

Registration number: 00780423

The Abbeyfield Fareham Society Ltd

Committee (Directors) Report and Unaudited Financial Statements

for the Year Ended 30 September 2025

Palmer Riley & Co Chartered Accountants
1st Floor Unit E2
Fareham Heights
Standard Way
Fareham
Hants
PO16 8XT

The Abbeyfield Farcham Society Ltd

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The Abbeyfield Fareham Society Ltd

Company Information

Chairman	Mr T. Ayles
Directors	Mr N. How - Treasurer Ms J. Gould Ms L. V. Miller Mrs C. M. Beech
Company secretary	Ms J. Spriggs
Registered office	24 East Street Fareham Hants PO16 0BY
Accountants	Palmer Riley & Co Chartered Accountants 1st Floor Unit E2 Fareham Heights Standard Way Fareham Hants PO16 8XT

The Abbeyfield Fareham Society Ltd

Chairmans' Report for the Year Ended 30 September 2025

The directors/trustees present their report and the financial statements for the year ended 30 September 2025.

Directors of the company

The following people were directors/trustees of the charity either on the date of approval of the report or served during the financial period reported. In accordance with the Registered Rules of the Society Mr T. Ayles and Mr N. How will retire and offer themselves for re-election in the forthcoming Annual General Meeting to be held on 11th February 2026. Mrs J. Spriggs will retire on 11th February 2026 and will not be standing for re-election.

Mr N. How - Treasurer

Mr T. Ayles - Chairman

Ms J. Gould

Ms L. V. Miller

Mr G. Taylor (resigned 10 July 2025)

Mrs C. M. Beech

Status

Principal activity

The principal activity of the company is the provision of accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited, as determined by its Memorandum of Association. This activity falls wholly within sheltered housing activities as defined in the Housing Act 1974. There has been no change in the activities of the society during the year.

The Society is:

- A company limited by guarantee (Number 0780423), having no share capital, and with solely Charitable objectives.
- Registered as a charity (Number 232531)
- Registered with the Housing Corporation as a Registered Social Landlord (Number H0301)

Objects and Organisation

The Articles of Association govern the appointment of the Executive Committee, which is charged with the management of the society in furtherance of its principal activity, fund management and financial affairs generally.

The committee shall consist of no less than 3 and no more than 18 Committee members. The committee has the power to appoint Executive Committee members to fill a casual vacancy.

One third of the Executive Committee members must retire by rotation each year but are eligible for re-election.

The society is a member of the Abbeyfield Society by payment of an annual subscription.

The Abbeyfield Fareham Society Ltd

Chairmans' Report for the Year Ended 30 September 2025

Risk Management

The committee (Directors) have overall responsibility for ensuring that the society has appropriate systems of control, financial and otherwise. The systems of internal and financial controls are designed to provide reasonable, but not absolute, assurance against material misstatement of loss. They include an annual budget, approved by the committee (Directors), regular review of actual results and variances from budget, and delegation of authority and segregation of duties as far as possible given staffing levels.

The committee (Directors) will continue to monitor risks and set up policies to mitigate them.

Review of Business Results during the year

We, the executive of the Abbeyfield Fareham Society, have continued to carry out its objectives of providing homes, care and companionship for our active, elderly residents in accordance with our aims and principles of the Abbeyfield Society, in a homely and happy environment. In doing so we have achieved The Abbeyfield Standards.

The financial results for the year are set out in the income and expenditure account on page 7. The position at the end of the year is shown in the balance sheet on page 8.

I am very pleased to report that despite many challenges throughout the year, we have had a very successful year achieving three of the four objectives that we had previously set, however with a priority on safety there has been some re-organisation of the previous year's objectives. This has mainly been in respect of the higher costs of the external works to the South elevation (render & roof).

We are always mindful of the cost of living and energy cost rises. We have continued to be aware of the health & welfare of our residents and staff and will continue to be vigilant and cautious. We continue to be prudent with our finances but have not hesitated to embark on projects to help our residents and make Abbeyfield Fareham a safer and a happier place for our residents and staff. This can be seen in the provision of the garden path, furniture & gazebo.

