£
Food	2,478	2,505
Other sundry stocks	5,114	5,644
	7,592	8,149

10. Debtors

	2023	2022
	£	£
Trade debtors	18,878	-
Other debtors	184	-
Prepayments	16,331	14,328
Accrued income	912	56
	36,305	14,384

11. Investments

	Value at 1 April 2022	Additions	Disposals	Change in market value	Value at 31 March 2023
	£	£	£	£	£
Listed investments	346,687	36,236	(31,291)	(25,563)	326,069
Cash	9,402	-	-	-	10,746
	356,089	36,236	(31,291)	(25,563)	336,815

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

12. Cash at bank and in hand

	2023	2022
	£	£
Bank deposit accounts	**70,171**	176,742
Bank current accounts	**14,040**	11,328
Building society account	**9,374**	9,356
Cash in hand	**949**	1,164
	94,534	198,590

13. Creditors: Amounts falling due within one year

	Notes	2023	2022
		£	£
Trade creditors		**15,930**	11,473
Other taxes and social security		**15,760**	14,280
Other creditors		**6,572**	4,732
Accruals and deferred income	**14**	**41,792**	46,436
		80,054	76,921

The average number of days between the receipt and payment of purchase invoices is 14 (2022 - 14).

14. Deferred income

	2023	2022
	£	£
Residents fees in advance	**5,233**	4,432

The income in the above note has been deferred as it relates to fees received from residents for periods after the year end 31 March 2023.

15. Analysis of net assets between funds

	2023			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	**66,814**	**368,507**	**769,986**	**1,205,307**
Current assets	**352,981**	**122,265**	**-**	**475,246**
Current liabilities	**(80,054)**	**-**	**-**	**(80,054)**
	339,741	**490,772**	**769,986**	**1,600,499**

	2022			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	75,081	365,093	799,774	1,239,948
Current assets	455,479	121,733	-	577,212
Current liabilities	(76,921)	-	-	(76,921)
	453,639	486,826	799,774	1,740,239

16. Members

	2023 Number	2022 Number
There is no authorised share capital and the number of members, each of whose liability is limited to £1, at the year end was:	11	11

No one person has overall control.

17. Movement in funds

		Balance at 1 April 2022 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2023 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	**36,733**	**-**	**-**	**532**	**37,265**
Repairs reserve	ii)	**85,000**	-	**-**	**-**	**85,000**
Charitable capital expenditure reserve	iii)	**365,093**	**-**	-	**3,414**	**368,507**
Total designated funds		**486,826**	**-**	**-**	**3,946**	**490,772**
General funds		**453,639**	**999,874**	**(1,084,263)**	**(29,509)**	**339,741**
Total unrestricted funds		**940,465**	**999,874**	**(1,084,263)**	**(25,563)**	**830,513**
Restricted funds						
Fixed asset restricted fund	iv)	**799,774**	**-**	**(29,788)**	**-**	**769,986**
Total restricted funds		**799,774**	**-**	**(29,788)**	**-**	**769,986**

		Balance at 1 April 2021 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2022 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	36,588	-	-	145	36,733
Repairs reserve	ii)	85,000	-	-	-	85,000
Charitable capital expenditure reserve	iii)	370,933	-	-	(5,840)	365,093
Total designated funds		492,521	-	-	(5,695)	486,826
General funds		470,425	1,023,029	(1,050,565)	10,750	453,639
Total unrestricted funds		962,946	1,023,029	(1,050,565)	5,055	940,465
Restricted funds						
Fixed asset restricted fund	iv)	829,562	-	(29,788)	-	799,774
Total restricted funds		829,562	-	(29,788)	-	799,774

17. Movement in funds (cont.)

Purposes of designated funds

i) Swainson Bursary Fund

This reserve reflects donations and legacies received which will be used to assist residents who are unable to meet the full cost of their accommodation.

ii) Repairs reserve

This reserve represents an amount set aside to carry out future major repairs on completed housing properties. The level of the reserve has been assessed by the trustees in the light of the current condition of the property, the probable expenditure required in the foreseeable future, and the availability of grants for such work.

iii) Charitable capital expenditure reserve

The Charitable Capital Expenditure Reserve represents the net cost of the society's property after the deduction of grants received and depreciation. The transfer of £3,414 to this reserve from the Revenue Reserve in the year ended 31 March 2023 represents the cost of additions less depreciation against unrestricted funds of Chirnside House property for the year.

Purposes of restricted funds

iv) Fixed asset restricted fund

This reserve relates to capital expenditure by the charity funded from grants received for that purpose.

18. Financial instruments

	2023	2022
	£	£
Financial assets		
Financial assets measured at amortised cost	**113,412**	198,590
Financial assets at fair value through profit or loss	**336,815**	356,089
Financial liabilities		
Financial liabilities measured at amortised cost	**15,930**	11,473

Financial assets measured at amortised cost comprise:

Trade debtors of £18,878 (2022: £Nil) incurred in the normal course of the charity's activities. The balances are recoverable within one year.

Cash balances of £94,534 (2022: £198,590).

Financial assets at fair value through profit or loss:

The fair value is determined by reference to the market value of the investments listed on the UK stock exchange, £336,815 (2022: £356,089).

Financial liabilities measured at amortised cost comprise:

Trade creditors of £15,930 (2022: £11,473) as detailed in note 13 to the financial statements. The balances are due within one year.

19. Operating lease commitments

At the reporting end date the society had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2023	2022
	£	£
Equipment		
Within one year	**16,042**	12,960
Between two to five years	**20,176**	20,808
After more than five years	**3,339**	-
	39,557	33,768

20. Capital commitments

At the balance sheet date the society has capital commitments amounting to £Nil (2022 - £Nil).

21. Operating costs from lettings

	2023	2022
	£	£
Special needs accommodation - 30 units (2022 - 30 units)		
Services	**971,281**	958,463
Management	**58,818**	59,771
Routine maintenance	**50,949**	28,875
	1,081,048	1,047,109

22. Related party transactions

There were no disclosable related party transactions during the year (2022: none).

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

England & Wales - Charity number 230899

Accounts

Company No. 00737334
Registered Charity No. 230899
Homes England No. H3295

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2022

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2022

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THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2022

The trustees present their annual report on the affairs of the society, together with the financial statements for the year ended 31 March 2022.

The trustees' report also represents the directors' report as required by Company Law.

Reference and Administrative Details

The full name of the charity is The Abbeyfield Lancaster Society Limited.

The society's charity registration number is 230899 and its company registration number is 00737334. It is also a registered social housing provider under the Housing Act 1996 (no. H3295).

President - The Lady Shuttleworth

The trustees who served during the year were:

Executive committee:

Mr B P Threlfall	Chairman
Mrs A K Howson	Secretary
Mr C P Whytock	Treasurer
Mr J Berry	
Mr N G Hall	
Mr R N Kirkman	
Mr A B Mackereth	
Mrs J E Threlfall	
Ms H Willes	Appointed on 16 September 2021

The directors of the company during the year were:

Mrs A K Howson
Mr B P Threlfall
Mr C P Whytock

The society's secretary is Mrs A K Howson

The registered office of the society is:

Chirnside House
Abbeyfield Close
Lancaster
LA1 4NL

The website address of the charity is: http://www.abbeyfieldlancaster.co.uk.

Day to day management of the society is delegated to Mrs A K Howson, the society secretary and Mrs B A Gardner, the bursar.

Bankers	HSBC, 35 Market Street, Lancaster, LA1 1JQ.
Independent Auditor	Azets Audit Services, Fleet House, New Road, Lancaster, LA1 1EZ.
Solicitors	BSG Solicitors, 3 & 4 Aalborg Place, Lancaster, LA1 1BJ
Architects	Harrison & Pitt Architects Limited, 29 Castle Hill, Lancaster, LA1 1YN.
Investment advisers	Investec Wealth & Investment Limited, 5 George Square, Glasgow, G2 1DY.

Structure, Governance & Management

Governing Document

The society is a company limited by guarantee under the Companies Act 2006, without share capital. Its operation is governed by its Memorandum & Articles of Association dated 8 October 1962 and amended on 31 October 2006.

Structure, Governance & Management (continued)

Appointment of trustees

The appointment of trustees is governed by provisions contained within the society's Articles of Association. These are as follows:

- At each AGM one third of the members of the Executive Committee must retire and, if desired, stand for re-election. The trustees to retire are those longest in office since their last election.
- The society, at the AGM, may fill the positions vacated by the retiring trustees by electing any persons thereto, or by re-electing the retiring members.
- The Executive Committee has the power to appoint any person to be a trustee either to fill a casual vacancy or in order to increase the number of trustees. Any trustee appointed in this way must retire at the following AGM and stand for re-election, if desired, at that meeting.
- Any member of the society, qualified to attend and vote at the AGM, is entitled to propose the appointment of a person to act as a trustee.
- Appointments to the society's committees are made by the Executive Committee.

Trustee induction and training

Trustees are given induction and training by the society secretary.

Pay policy for senior staff

Total remuneration of £9,457 (2021: £9,295) was paid to trustees during the year. The remuneration paid to trustees and other senior staff such as the house manager is reviewed regularly by the executive leadership. The rates of remuneration are set in line with the roles carried out within the organisation.

Organisation

The society is governed by its Executive Committee, consisting of not less than three nor more than eighteen members, which meets six times per year. Certain detailed work is delegated as follows:

- A budget meeting prepares the annual budget for approval by the Executive Committee.
- The Chirnside House Committee monitors the day-to-day operation of the registered residential care home. The committee meets on a monthly basis.
- The committees are assisted in their work by senior management, namely the bursar and the manager of the residential care home. A new manager was appointed in March 2022.

Connected charities

The society is one of around 200 similar societies, which exist throughout the United Kingdom to provide assisted living for older people. Co-operation between local societies is considerable although each retains its autonomy. There is also an umbrella organisation, The Abbeyfield Society, of which this society is a member. The Abbeyfield Society is divided into six administrative regions. Each has its own regional council composed of volunteers from societies in the region. The regional officers have regular meetings with each other, so that they can represent the views of their region through national committees.
The head office of the Abbeyfield Society is St Peter's House, 2 Bricket Road, St Albans, AL1 3JW. The staff at Head Office provide support for member societies. During the year the society incurred fees of £9,674 (2021 - £9,578) in respect of its membership of, and affiliation to The Abbeyfield Society.

Risk management

The trustees have assessed the major risks to which the society is exposed, in particular those related to the operations and finances of the society, and are satisfied that systems are in place to mitigate exposure to the major risks.

Financial risk management objectives and policies

The society has various financial assets and liabilities such as trade debtors and trade creditors arising directly from the society's operations.

Transactions in financial instruments result in the society assuming or transferring to another party one or more of the financial risks described below.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2022

Structure, Governance & Management (continued)

Financial risk management objectives and policies (continued)

Price risk
The society has bought and sold investments which comprised of Bonds and Equities during the current and prior year.

Interest rate risk
The society is not exposed to fair value interest rate risk as it holds no bank overdrafts or loans.

Credit risk
All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are reviewed on a regular basis and provision is made for doubtful debts whenever considered necessary.

Liquidity and cash flow risk
The society has positive cash flows and the cash at bank and in hand is more than to sufficient to cover the needs of the society.

Objectives & Activities

The society's principal objectives as set out in the Memorandum of Association are:

- The relief of aged, impotent and poor people of all classes
- The advancement of religion and education
- The pursuit of charitable activities beneficial to the community

The society was established in 1962 and it has pursued the foregoing objects by establishing, managing and developing homes in the Lancaster district that cater for the needs of the elderly. Two types of home have been developed – the supported sheltered home and the registered residential care home.

The society currently has one registered residential care home, Chirnside House, catering for thirty residents. This home provides twenty four hour care for the frail elderly.

Chirnside House is registered to cater for persons with dementia as well as the frail elderly.

The society depends considerably on the commitment and enthusiasm of its volunteers. The day to day management of Chirnside House is undertaken by a manager employed by the society. The manager reports to a House Committee of volunteers and to the trustees. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

Chirnside House has been approached by young people working towards their Duke of Edinburgh Award Scheme and the society has been pleased to be able to offer the opportunity for community service to these young people. The residents and staff greatly appreciate the input made by these volunteers.

Unfortunately, as a result of the Covid Pandemic, it has not been possible to offer these opportunities, but hopefully, we will be able to do so in the future.

Apart from a short period at the beginning of 2022 when Chirnside House was placed in lockdown as a precaution, pre-booked visits have taken place in two dedicated rooms. Visitors were required to wear full PPE and to take an LFT test. All residents have undertaken regular LFT and PCR tests. All staff have been required to tale an LFT test prior to coming on duty and they, too, have undergone regular PCR testing. The Society is extremely grateful for the efforts made by the Manager and all the staff in ensuring that all possible precautions have been taken to safeguard the residents during the pandemic.

Achievements and Performance

The occupancy level, a key indicator, averaged 80.6% (2021 – 83.2%) at Chirnside House.

All staff, including catering & domestic staff, have been trained to at least NVQ level 2 and most have been trained to NVQ level 3 whilst the remainder are receiving training for NVQ level 3. All staff undergo regular training updates.

All residents and staff have been vaccinated against the Covid virus.

Value for Money metrics

In response to the Regulator of Social Housing Technical note of April 2018 the Society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note.

Metric 1 – Reinvestment %
This metric looks at the investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held.

No reinvestment has taken place in the year.

Metric 2 – New supply delivered %
The new supply metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end.

No new supply has been delivered in the year of either social housing or non-social housing.

Metric 3 – Gearing %
This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

The Society holds net cash and cash equivalents therefore the metric is negative at -17.0%

Metric 4 - Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity.

The Society paid no interest in the year and therefore the metric for interest cover is not applicable.

Metric 5 – Headline social housing cost per unit
The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator.

The headline social housing cost per unit is £35,900.

Metric 6 – Operating Margin %
The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

The Society does not operate social housing lettings therefore the operating margin is not applicable. The operating margin of the Society as a whole is -0.03%.

Metric 7 – Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities.

For the Society as a whole this is -0.02%.

Public Benefit

Admission to Chirnside House is assessed according to need. Equal & fair access is offered to all eligible older people regardless of gender, family, race, colour, religion, sexual orientation or financial circumstances – some residents are self-funded whereas others are state funded. The Society's policy is to provide all residents with support, stimulation and encouragement to an appropriate level for their individual needs.

Residents are encouraged to follow their individual religious beliefs, should they wish to do so. During the pandemic clergy from various denominations were able to visit individual residents providing the Health & Safety guidelines of the House were followed.

Various activities & outings are arranged in consultation with the residents. However, participation is a matter of individual choice.

Residents raise money for charitable causes. The choice of charities to benefit from these money raising activities is decided by the residents.

Chirnside House has an active Residents' Circle which meets on a regular basis.

The Trustees of The Abbeyfield Lancaster Society Limited believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2022

Financial Review

The financial results for the year are as set out in the statement of financial activities on page 11 and the position at the end of the year is shown in the balance sheet on page 12. The (deficit) / surplus for the year and its allocation are as follows:

	2022 £	2021 £
Unrestricted operating deficit	**(32,875)**	(9,976)
Investment income, legacies, donations and sundry income	**8,795**	9,424
Investment management costs	**(3,456)**	(2,933)
Increase in market value of investments	**5,055**	65,578
Unrestricted (deficit) / surplus for the financial year	**(22,481)**	62,093
Allocation:		
Transfer from charitable capital expenditure reserve	**(5,840)**	(2,360)
Transfer to Swainson Bursary Fund	**145**	230
Transfer (from) / to revenue reserve	**(16,786)**	64,223
	(22,481)	62,093

The main points arising from these accounts are as follows:

- An unrestricted operating deficit of £32,875 (2021: £9,976) arose in the year from the operation of Chirnside House.
- Residential charges received rose to £955,555 (2021: £939,789), an increase of 1.7%.
- Covid related Government grants received of £57,614 (2021: £87,105).
- Unrestricted house operating costs, excluding property depreciation, rose to £981,498 (2021: £977,296), an increase of 0.4%.
- The revenue reserves of the society decreased to £453,639 (2021: £470,425).

The principal funding source is income from residential charges.

Movements in fixed assets in the year are shown in note 8 to the financial statements. Capital expenditure of £7,573 was incurred during the year.

The trustees consider the market value of the society's fixed assets to be in excess of their current book values.

Indemnity insurance in respect of the trustees has been provided by way of a block arrangement within the overall insurance policy for the house and no separate premium is identifiable.

Investment powers and policy

The society is permitted by its Memorandum of Association to invest any funds not immediately required for its purposes in any investments, securities or property as may be thought fit. Funds subject to the jurisdiction of the Charity Commissioners may only be invested in such securities and with such sanction as may for the time being be prescribed by law.

The society's investment policy is a balance between long-term investment and some short-term investment to allow accessibility of some funds.

The society's investments, as shown in note 11 to the financial statements and comprising of Bonds, Unit Trusts and Equities were held during the year in accordance with the powers available to the trustees.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2022

Fundraising Disclosure

The charity's main source of income are fees relating to the care of residents. As such they do not carry out significant fundraising activities.

Reserves Policy

The current policy of the society is to maintain free reserves at a level that equates to between 3 and 6 months of operating expenditure. The reserves policy is reviewed annually in order to take account of any changes in the environment in which the society operates.