Throughout the year, we have seen some residents having to move on where they have been in need of more care than AFS can provide. We have been fortunate that four new residents have joined us. Thanks to the efforts of our House Manager, we have consistently maintained 16 residents with a 95% plus occupancy rate. This has greatly helped with our finances despite our costly renovations, maintenance expenditures etc, so we can continue to plan for further improvements to the home.

The high occupancy rate has had a positive effect on our balance sheet despite the high expenditure on external and internal refurbishment. The proposed expenditure on the conversion of the former kitchen will enable further investment in the home.

The Board of Trustees has again seen some changes; Gary Taylor has stepped down. We would thank Gary for his service and welcome Carolyn Beech as a new Trustee. She has had many years' experience in similar roles. Carolyn has undertaken to look into fund raising for future projects. Our House Manager Julia has recently given notice of her intention to step down from her position; however, we have been able to recruit internally, Jackie Frow as her replacement from December. Anne Daneshvar is continuing as a volunteer and Chair of the House committee, who along with her team of volunteers, continue to do good work for AFS. As ever we would welcome new Trustees and volunteers to join us.

The Abbeyfield Fareham Society Ltd

Chairmans' Report for the Year Ended 30 September 2025

I am pleased to say our staff turnover is very low. We will be replacing Jacqui in the kitchen along with Margret who is retiring. Caroline Stock, continues to do good work on the accounts liaising between residents, Treasurer and our Accountants. Caroline has continued to be vigilant in spotting abnormalities in accounts and invoices, in many cases resulting in refunds, Council tax, electric & water suppliers to name but a few.

Our marketing and publicity campaign to promote Abbeyfield in Fareham and beyond is ongoing. Our participation in Fareham Lottery provides publicity and small donations. Our policy is to continue to advertise and use our reputation to attract new residents who seek to live at Abbeyfield. We find that majority of our referrals are made through Abbeyfield website but occasionally by word of mouth. Unfortunately, many applicants are not able to live independently and are in need of more care well beyond our remit.

Our governing body, Abbeyfield England, have gone through substantial changes over the last few years. This has had some effect on AFS in the level of support given and fees paid to them. However, they continue to provide guidance on the many aspects of care to our residents and efficiencies in running our homes.

We continue to manage our finances carefully and maintain our policy of holding sufficient reserves to support unexpected maintenance costs whilst having a sufficient contingency in the event of vacancies causing income to run below expenditure. With the rising cost of living and the huge increase in our electricity and gas bills, we need to continue to be even more prudent. However, as seen below we have not hesitated to carry out our essential maintenance and major improvement projects.

Major Achievements

Our greatest achievement has of course been to maintain a healthy, safe and happy environment for our residents and staff throughout the year. In addition, we have also carried out the following major renovation and improvement projects.

External Render

The re-rendering of the south elevation was completed in the early part of the year. Unfortunately, at a greater cost than anticipated due to unforeseen works to the dormers and leadworks. These works were undertaken while access was easily available but will provide a weathertight building for the foreseeable future.

Garden footpath

After some delay due to being let down by contractors, the footpath was completed during the summer. This continues to provide easier and prolonged access into the garden throughout the year.

Surplus Space

After much consideration it was decided to only convert the redundant kitchen to an additional bedroom as it was considered necessary to maintain a small second lounge for residents and staff use. This work has commenced and will be finished by the end of December 2025. The final cost is anticipated to be in line with the budgeted £15k

We continue to safeguard our reputation and endeavour to enhance it by being one of the best amongst the Abbeyfield family in providing supported housing and upholding the ethos of our founding father Richard Carr-Gomm.

The Abbeyfield Fareham Society Ltd

Chairmans' Report for the Year Ended 30 September 2025

Future Plans

2025-2026 Plans and beyond

Exterior Work (North Elevation)

With the completion of the works to the south elevation, there are elements of the North elevation that require attention before deteriorating to an unrecoverable position. Works will include replacement windows, upvc soffits & fascias, redecoration of render, repair of brickwork etc. A budgeted cost would be approx £40k. Dependant on finances these works may be undertaken on a piecemeal basis which may spread the cost but ultimately cost more.