Total unrestricted reserves held at the year end amounted to £940,465. Included in unrestricted reserves are designated reserves totalling £486,826 and further details of these are given in note 17 to the financial statements. The unrestricted revenue reserves, not committed or invested in tangible fixed assets ("free reserves") held by the society at 31 March 2022 amounted to £378,558. This equates to approximately four months of expected operating expenditure for 2022-23 which is within the level as set by the trustees. The trustees will take measures in future periods to maintain the level of reserves held.

Plans for future periods

The Society is committed to ensuring that Chirnside House remains a Covid-19-free zone.

Amongst the Society's aims is to ensure that there is continued compliance in all areas of inspection with the Care Quality Commission.

The Society is compliant with the General Data Protection Regulations.

Chirnside House is committed to interacting with the local community as much as is practicable and to give young people the opportunity to understand and become involved with the elderly.

The society is committed to working to meet the challenges arising from the impact of the Care Act.
Staff training now ensures that there are staff members who are specialists in core areas to further improve the care provided to the residents.

As well as providing high quality permanent care, Chirnside House is also committed to providing the same high quality respite care for which there is an increasing demand from the local community.

The society is committed to ensuring that all staff receive on-going training to ensure that the residents continue to receive the high quality of care which the society prides itself in providing.

The Society is committed to be compliant with the requirements of the Investors in People Award.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2022

Statement of trustees' responsibilities

The trustees, three of whom who are also the directors of The Abbeyfield Lancaster Society Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether the 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 charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution will be proposed at the Annual General Meeting that Azets Audit Services be appointed as auditor to the society for the ensuing year.

Disclosure of information to auditor

Each of the trustees has confirmed there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the Executive Committee on 20.09.2022

Mrs A K Howson
Secretary and trustee

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of The Abbeyfield Lancaster Society Limited (the 'charitable company') for the year ended 31 March 2022 which comprise the statement of financial position, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022, and of the charitable company's incoming resources and application of resources, including the charitable company's income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, including the directors' report, for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, and the Charities Act 2011 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (three of whom are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with regulations made under those Acts.

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.

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Use of our report

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

Azets Audit Services

Susanna Cassey (Senior Statutory Auditor)
for and on behalf of
Azets Audit Services

Statutory Auditor

Fleet House
New Road
Lancaster
LA1 1EZ

Date: 23 Sept '22

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Financial Activities (including Income and Expenditure Account)
For the year ended 31 March 2022

	Note	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Income and endowments from :					
Donations and legacies					
- Donations and legacies		**1,000**	-	**1,000**	2,050
Charitable activities					
- Residential care for the frail elderly	1	**955,620**	-	**955,620**	939,789
Investments	2	**8,795**	-	**8,795**	9,424
Other:					
- Government Grants		**57,614**	-	**57,614**	87,105
Total income and endowments		**1,023,029**	-	**1,023,029**	1,038,368
Expenditure on :					
Charitable activities					
- Residential care for the frail elderly	3	**(1,047,109)**	**(29,788)**	**(1,076,897)**	(1,068,708)
Investment management costs		**(3,456)**	-	**(3,456)**	(2,933)
Total expenditure		**(1,050,565)**	**(29,788)**	**(1,080,353)**	(1,071,641)
Net expenditure before investment gains		**(27,536)**	**(29,788)**	**(57,324)**	(33,273)
Net gains on investments		**5,055**	-	**5,055**	65,578
Net (expenditure) / income and movement in funds for the year		**(22,481)**	**(29,788)**	**(52,269)**	32,305
Reconciliation of funds:					
Total funds at 1 April 2021		**962,946**	**829,562**	**1,792,508**	1,760,203
Total funds at 31 March 2022		**940,465**	**799,774**	**1,740,239**	1,792,508

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

All incoming resources and resources expended derive from continuing activities.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED
Company number: 00737334
Charity number: 230899

Balance Sheet
As at 31 March 2022

	Note	2022	2021
			£
Fixed assets			
Tangible assets	8	**1,239,948**	1,285,075
Current assets			
Stocks	9	**8,149**	9,040
Debtors	10	**14,384**	20,335
Investments	11	**356,089**	345,859
Cash at bank and in hand	12	**198,590**	209,505
		577,212	584,739
Creditors: amounts falling due within one year	13	**(76,921)**	(77,306)
Net current assets		**500,291**	507,433
Total assets less current liabilities		**1,740,239**	1,792,508
Funds of the charity:			
Unrestricted funds			
- Designated reserves	17	**486,826**	492,521
- General revenue reserve	17	**453,639**	470,425
		940,465	962,946
Restricted funds	17	**799,774**	829,562
Total funds		**1,740,239**	1,792,508

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 23 were approved by the Board of Trustees on 20.09.2022 and signed on its behalf by:

B Threlfall
Director and Chairman

C P Whytock
Director and Treasurer

A K Howson
Director and Secretary

The notes on pages 14 to 23 form part of these financial statements.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Cash Flows
For the year ended 31 March 2022

	2022 £	2021 £
Cash flows from operating activities:		
Net expenditure for the year	**(57,324)**	(33,273)
Adjustments for:		
Depreciation of tangible fixed assets	**52,700**	52,068
Interest receivable	**(8,795)**	(9,424)
Decrease / (Increase) in stocks	**891**	(3,350)
Decrease / (increase) in debtors	**5,935**	(9,020)
(Increase) / decrease in creditors	**(385)**	16,344
Net cash (used in) / provided by operating activities	**(6,978)**	13,345
Cash flows from investing activities:		
Interest received	**8,811**	9,540
Purchase of other fixed assets	**(7,573)**	(6,789)
Purchase of current asset investments	**(5,175)**	(6,084)
Net cash used in investing activities	**(3,937)**	(3,333)
Net (decrease) / increase in cash and cash equivalents	**(10,915)**	10,012
Cash and cash equivalents at the beginning of the year	**209,505**	199,493
Total cash and cash equivalents at the end of the year	**198,590**	209,505

Accounting Policies
For the year ended 31 March 2022

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

General information

The Abbeyfield Lancaster Society Limited is a private company limited by guarantee domiciled and incorporated in England and Wales. The registered office is Chirnside House, Abbeyfield Close, Scotforth, Lancaster, LA1 4NL

Basis of preparation

The society constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006* and UK Generally Accepted Accounting Practice.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £1.

Going concern

The risk posed by the Covid-19 virus has diminished but the society still has infection control measures in place to alleviate the possibility of the virus entering the home. Some cases of Covid-19 were recorded amongst staff and residents during the year to 31 March 2022 but there are currently no recorded cases. The measures appear to have been effective in maintaining normal levels of operation and occupancy levels have remained reasonable. The trustees have concluded that it is appropriate to prepare the accounts on a going concern basis as there are no material uncertainties regarding going concern.

Incoming resources

Income is recognised when the society has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Other trading income comprising rental income receivable is recognised on a receivable basis.

Other income is included in the SoFA in the year in which it is receivable.

Monetary donations to the society are included in the SoFA in the year in which they are receivable.

Social Housing Grants

Social Housing Grant (SHG) is paid by Homes England to reduce the cost of developments. SHG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to the net proceeds of sale of the property. SHG is paid to Registered Social Housing Providers (RSHPs) to subsidise capital costs incurred in the provision of affordable housing and the resulting net cost is approximately equal to the economic value of the property in its designated use.

The grant is recognised in full as restricted income when the conditions described above are satisfied. Following the sale of a property, any social housing grant associated with that property which has not been recycled into a further property is recognised in restricted funds, until such time as it is recycled or becomes repayable.

Other grants

Other grants are recognised in full when the conditions described above are satisfied

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measure reliably. It is categorised under the following headings:

- Expenditure on charitable activities including residential care for the frail elderly
- Investment management costs

Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include administrative support costs and governance costs. They are incurred directly in support of expenditure on the objects of the charity.

The analysis of these costs is included in note 3.

Fixed assets

The cost of housing land and buildings includes the following:

i) the cost of acquiring land and buildings;
ii) development expenditure;
iii) interest payable on the expenditure incurred up to the date of practical completion.

Depreciation has been provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its estimated useful life as follows:

Freehold buildings	2%
Fixtures, fittings and equipment	10%
Office equipment	15%

Freehold land is not depreciated.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transactions costs. Subsequently they are measured at fair value with changes recognised in 'net gains/losses on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Debtors

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

Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Operating leases

Rentals payable under operating leases are charged to the SoFA on a straight line basis over the term of the lease.

Pension scheme

The society operates a defined contribution pension scheme for certain of its employees. Contributions paid are charged to the SoFA in the period to which they relate.

Creditors and provisions

Creditors and provisions are recognised where the society has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Corporation tax and value added tax

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

The society is not registered for VAT. Accordingly no VAT is charged to residents and expenses in the SoFA are inclusive of VAT.

Fund accounting

Funds held by the society are either:-

Unrestricted general funds
- these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated funds
- these are funds set aside by the Trustees out of unrestricted general funds for specific future purposes or projects.