Vehicle Entrance

The width of the vehicle exit has long been an issue to drivers, particularly larger delivery vehicles. Widening of the exit is limited on the West side by the large beech tree but there is scope to adjust the stone wall on the East side. A budgeted cost would be £7-8k

Ramps

Although ramped access is provided to the main entrances there are other doors which would benefit from ramped access. A budgeted cost would be £3-4k

East Front Boundary

This boundary belongs to our neighbours to the East. For some two years we have been approaching them to replace a fallen fence adjacent to the vehicle entrance, but to no avail. It is therefore proposed to replace this fence ourselves as the current appearance does not look good for AFS. The anticipated cost of £1k.

Roof to House 24

During some minor repair work the roof tiles to House 24 were found to be in a very poor state with some 50% plus having delaminated through age and weathering. Before any severe water leakage occurs, it is proposed to take steps to start saving and fund-raising money for its re-roofing. It is currently anticipated the cost will be £40-50k.

We want to continue to keep our good image and reputation in Fareham. These works are included within our proposed budget for 2025-26.

The Trustee's will continue to welcome and consider suggestions from both staff and residents for projects large and small which will enhance the experience, enjoyment and environment in and around the houses.

Independent Examiner

The executive committee (Directors) intend to ask the existing accountants to undertake the independent examination in the following year and will be proposed at the forthcoming Annual General Meeting.

Fixed Assets

Land and buildings were last valued on 19th January 2023 for £2,000,000. The valuation was carried out by Bernards Estate Agents in Fareham. It is accepted that there are always fluctuations in the property market, however it is not considered necessary to seek a further valuation in the forthcoming financial year.

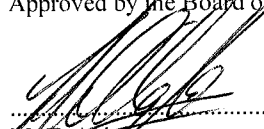
Small companies provision statement

This report has 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 Abbeyfield Fareham Society Ltd

Chairmans' Report for the Year Ended 30 September 2025

Approved by the Board on 14 January 2026 and signed on its behalf by:


.....
Mr T. Ayles
Chairman

**Independent Examiner's Report to the Board of Directors on the Preparation of the
Unaudited Statutory Accounts of
The Abbeyfield Fareham Society Ltd
for the Year Ended 30 September 2025**

I report on the financial statements for the Society for the year ended 30th September 2025 which are set out on pages 7 to 13 and which have been prepared under the historical cost convention and the accounting policies set out on pages 10 and 11.

Respective responsibilities of the trustees and examiner

The charity's trustees are responsible for the preparation of the financial statements. The charity's trustees consider that an audit is not required for this period under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Charities Act,
- to follow the procedures laid down by the general Directions given by the Charity Commissioners (under section 145(5)(b) of the Charities Act); and
- to state whether particular matters have come to my attention.

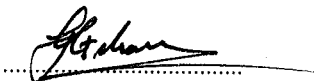
Basis of independent examiner's statement

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

Independent examiner's statement

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

- 1) which gives me reasonable cause to believe that in any material respects the requirements:
 - i. to keep accounting records in accordance with section 130 of the Charities Act; and
 - ii. to prepare financial statements which accord with the accounting records and to comply with the accounting requirements of the Charities Act have not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.



G Graham ACA
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Fareham
Hants
PO16 8XT
7 January 2026

The Abbeyfield Fareham Society Ltd

Consolidated Statement of Comprehensive Income for the Year Ended 30 September 2025

	Note	2025 £	2024 £
Turnover		323,936	302,165
Cost of sales		<u>(325,448)</u>	<u>(262,058)</u>
Gross (deficit)/surplus		(1,512)	40,107
Administrative expenses		(202)	(103)
Other operating income		<u>1,767</u>	<u>6,281</u>
Operating surplus		<u>53</u>	<u>46,285</u>
Other interest receivable and similar income		3,889	4,169
Interest payable and similar expenses		<u>(5,177)</u>	<u>(7,892)</u>
		<u>(1,288)</u>	<u>(3,723)</u>
(Deficit)/surplus before tax	4	<u>(1,235)</u>	<u>42,562</u>
(Deficit)/surplus for the financial year		<u><u>(1,235)</u></u>	<u><u>42,562</u></u>

The Society's only activity is the provision of sheltered housing.