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

Financial instruments

The society only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Related party transactions

The society discloses transactions with related parties. Where appropriate, transactions of a similar nature are aggregated unless, in the opinion of the directors, separate disclosure is necessary to understand the effect of the transactions on the company financial statements.

Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Judgements and key sources of estimation uncertainty

In the application of the Charitable Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1. Incoming resources from charitable activities

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Residential care for the frail elderly				
Residential care fees	955,555	-	955,555	939,789
Other sundry income	65	-	65	-
	955,620	-	955,620	939,789

In the prior year total incoming resources from charitable activities were £939,789, all of which was unrestricted.

2. Investment income

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Building society interest	10	-	10	23
Investment interest and dividends	8,631	-	8,631	9,017
Bank interest	154	-	154	384
	8,795	-	8,795	9,424

In the prior year total incoming resources from investment income were £9,424 all of which was unrestricted.

3. Analysis of expenditure on charitable activities

	Unrestricted Funds 2022 £	Restricted Funds 2022 £	Total Funds 2022 £	Total Funds 2021 £
Residential care for the frail elderly				
Direct residential care costs				
Payroll and other staff costs	787,810	-	787,810	789,492
Food and catering	51,540	-	51,540	55,009
Council tax, utilities and insurance	42,932	-	42,932	38,130
Registration charges	4,403	-	4,403	4,403
Premises, garden and equipment maintenance	44,884	-	44,884	34,194
Postage, stationery, advertising and telephone	5,508	-	5,508	5,564
Other sundry expenses	27,973	-	27,973	34,688
Depreciation and loss on disposal of fixed assets	22,288	29,788	52,076	51,444
Administrative support costs				
Payroll costs	24,764	-	24,764	24,256
Abbeyfield Society affiliation	9,674	-	9,674	9,578
Other sundry expenses	9,617	-	9,617	12,754
Depreciation and loss on disposal of fixed assets	624	-	624	624
Governance costs				
Independent examination and accountancy	15,092	-	15,092	8,572
	1,047,109	29,788	1,076,897	1,068,708

In the prior year total resources expended were £1,068,708, of which £29,788 was restricted and £1,038,920 was unrestricted.

4. Net outgoing resources

Net outgoing resources is stated after charging :-

	2022 £	2021 £
Director's remuneration	9,457	9,295
Auditor's remuneration: as auditor	12,025	3,566
Auditor's remuneration: other services	1,906	4,024
Depreciation of tangible fixed assets	52,700	52,068
Operating lease payments - equipment	12,960	12,456

5. Staff costs and numbers

The aggregate payroll costs during the year amounted to :-

	2022 £	2021 £
Wages and salaries	749,116	748,366
Social security costs	47,078	50,467
Pension costs	11,872	13,083
	808,066	811,916

No employee received emoluments of more than £60,000 in either the current or previous year.

The society depends considerably on the commitment and enthusiasm of its volunteers. All the management of the society, through the various committees, is undertaken by volunteers. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

The average monthly number of employees during the year were:-

	2022 Number	2021 Number
Administration - part time	2	2
Hostel staff - full time and part time	36	34
	38	36

The average monthly number of full time equivalent employees during the year were:

Administration	1	1
Hostel staff	25	29
	26	30

6. Trustees' remuneration and expenses

Remuneration of £9,457 (2021 - £9,295) in respect of secretarial services was paid to Mrs A K Howson, a director and trustee of the society, as permitted by the Memorandum and Articles of Association.
No remuneration was paid to any other director or trustee in either of the two years.

No expenses were incurred by trustees in either 2022 or 2021.

During the year the society paid £40,048 (2021 - £44,784) in remuneration to key management personnel.

7. Pension costs

The society makes defined contributions to employees personal pension plans. The assets of the schemes are held in separately administered funds. The pension cost charge represents contributions payable by the society and amounted to £11,872 (2021 - £13,083). An amount of £2,816 (2021: £3,574) was outstanding at the year end.

8. Tangible fixed assets

	Freehold land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 1 April 2021	1,921,404	319,136	2,240,540
Additions	-	7,573	7,573
At 31 March 2022	1,921,404	326,709	2,248,113
Depreciation			
At 1 April 2021	720,909	234,556	955,465
Charge for the year	35,628	17,072	52,700
At 31 March 2022	756,537	251,628	1,008,165
Net book value			
At 31 March 2022	1,164,867	75,081	1,239,948
At 31 March 2021	1,200,495	84,580	1,285,075

9. Stocks

	2022	2021
	£	£
Food	2,505	2,695
Other sundry stocks	5,644	6,345
	8,149	9,040

10. Debtors

	2022	2021
	£	£
Other debtors	-	6,894
Prepayments	14,328	13,369
Accrued income	56	72
	14,384	20,335

11. Investments

	Value at 1 April 2021	Additions	Disposals	Change in market value	Value at 31 March 2022
	£	£	£	£	£
Listed investments	341,803	41,526	(41,697)	5,055	**346,687**
Cash	4,056	-	-	-	**9,402**
	345,859	41,526	(41,697)	5,055	**356,089**

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

12. Cash at bank and in hand

	2022	2021
	£	£
Bank deposit accounts	**176,742**	179,066
Bank current accounts	**11,328**	20,580
Building society account	**9,356**	9,351
Cash in hand	**1,164**	508
	198,590	209,505

13. Creditors: Amounts falling due within one year

	Notes	2022	2021
		£	£
Trade creditors		**11,473**	11,579
Other taxes and social security		**14,280**	18,298
Other creditors		**4,732**	4,270
Accruals and deferred income	14	**46,436**	43,159
		76,921	77,306

The average number of days between the receipt and payment of purchase invoices is 14 (2021 - 14).

14. Deferred income

	2022	2021
	£	£
Residents fees in advance	**4,432**	1,243

The income in the above note has been deferred as it relates to fees received from residents for periods after the year end 31 March 2022.

15. Analysis of net assets between funds

	2022			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	**75,081**	**365,093**	**799,774**	**1,239,948**
Current assets	**455,479**	**121,733**	**-**	**577,212**
Current liabilities	**(76,921)**	**-**	**-**	**(76,921)**
	453,639	**486,826**	**799,774**	**1,740,239**

15. Analysis of net assets between funds (continued)

	2021			
	General Funds £	Designated Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	84,580	370,933	829,562	1,285,075
Current assets	463,151	121,588	-	584,739
Current liabilities	(77,306)	-	-	(77,306)
	470,425	492,521	829,562	1,792,508

16. Members

	2022 Number	2021 Number
There is no authorised share capital and the number of members, each of whose liability is limited to £1, at the year end was:	11	11

No one person has overall control.

17. Movement in funds

		Balance at 1 April 2021 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2022 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	**36,588**	-	-	**145**	**36,733**
Repairs reserve	ii)	**85,000**	-	-	-	**85,000**
Charitable capital expenditure reserve	iii)	**370,933**	-	-	**(5,840)**	**365,093**
Total designated funds		**492,521**	-	-	**(5,695)**	**486,826**
General funds		**470,425**	**1,023,029**	**(1,050,565)**	**10,750**	**453,639**
Total unrestricted funds		**962,946**	**1,023,029**	**(1,050,565)**	**5,055**	**940,465**
Restricted funds						
Fixed asset restricted fund	iv)	**829,562**	-	**(29,788)**	-	**799,774**
Total restricted funds		**829,562**	-	**(29,788)**	-	**799,774**

		Balance at 1 April 2020 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2021 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	36,358	-	-	230	36,588
Repairs reserve	ii)	85,000	-	-	-	85,000
Charitable capital expenditure reserve	iii)	373,293	-	-	(2,360)	370,933
Total designated funds		494,651	-	-	(2,130)	492,521
General funds		406,202	1,038,368	(1,041,853)	67,708	470,425
Total unrestricted funds		900,853	1,038,368	(1,041,853)	65,578	962,946
Restricted funds						
Fixed asset restricted fund	iv)	859,350	-	(29,788)	-	829,562
Total restricted funds		859,350	-	(29,788)	-	829,562

17. Movement in funds (cont.)

The Charitable Capital Expenditure Reserve represents the net cost of the society's property after the deduction of grants received and depreciation. The transfer of £5,840 from this reserve to the Revenue Reserve in the year ended 31 March 2022 represents the cost of additions less depreciation against unrestricted funds of Chirnside House property for the year.

Purposes of designated funds

i) Swainson Bursary Fund

This reserve reflects donations and legacies received which will be used to assist residents who are unable to meet the full cost of their accommodation.

ii) Repairs reserve

This reserve represents an amount set aside to carry out future major repairs on completed housing properties. The level of the reserve has been assessed by the trustees in the light of the current condition of the property, the probable expenditure required in the foreseeable future, and the availability of grants for such work.

iii) Charitable capital expenditure reserve

This represents that portion of the cost of the society's property which has been financed by charitable donations.