No operations have been discontinued or acquired during the year, and the amounts above relate entirely to continuing operations.

There is no material difference between the retained surplus for the year on ordinary activities stated above and its historical cost equivalent.

The notes on pages 11 to 18 form an integral part of these financial statements.

The Abbeyfield Fareham Society Ltd

(Registration number: 00780423)


Statement of Financial Position as at 30 September 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	5	711,951	714,317
Current assets			
Debtors	6	2,295	4,684
Cash at bank and in hand		176,795	187,621
		179,090	192,305
Creditors: Amounts falling due within one year	7	(14,607)	(20,379)
Net current assets		164,483	171,926
Total assets less current liabilities		876,434	886,243
Creditors: Amounts falling due after more than one year	7	(69,897)	(78,471)
Net assets		806,537	807,772
Reserves			
Retained earnings		806,537	807,772
Surplus		806,537	807,772

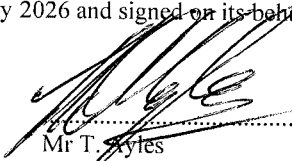
For the financial year ending 30 September 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland'.

Approved and authorised by the Board on 14 January 2026 and signed on its behalf by:



 Mr N. How - Treasurer
 Director



 Mr T. Xyles
 Chairman

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The notes on pages 11 to 18 form an integral part of these financial statements.

The Abbeyfield Fareham Society Ltd

Statement of Changes in Reserves for the Year Ended 30 September 2025

	Retained earnings £	Total £
At 1 October 2024	807,772	807,772
Deficit for the year	<u>(1,235)</u>	<u>(1,235)</u>
At 30 September 2025	<u><u>806,537</u></u>	<u><u>806,537</u></u>
	Retained earnings £	Total £
At 1 October 2023	765,210	765,210
Surplus for the year	<u>42,562</u>	<u>42,562</u>
At 30 September 2024	<u><u>807,772</u></u>	<u><u>807,772</u></u>

The notes on pages 11 to 18 form an integral part of these financial statements.

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

1 General information

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

The address of its registered office is:

24 East Street
Fareham
Hants
PO16 0BY

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' the Companies Act 2006.

Basis of preparation

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

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the Company's activities. Turnover is shown net of sales, returns, rebates and discounts and after eliminating sales within the company.

The Company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the Company's activities.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

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

Asset class	Depreciation method and rate
Fixtures & fittings	10% straight line
Computer equipment	33.33% straight line
Buildings	2.5% straight line

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

Cash and cash equivalents

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

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

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

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

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the consolidated statement of comprehensive income over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Defined contribution pension obligation

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

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

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 10 (2024 - 10).

4 Loss/profit before tax

Arrived at after charging/(crediting)

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

	2025 £	2024 £
Depreciation expense	<u>15,530</u>	<u>15,384</u>

5 Tangible assets

	Land and buildings £	Furniture, fittings and equipment £	Total £
Cost			
At 1 October 2024	744,362	60,719	805,081
Additions	5,640	7,525	13,165
Disposals	-	(684)	(684)
At 30 September 2025	<u>750,002</u>	<u>67,560</u>	<u>817,562</u>
Depreciation			
At 1 October 2024	52,865	37,899	90,764
Charge for the year	8,727	6,804	15,531
Eliminated on disposal	-	(684)	(684)
At 30 September 2025	<u>61,592</u>	<u>44,019</u>	<u>105,611</u>
Carrying amount			
At 30 September 2025	<u>688,410</u>	<u>23,541</u>	<u>711,951</u>
At 30 September 2024	<u>691,497</u>	<u>22,820</u>	<u>714,317</u>

Included within the net book value of land and buildings above is £400,952 (2024 - £400,952) in respect of freehold land which has not been depreciated.

Revaluation

The fair value of the company's Land and Buildings was revalued on 19 January 2023 by an independent valuer (Bernards Estate Agents) to £2,000,000 (2024 - £2,000,000).