Purposes of restricted funds

iv) Fixed asset restricted fund

This reserve relates to capital expenditure by the charity funded from grants received for that purpose.

v) Disposal proceeds fund

This reserve represents Social Housing Grant received towards the cost of developments which have subsequently been sold. Such grants must either be recycled into further developments or repaid.

18. Financial instruments

	2022	2021
	£	£
Financial assets		
Financial assets measured at amortised cost	**198,590**	209,505
Financial assets at fair value through profit or loss	**356,089**	345,859
Financial liabilities		
Financial liabilities measured at amortised cost	**11,473**	11,579

Financial assets measured at amortised cost comprise:

Trade debtors of £Nil (2021: £Nil) incurred in the normal course of the charity's activities. The balances are recoverable within one year.

Cash balances of £198,590 (2021: £209,505).

Financial assets at fair value through profit or loss:

The fair value is determined by reference to the market value of the investments listed on the UK stock exchange, £356,089 (2021: £345,859).

Financial liabilities measured at amortised cost comprise:

Trade creditors of £11,473 (2021: £11,579) as detailed in note 13 to the financial statements. The balances are due within one year.

19. Operating lease commitments

At the reporting end date the society had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2022	2021
	£	£
Equipment		
Within one year	**12,960**	12,960
Between two to five years	**20,808**	33,768
After more than five years	**-**	-
	33,768	46,728

20. Capital commitments

At the balance sheet date the society has capital commitments amounting to £Nil (2021 - £Nil).

21. Operating costs from lettings

	2022	2021
	£	£
Special needs accommodation - 30 units (2021 - 30 units)		
Services	**958,463**	964,146
Management	**59,771**	55,784
Routine maintenance	**28,875**	18,990
	1,047,109	1,038,920

22. Related party transactions

There were no disclosable related party transactions during the year (2021: none).

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

England & Wales - Charity number 230899

Accounts

Company No. 00737334
Registered Charity No. 230899
Homes England No. H3295

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2021

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

FINANCIAL STATEMENTS
For the year ended 31 March 2021

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THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2021

The trustees present their annual report on the affairs of the society, together with the financial statements for the year ended 31 March 2021.

The trustees' report also represents the directors' report as required by Company Law.

Reference and Administrative Details

The full name of the charity is The Abbeyfield Lancaster Society Limited.

The society's charity registration number is 230899 and its company registration number is 00737334. It is also a registered social housing provider under the Housing Act 1996 (no. H3295).

President - The Lady Shuttleworth

The trustees who served during the year were:

Executive committee:

Mr B P Threlfall	Chairman
Mrs A K Howson	Secretary
Mr C P Whytock	Treasurer
Mr J Berry	
Mr N G Hall	
Mr R N Kirkman	
Mr A B Mackereth	
Mrs J E Threlfall	

The directors of the company during the year were:

Mrs A K Howson
Mr B P Threlfall
Mr C P Whytock

The society's secretary is Mrs A K Howson

The registered office of the society is:

Chirnside House
Abbeyfield Close
Lancaster
LA1 4NL

The website address of the charity is: http://www.abbeyfieldlancaster.co.uk.

Day to day management of the society is delegated to Mrs A K Howson, the society secretary and Mrs B A Gardner, the bursar.

Bankers	HSBC, 35 Market Street, Lancaster, LA1 1JQ.
Independent Auditor	Azets Audit Services, Fleet House, New Road, Lancaster, LA1 1EZ.
Solicitors	Holdens, 2 Castle Hill, Lancaster LA1 1YR.
Architects	Harrison & Pitt Architects Limited, 29 Castle Hill, Lancaster, LA1 1YN.
Investment advisers	Investec Wealth & Investment Limited, 5 George Square, Glasgow, G2 1DY.

Structure, Governance & Management

Governing Document

The society is a company limited by guarantee under the Companies Act 2006, without share capital. Its operation is governed by its Memorandum & Articles of Association dated 8 October 1962 and amended on 31 October 2006.

Structure, Governance & Management (continued)

Appointment of trustees

The appointment of trustees is governed by provisions contained within the society's Articles of Association. These are as follows:

- At each AGM one third of the members of the Executive Committee must retire and, if desired, stand for re-election. The trustees to retire are those longest in office since their last election.
- The society, at the AGM, may fill the positions vacated by the retiring trustees by electing any persons thereto, or by re-electing the retiring members.
- The Executive Committee has the power to appoint any person to be a trustee either to fill a casual vacancy or in order to increase the number of trustees. Any trustee appointed in this way must retire at the following AGM and stand for re-election, if desired, at that meeting.
- Any member of the society, qualified to attend and vote at the AGM, is entitled to propose the appointment of a person to act as a trustee.
- Appointments to the society's committees are made by the Executive Committee.

Trustee induction and training

Trustees are given induction and training by the society secretary.

Pay policy for senior staff

Total remuneration of £9,295 (2020: 9,078) was paid to trustees during the year. The remuneration paid to trustees and other senior staff such as the house manager is reviewed regularly by the executive leadership. The rates of remuneration are set in line with the roles carried out within the organisation.

Organisation

The society is governed by its Executive Committee, consisting of not less than three nor more than eighteen members, which meets six times per year. Certain detailed work is delegated as follows:

- A budget meeting prepares the annual budget for approval by the Executive Committee.
- The Chirnside House Committee monitors the day-to-day operation of the registered residential care home. The committee meets on a monthly basis.
- The committees are assisted in their work by senior management, namely the bursar and the manager of the residential care home.

Connected charities

The society is one of around 200 similar societies, which exist throughout the United Kingdom to provide assisted living for older people. Co-operation between local societies is considerable although each retains its autonomy. There is also an umbrella organisation, The Abbeyfield Society, of which this society is a member. The Abbeyfield Society is divided into six administrative regions. Each has its own regional council composed of volunteers from societies in the region. The regional officers have regular meetings with each other, so that they can represent the views of their region through national committees.
The head office of the Abbeyfield Society is St Peter's House, 2 Bricket Road, St Albans, AL1 3JW. The staff at Head Office provide support for member societies. During the year the society incurred fees of £9,578 (2020 - £9,437) in respect of its membership of, and affiliation to The Abbeyfield Society.

Risk management

The trustees have assessed the major risks to which the society is exposed, in particular those related to the operations and finances of the society, and are satisfied that systems are in place to mitigate exposure to the major risks.

Financial risk management objectives and policies

The society has various financial assets and liabilities such as trade debtors and trade creditors arising directly from the society's operations.

Transactions in financial instruments result in the society assuming or transferring to another party one or more of the financial risks described below.

Price risk
The society has bought and sold investments which comprised of Bonds and Equities during the current and prior year.

Structure, Governance & Management (continued)

Financial risk management objectives and policies (continued)

Interest rate risk
The society is not exposed to fair value interest rate risk as it holds no bank overdrafts or loans.

Credit risk
All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are reviewed on a regular basis and provision is made for doubtful debts whenever considered necessary.

Liquidity and cash flow risk
The society's has positive cash flows and the cash at bank and in hand is more than to sufficient to cover the needs of the society.

Objectives & Activities

The society's principal objectives as set out in the Memorandum of Association are:

- The relief of aged, impotent and poor people of all classes
- The advancement of religion and education
- The pursuit of charitable activities beneficial to the community

The society was established in 1962 and it has pursued the foregoing objects by establishing, managing and developing homes in the Lancaster district that cater for the needs of the elderly. Two types of home have been developed – the supported sheltered home and the registered residential care home.

The society currently has one registered residential care home, Chirnside House, catering for thirty residents. This home provides twenty four hour care for the frail elderly.

Chirnside House is registered to cater for persons with dementia as well as the frail elderly.

The society depends considerably on the commitment and enthusiasm of its volunteers. The day to day management of Chirnside House is undertaken by a manager employed by the society. The manager reports to a House Committee of volunteers and to the trustees. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

Chirnside House has been approached by young people working towards their Duke of Edinburgh Award Scheme and the society has been pleased to be able to offer the opportunity for community service to these young people. The residents and staff greatly appreciate the input made by these volunteers.

Unfortunately, as a result of the Covid Pandemic, it has not been possible to offer these opportunities, but hopefully, we will be able to do so in the future.

Chirnside House has developed links with a nearby Day Nursery. Groups of children from the Nursery visit the House on a regular basis and enter into activities with the residents.

As a result of the Covid-19 pandemic Chirnside House was placed in 'lock down' from 13th March 2020. The Society is extremely grateful for the efforts made by the Manager, his deputy and all the staff in ensuring that, to date, Chirnside House has continued to be a Covid-19-free zone.

Achievements and Performance

The occupancy level, a key indicator, averaged 83.2% (2020 – 91.8%) at Chirnside House.

All staff, including catering & domestic staff, have been trained to at least NVQ level 2 and most have been trained to NVQ level 3 whilst the remainder are receiving training for NVQ level 3. All staff undergo regular training updates.

All residents and 98% of the staff have been vaccinated against the Covid virus.

Value for Money metrics

In response to the Regulator of Social Housing Technical note of April 2018 the Society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note.

Value for Money metrics (continued)

Metric 1 – Reinvestment %
This metric looks at the investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held.

The Society metric for reinvestment is 0.3%

Metric 2 – New supply delivered %
The new supply metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units owned at period end.

No new supply has been delivered in the year of either social housing or non-social housing.

Metric 3 – Gearing %
This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance.

The Society holds net cash and cash equivalents therefore the metric is negative at -17.5%

Metric 4 - Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity.

The Society paid no interest in the year and therefore the metric for interest cover is not applicable.

Metric 5 – Headline social housing cost per unit
The unit cost metric assesses the headline social housing cost per unit as defined by the Regulator.

The headline social housing cost per unit is £35,740.

Metric 6 – Operating Margin %
The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

The Society does not operate social housing lettings therefore the operating margin is not applicable. The operating margin of the Society as a whole is -0.01%.

Metric 7 – Return on capital employed (ROCE) %
This metric compares the operating surplus to total assets less current liabilities.

For the Society as a whole this is -0.01%.

Public Benefit

Admission to Chirnside House is assessed according to need. Equal & fair access is offered to all eligible older people regardless of gender, family, race, colour, religion, sexual orientation or financial circumstances – some residents are self-funded whereas others are state funded. The Society's policy is to provide all residents with support, stimulation and encouragement to an appropriate level for their individual needs.

Residents are encouraged to follow their individual religious beliefs, should they wish to do so, and clergy from various denominations visit individual residents as well as holding corporate acts of worship.

Various activities & outings are arranged in consultation with the residents. However, participation is a matter of individual choice.

Residents raise money for charitable causes. The choice of charities to benefit from these money raising activities is decided by the residents.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2021

Chirnside House has an active Residents' Circle which meets on a regular basis.

The Trustees of The Abbeyfield Lancaster Society Limited believe they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission.

Financial Review

The financial results for the year are as set out in the statement of financial activities on page 8 and the position at the end of the year is shown in the balance sheet on page 9. The surplus / (deficit) for the year and its allocation are as follows:

	2021 £	2020 £
Unrestricted operating deficit	**(9,976)**	(25,659)
Investment income, legacies, donations and sundry income	**9,424**	11,702
Investment management costs	**(2,933)**	(3,064)
Increase / (decrease) in market value of investments	**65,578**	(37,648)
Unrestricted surplus / (deficit) for the financial year	**62,093**	(54,669)
Allocation:		
Transfer from charitable capital expenditure reserve	**(2,360)**	(1,738)
Transfer to Swainson Bursary Fund	**230**	289
Transfer to / (from) revenue reserve	**64,223**	(53,220)
	62,093	(54,669)

The main points arising from these accounts are as follows:

- An unrestricted operating deficit of £9,976 (2020: deficit £25,659) arose in the year from the operation of Chirnside House.
- Residential charges received fell to £939,789 (2020: £950,052), a decrease of 1.1 %.
- Covid related Government grants received of £87,105 (2020: £Nil).
- Unrestricted house operating costs, excluding property depreciation, rose to £977,296 (2020: £929,745), an increase of 5.1%.
- The revenue reserves of the society increased to £470,425 (2020: £406,202).

The principal funding source is income from residential charges.

Movements in fixed assets in the year are shown in note 8 to the financial statements. Capital expenditure of £6,789 was incurred during the year.

The trustees consider the market value of the society's fixed assets to be in excess of their current book values.

Indemnity insurance in respect of the trustees has been provided by way of a block arrangement within the overall insurance policy for the house and no separate premium is identifiable.

Investment powers and policy

The society is permitted by its Memorandum of Association to invest any funds not immediately required for its purposes in any investments, securities or property as may be thought fit. Funds subject to the jurisdiction of the Charity Commissioners may only be invested in such securities and with such sanction as may for the time being be prescribed by law.

The society's investment policy is a balance between long-term investment and some short-term investment to allow accessibility of some funds.

Investment powers and policy (continued)

The society's investments, as shown in note 11 to the financial statements and comprising of Bonds, Unit Trusts and Equities were held during the year in accordance with the powers available to the trustees.

Fundraising Disclosure

The charity's main source of income are fees relating to the care of residents. As such they do not carry out significant fundraising activities.

Reserves Policy

The current policy of the society is to maintain free reserves at a level that equates to between 3 and 6 months of operating expenditure. The reserves policy is reviewed annually in order to take account of any changes in the environment in which the society operates.

Total unrestricted reserves held at the year end amounted to £900,853. Included in unrestricted reserves are designated reserves totalling £492,291 and further details of these are given in note 16 to the financial statements. The unrestricted revenue reserves, not committed or invested in tangible fixed assets ("free reserves") held by the society at 31 March 2021 amounted to £385,845. This equates to approximately five months of expected operating expenditure for 2021-22 which is within the level as set by the trustees. The trustees will take measures in future periods to maintain the level of reserves held.

Plans for future periods

The Society is committed to ensuring that Chirnside House remains a Covid-19-free zone.

Amongst the Society's aims is to ensure that there is continued compliance in all areas of inspection with the Care Quality Commission.

The Society is compliant with the General Data Protection Regulations.

Chirnside House is committed to interacting with the local community as much as is practicable and to give young people the opportunity to understand and become involved with the elderly.

The society is committed to working to meet the challenges arising from the impact of the Care Act.
Staff training now ensures that there are staff members who are specialists in core areas to further improve the care provided to the residents.

As well as providing high quality permanent care, Chirnside House is also committed to providing the same high quality respite care for which there is an increasing demand from the local community.

The society is committed to ensuring that all staff receive on-going training to ensure that the residents continue to receive the high quality of care which the society prides itself in providing.

The Society is committed to be compliant with the requirements of the Investors in People Award.

Trustees' annual report for the purposes of Part 8 of the Charities Act 2011 and Directors' report for the purposes of section 417 of the Companies Act 2006
For the year ended 31 March 2021

Statement of trustees' responsibilities

The trustees, who are also the directors of The Abbeyfield Lancaster Society Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;

- observe the methods and principles in the Charities SORP;

- make judgements and estimates that are reasonable and prudent;

- state whether the 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 charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

A resolution will be proposed at the Annual General Meeting that Azets Audit Services be appointed as auditor to the society for the ensuing year.

Disclosure of information to auditor

Each of the trustees has confirmed there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by the Executive Committee on 5 August 2021

AKHowson

Mrs A K Howson
Secretary and trustee

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Opinion

We have audited the financial statements of The Abbeyfield Lancaster Society Limited (the 'charitable company') for the year ended 31 March 2021 which comprise the statement of financial position, the balance sheet, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2021, and of the charitable company's incoming resources and application of resources, including the charitable company's income and expenditure, for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 and the Charities Act 2011.

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 group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other matter

Comparative information in the financial statements is derived from the charitable company's prior period financial statements which were not audited.

Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, including the directors' report, for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, and the Charities Act 2011 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the charitable company, or returns adequate for our audit have not been received from branches not visited by us; or
- the charitable company's 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 trustees

As explained more fully in the trustees' responsibilities statement set out on page 7, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and section 151 of the Charities Act 2011 and report in accordance with regulations made under those Acts.

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.

TO THE MEMBERS OF THE ABBEYFIELD LANCASTER SOCIETY LIMITED (LIMITED BY GUARANTEE)

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

•Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
•Reviewing minutes of meetings of those charged with governance;
•Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
•Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
•Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Use of our report

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

Azets Audit Services

Susanna Cassey (Senior Statutory Auditor)
for and on behalf of
Azets Audit Services

Statutory Auditor

Fleet House
New Road
Lancaster
LA1 1EZ

Date: 16 August '21

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Financial Activities (including Income and Expenditure Account)
For the year ended 31 March 2021

	Note	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Income and endowments from :					
Donations and legacies					
- Donations and legacies		**2,050**	-	**2,050**	5,205
Charitable activities					
- Residential care for the frail elderly	**1**	**939,789**	-	**939,789**	950,052
Investments	**2**	**9,424**	-	**9,424**	11,702
Other:					
- Government Grants		**87,105**	-	**87,105**	-
Total income and endowments		**1,038,368**	-	**1,038,368**	966,959
Expenditure on :					
Charitable activities					
- Residential care for the frail elderly	**3**	**(1,038,920)**	**(29,788)**	**(1,068,708)**	(1,010,704)
Investment management costs		**(2,933)**	-	**(2,933)**	(3,064)
Total expenditure		**(1,041,853)**	**(29,788)**	**(1,071,641)**	(1,013,768)
Net expenditure before investment gains / (losses)		**(3,485)**	**(29,788)**	**(33,273)**	(46,809)
Net gains / (losses) on investments		**65,578**	-	**65,578**	(37,648)
Net income / (expenditure) and movement in funds for the year		**62,093**	**(29,788)**	**32,305**	(84,457)
Reconciliation of funds:					
Total funds at 1 April 2020		**900,853**	**859,350**	**1,760,203**	1,844,660
Total funds at 31 March 2021		**962,946**	**829,562**	**1,792,508**	1,760,203

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

All incoming resources and resources expended derive from continuing activities.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED
Company number: 00737334
Charity number: 230899

Balance Sheet
As at 31 March 2021

	Note	2021	2020
			£
Fixed assets			
Tangible assets	8	**1,285,075**	1,330,354
Current assets			
Stocks	9	**9,040**	5,690
Debtors	10	**20,335**	11,431
Investments	11	**345,859**	274,197
Cash at bank and in hand	12	**209,505**	199,493
		584,739	490,811
Creditors: amounts falling due within one year	13	**(77,306)**	(60,962)
Net current assets		**507,433**	429,849
Total assets less current liabilities		**1,792,508**	1,760,203
Funds of the charity:			
Unrestricted funds			
- Designated reserves	17	**492,521**	494,651
- General revenue reserve	17	**470,425**	406,202
		962,946	900,853
Restricted funds	17	**829,562**	859,350
Total funds		**1,792,508**	1,760,203

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 11 to 23 were approved by the Board of Trustees on 5 August 2021 and signed on its behalf by:

B Threlfall
Director and Chairman

C P Whytock
Director and Treasurer

A K Howson
Director and Secretary

The notes on pages 14 to 23 form part of these financial statements.

THE ABBEYFIELD LANCASTER SOCIETY LIMITED

Statement of Cash Flows
For the year ended 31 March 2021

	2021	2020
	£	£
Cash flows from operating activities:		
Net expenditure for the year	**(33,273)**	(46,809)
Adjustments for:		
Depreciation of tangible fixed assets	**52,068**	52,033
Loss on disposal of tangible fixed assets	**-**	733
Interest receivable	**(9,424)**	(11,702)
Increase in stocks	**(3,350)**	(1,257)
Decrease / (increase) in debtors	**(9,020)**	6,506
(Increase) / decrease in creditors	**16,344**	(1,066)
Net cash provided by / (used in) operating activities	**13,345**	(1,562)

	2021	2020
	£	£
Cash flows from investing activities:		
Interest received	**9,540**	11,719
Purchase of other fixed assets	**(6,789)**	(94,286)
Purchase of current asset investments	**(6,084)**	(7,821)
Net cash used in investing activities	**(3,333)**	(90,388)
Net increase / (decrease) in cash and cash equivalents	**10,012**	(91,950)
Cash and cash equivalents at the beginning of the year	**199,493**	291,443
Total cash and cash equivalents at the end of the year	**209,505**	199,493

Accounting Policies
For the year ended 31 March 2021

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

General information

The Abbeyfield Lancaster Society Limited is a private company limited by guarantee domiciled and incorporated in England and Wales. The registered office is Chirnside House, Abbeyfield Close, Scotforth, Lancaster, LA1 4NL

Basis of preparation

The society constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006* and UK Generally Accepted Accounting Practice.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £1.

Going concern

In response to the Covid-19 pandemic, the society has put measures in place to alleviate the risk posed by the virus. Some additional costs have been incurred and government grants received; the measures appear to have been effective in maintaining normal levels of operation. The society has recorded no cases of Covid-19 amongst staff or residents and occupancy levels have remained reasonable. The trustees have concluded that it is appropriate to prepare the accounts on a going concern basis as there are no material uncertainties regarding going concern.

Incoming resources

Income is recognised when the society has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Other trading income comprising rental income receivable is recognised on a receivable basis.

Other income is included in the SoFA in the year in which it is receivable.

Monetary donations to the society are included in the SoFA in the year in which they are receivable.

Social Housing Grants

Social Housing Grant (SHG) is paid by Homes England to reduce the cost of developments. SHG is repayable under certain circumstances, primarily following the sale of a property, but any repayment will normally be restricted to the net proceeds of sale of the property. SHG is paid to Registered Social Housing Providers (RSHPs) to subsidise capital costs incurred in the provision of affordable housing and the resulting net cost is approximately equal to the economic value of the property in its designated use.

The grant is recognised in full as restricted income when the conditions described above are satisfied. Following the sale of a property, any social housing grant associated with that property which has not been recycled into a further property is recognised in restricted funds, until such time as it is recycled or becomes repayable.

Other grants

Other grants are recognised in full when the conditions described above are satisfied

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measure reliably. It is categorised under the following headings:

- Expenditure on charitable activities including residential care for the frail elderly
- Investment management costs

Support costs allocation

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include administrative support costs and governance costs. They are incurred directly in support of expenditure on the objects of the charity.

The analysis of these costs is included in note 3.

Fixed assets

The cost of housing land and buildings includes the following:

i) the cost of acquiring land and buildings;
ii) development expenditure;
iii) interest payable on the expenditure incurred up to the date of practical completion.

Depreciation has been provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its estimated useful life as follows:

Freehold buildings	2%
Fixtures, fittings and equipment	10%
Office equipment	15%

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transactions costs. Subsequently they are measured at fair value with changes recognised in 'net gains/losses on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Debtors

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

Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Operating leases

Rentals payable under operating leases are charged to the SoFA on a straight line basis over the term of the lease.

Pension scheme

The society operates a defined contribution pension scheme for certain of its employees. Contributions paid are charged to the SoFA in the period to which they relate.

Creditors and provisions

Creditors and provisions are recognised where the society has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Corporation tax and value added tax

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

The society is not registered for VAT. Accordingly no VAT is charged to residents and expenses in the SoFA are inclusive of VAT.

Fund accounting

Funds held by the society are either:-

Unrestricted general funds
- these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Designated funds
- these are funds set aside by the Trustees out of unrestricted general funds for specific future purposes or projects.

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

Financial instruments

The society only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

Related party transactions

The society discloses transactions with related parties. Where appropriate, transactions of a similar nature are aggregated unless, in the opinion of the directors, separate disclosure is necessary to understand the effect of the transactions on the company financial statements.

Employee benefits

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The charity operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

Judgements and key sources of estimation uncertainty

In the application of the Charitable Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1. Incoming resources from charitable activities

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Residential care for the frail elderly				
Residential care fees	939,789	-	939,789	950,052
	939,789	-	939,789	950,052

In the prior year total incoming resources from charitable activities were £950,052, all of which was unrestricted.

2. Investment income

	Unrestricted Funds 2021 £	Restricted Funds 2021 £	Total Funds 2021 £	Total Funds 2020 £
Building society interest	23	-	23	44
Investment interest and dividends	9,017	-	9,017	10,885
Bank interest	384	-	384	773
	9,424	-	9,424	11,702

In the prior year total incoming resources from investment income were £11,702 all of which was unrestricted.

3. Analysis of expenditure on charitable activities

	Unrestricted Funds 2021 £	Restricted Funds 2020 £	Total Funds 2021 £	Total Funds 2020 £
Residential care for the frail elderly				
Direct residential care costs				
Payroll and other staff costs	789,492	-	789,492	733,154
Food and catering	55,009	-	55,009	55,730
Council tax, utilities and insurance	38,130	-	38,130	35,469
Registration charges	4,403	-	4,403	4,939
Premises, garden and equipment maintenance	34,194	-	34,194	48,463
Postage, stationery, advertising and telephone	5,564	-	5,564	4,657
Other sundry expenses	34,688	-	34,688	30,798
Depreciation and loss on disposal of fixed assets	21,656	29,788	51,444	52,093
Administrative support costs				
Payroll costs	24,256	-	24,256	23,714
Abbeyfield Society affiliation	9,578	-	9,578	9,437
Other sundry expenses	12,754	-	12,754	5,512
Depreciation and loss on disposal of fixed assets	624	-	624	673
Governance costs				
Independent examination and accountancy	8,572	-	8,572	6,065
	1,038,920	29,788	1,068,708	1,010,704

In the prior year total resources expended were £1,010,704, of which £29,788 was restricted and £980,916 was unrestricted.

4. Net outgoing resources

Net outgoing resources is stated after charging :-	2021 £	2020 £
Director's remuneration	9,295	9,078
Independent examiner's remuneration: as examiner	3,566	3,465
Independent examiner's remuneration: other services	4,024	1,618
Depreciation of tangible fixed assets	52,068	52,033
Operating lease payments - equipment	12,456	12,500

5. Staff costs and numbers

The aggregate payroll costs during the year amounted to :-	2021 £	2020 £
Wages and salaries	748,366	699,181
Social security costs	50,467	41,707
Pension costs	13,083	10,791
	811,916	751,679

No employee received emoluments of more than £60,000 in either the current or previous year.

The society depends considerably on the commitment and enthusiasm of its volunteers. All the management of the society, through the various committees, is undertaken by volunteers. Volunteers also provide significant time and effort in assisting with the day to day operation of the home.

The average monthly number of employees during the year were:-	2021 Number	2020 Number
Administration - part time	2	2
Hostel staff - full time and part time	34	33
	36	35

The average monthly number of full time equivalent employees during the year were:		
Administration	1	1
Hostel staff	29	26
	30	27

6. Trustees' remuneration and expenses

Remuneration of £9,295 (2020 - £9,078) in respect of secretarial services was paid to Mrs A K Howson, a director and trustee of the society, as permitted by the Memorandum and Articles of Association.
No remuneration was paid to any other director or trustee in either of the two years.

During the year the society reimbursed travel expenses incurred for the Abbeyfield National Conference and other Abbeyfield meetings to Mrs A K Howson, a director and trustee, amounting to £Nil (2020 - £263). All amounts were paid during the year.

During the year the society paid £44,784 (2020 - £44,496) in remuneration to key management personnel.

7. Pension costs

The society makes defined contributions to employees personal pension plans. The assets of the schemes are held in separately administered funds. The pension cost charge represents contributions payable by the society and amounted to £13,083 (2020 - £10,791). An amount of £3,574 (2020: £2,110) was outstanding at the year end.

8. Tangible fixed assets

	Freehold land and buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 1 April 2020	**1,917,924**	**316,537**	**2,234,461**
Additions	**3,480**	**3,309**	**6,789**
Disposals	**-**	**(710)**	**(710)**
At 31 March 2021	**1,921,404**	**319,136**	**2,240,540**
Depreciation			
At 1 April 2020	**685,281**	**218,826**	**904,107**
Charge for the year	**35,628**	**16,440**	**52,068**
Disposals	**-**	**(710)**	**(710)**
At 31 March 2021	**720,909**	**234,556**	**955,465**
Net book value			
At 31 March 2021	**1,200,495**	**84,580**	**1,285,075**
At 31 March 2020	1,232,643	97,711	1,330,354

9. Stocks

	2021	2020
	£	£
Food	**2,695**	2,455
Other sundry stocks	**6,345**	3,235
	9,040	5,690

Stock of £55,009 (2020: £55,730) has been recognised as an expense.

10. Debtors

	2021	2020
	£	£
Trade debtors	**-**	1,791
Other debtors	**6,894**	-
Prepayments	**13,369**	9,452
Accrued income	**72**	188
	20,335	11,431

Trade debtors comprise of amounts due in respect of residents' fees.

11. Investments

	Value at 1 April 2020	Additions	Disposals	Change in market value	Value at 31 March 2021
	£	£	£	£	£
Listed investments	265,263	57,723	(46,761)	65,578	**341,803**
Cash	8,934				**4,056**
	274,197	57,723	(46,761)	65,578	**345,859**

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

12. Cash at bank and in hand

	2021	2020
	£	£
Bank deposit accounts	**179,066**	178,584
Bank current accounts	**20,580**	10,843
Building society account	**9,351**	9,310
Cash in hand	**508**	756
	209,505	199,493

13. Creditors: Amounts falling due within one year

	Notes	2021	2020
		£	£
Trade creditors		**11,579**	12,254
Other taxes and social security		**18,298**	10,024
Other creditors		**4,270**	3,114
Accruals and deferred income	14	**43,159**	35,570
		77,306	60,962

The average number of days between the receipt and payment of purchase invoices is 14 (2020 - 14).

14. Deferred income

	2021	2020
	£	£
Residents fees in advance	**1,243**	2,430

The income in the above note has been deferred as it relates to fees received from residents for periods after the year end 31 March 2021.

15. Analysis of net assets between funds

	2021			
	General Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Tangible fixed assets	**84,580**	**370,933**	**829,562**	**1,285,075**
Current assets	**463,151**	**121,588**	**-**	**584,739**
Current liabilities	**(77,306)**	**-**	**-**	**(77,306)**
	470,425	**492,521**	**829,562**	**1,792,508**

15. Analysis of net assets between funds (continued)

	2020			
	General Funds £	Designated Funds £	Restricted Funds £	Total Funds £
Tangible fixed assets	97,711	373,293	859,350	1,330,354
Current assets	369,453	121,358	-	490,811
Current liabilities	(60,962)	-	-	(60,962)
	406,202	494,651	859,350	1,760,203

16. Members

	2021 Number	2020 Number
There is no authorised share capital and the number of members, each of whose liability is limited to £1, at the year end was:	**11**	11

No one person has overall control.

17. Movement in funds

		Balance at 1 April 2020 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2021 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	**36,358**	-	-	**230**	**36,588**
Repairs reserve	ii)	**85,000**	-	-	-	**85,000**
Charitable capital expenditure reserve	iii)	**373,293**	-	-	**(2,360)**	**370,933**
Total designated funds		**494,651**	-	-	**(2,130)**	**492,521**
General funds		**406,202**	**1,038,368**	**(1,041,853)**	**67,708**	**470,425**
Total unrestricted funds		**900,853**	**1,038,368**	**(1,041,853)**	**65,578**	**962,946**
Restricted funds						
Fixed asset restricted fund	iv)	**859,350**	-	**(29,788)**	-	**829,562**
Total restricted funds		**859,350**	-	**(29,788)**	-	**829,562**

		Balance at 1 April 2019 £	Income £	Expenditure £	Transfers, Gains & Losses £	Balance at 31 March 2020 £
Unrestricted funds						
Designated reserves						
Swainson Bursary Fund	i)	36,069	-	-	289	36,358
Repairs reserve	ii)	85,000	-	-	-	85,000
Charitable capital expenditure reserve	iii)	375,031	-		(1,738)	373,293
Total designated funds		496,100	-	-	(1,449)	494,651
General funds		459,422	966,959	(978,210)	(41,969)	459,422
Total unrestricted funds		955,522	966,959	(978,210)	(43,418)	954,073
Restricted funds						
Fixed asset restricted fund	iv)	862,750	-	(29,788)	26,388	859,350
Disposals proceeds fund	v)	26,388	-	-	(26,388)	-
Total restricted funds		889,138	-	(29,788)	-	859,350

17. **Movement in funds (cont.)**

The Charitable Capital Expenditure Reserve represents the net cost of the society's property after the deduction of grants received and depreciation. The transfer of £2,360 from this reserve to the Revenue Reserve in the year ended 31 March 2021 represents the cost of additions less depreciation against unrestricted funds of Chirnside House property for the year.

Purposes of designated funds

i) Swainson Bursary Fund

This reserve reflects donations and legacies received which will be used to assist residents who are unable to meet the full cost of their accommodation.

ii) Repairs reserve

This reserve represents an amount set aside to carry out future major repairs on completed housing properties. The level of the reserve has been assessed by the trustees in the light of the current condition of the property, the probable expenditure required in the foreseeable future, and the availability of grants for such work.

iii) Charitable capital expenditure reserve

This represents that portion of the cost of the society's property which has been financed by charitable donations.

Purposes of restricted funds

iv) Fixed asset restricted fund

This reserve relates to capital expenditure by the charity funded from grants received for that purpose.

v) Disposal proceeds fund

This reserve represents Social Housing Grant received towards the cost of developments which have subsequently been sold. Such grants must either be recycled into further developments or repaid.

18. **Financial instruments**

	2,021.00	2,020.00
	£	£
Financial assets		
Financial assets measured at amortised cost	**209,505**	201,284
Financial assets at fair value through profit or loss	**345,859**	274,197
Financial liabilities		
Financial liabilities measured at amortised cost	**11,579**	12,254

Financial assets measured at amortised cost comprise:

Trade debtors of £Nil (2020: £1,791) incurred in the normal course of the charity's activities. The balances are recoverable within one year.

Cash balances of £209,505 (2020: £199,493).

Financial assets at fair value through profit or loss:

The fair value is determined by reference to the market value of the investments listed on the UK stock exchange, £345,859 (2020: £274,197).

Financial liabilities measured at amortised cost comprise:

Trade creditors of £11,579 (2020: £12,254) as detailed in note 13 to the financial statements. The balances are due within one year.

19. Operating lease commitments

At the reporting end date the society had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2,021.00	2,020.00
	£	£
Equipment		
Within one year	**12,960**	11,592
Between two to five years	**33,768**	40,572
After more than five years	**-**	-
	46,728	52,164

20. Capital commitments

At the balance sheet date the society has capital commitments amounting to £Nil (2020 - £Nil).

21. Operating costs from lettings

	2,021.00	2,020.00
	£	£
Special needs accommodation - 30 units (2020 - 30 units)		
Services	**964,146**	904,600
Management	**55,784**	45,401
Routine maintenance	**18,990**	30,915
	1,038,920	980,916

22. Related party transactions

There were no discloseable related party transactions during the year (2020: none).