6 Debtors

	2025 £	2024 £
Current		
Prepayments	2,293	4,684
Other debtors	2	-
	<u>2,295</u>	<u>4,684</u>

The Abbeyfield Farcham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

7 Creditors

Creditors: amounts falling due within one year

	Note	2025 £	2024 £
Due within one year			
Loans and borrowings	8	4,763	5,231
Accruals and deferred income		813	723
Other creditors		9,031	14,425
		<u>14,607</u>	<u>20,379</u>

Creditors: amounts falling due after more than one year

	Note	2025 £	2024 £
Due after one year			
Loans and borrowings	8	<u>69,897</u>	<u>78,471</u>

8 Loans and borrowings

Non-current loans and borrowings

	2025 £	2024 £
Bank borrowings	<u>69,897</u>	<u>78,471</u>

Current loans and borrowings

	2025 £	2024 £
Bank borrowings	<u>4,763</u>	<u>5,231</u>

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

9 Value for Money Metrics

Metric 1 : Reinvestment %

	2025 £	2024 £
Development of new properties	-	-
Newly built properties acquired	-	-
Works to existing properties	5,640	41,167
Capitalised interest	-	-
Schemes completed	-	-
	<hr/> 5,640	<hr/> 41,167
Tangible fixed assets housing properties at cost	750,002	744,362
Tangible fixed assets housing properties at valuation	-	-
	<hr/> 750,002	<hr/> 744,362
Metric %	0.75%	5.53%

Metric 2a : New Supply (Social Housing Units) %

	2025	2024
Total social units developed or acquired in year	-	-
Social leasehold units	-	-
	<hr/> -	<hr/> -
Total social housing units owned	17	17
Social leasehold units owned	-	-
	<hr/> 17	<hr/> 17
Metric %	-	-

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

Metric 2b : New Supply (Non-Social Housing Units) %

	2025	2024
Total non-social rental housing units owned (acquired in year)	-	-
Non-social leasehold units owned (acquired in year)	-	-
New outright sale units (developed or acquired)	-	-
	<hr/>	<hr/>
	-	-
Total social housing units owned (period end)	17	17
Total non-social rental housing units owned (period end)	-	-
Social leasehold units owned (period end)	-	-
Non-social leasehold units owned (period end)	-	-
	<hr/>	<hr/>
	17	17
Metric %	-	-

Metric 3 : Gearing %

	2025	2024
	£	£
Short-term loans	4,763	5,231
Long-term loans	69,897	78,471
Cash and cash equivalents	(176,795)	(187,621)
Amounts owed to group undertakings	-	-
Finance lease obligations	-	-
	<hr/>	<hr/>
	(102,135)	(103,919)
Tangible fixed assets housing properties at cost	750,002	744,362
Tangible fixed assets housing properties at valuation	-	-
	<hr/>	<hr/>
	750,002	744,362
Metric %	(13.62)%	(13.96)%

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

Metric 4 : EBITDA MRI Interest Cover %

	2025 £	2024 £
Operating surplus/(deficit) overall	(1,235)	42,562
Gain/(loss) on disposal of fixed assets (housing properties)	-	-
Amortised government grants	-	-
Government grants taken to income	-	-
Interest receivable	3,889	4,169
Capitalised major repairs expenditure for period	(5,640)	(41,167)
Total depreciation charge for period	<u>15,530</u>	<u>15,384</u>
	12,544	20,948
Interest capitalised	-	-
Interest payable and financing costs	<u>5,379</u>	<u>7,995</u>
	5,379	7,995
Metric %	233.2%	262.01%

Metric 5 : Headline Social Housing Cost £

	2025 £	2024 £
Management costs	37,756	39,909
Service charge costs	109,162	112,813
Routine maintenance costs	22,158	13,438
Planned maintenance costs	42,046	6,454
Major repairs expenditure	38,341	12,751
Lease costs	-	-
Capitalised major repairs expenditure for period	5,640	41,167
Other (social housing letting) costs	60,332	61,308
Charges for support services	-	-
Development services	-	-
Community/neighbourhood services	-	-
Other social housing activities : Other	-	-
	<u>315,434</u>	<u>287,841</u>
Total social housing units owned and/or managed at period end	<u>17</u>	<u>17</u>
	17	17
Metric £	18,555	16,932

The Abbeyfield Fareham Society Ltd

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

Metric 6a : Operating Margin (social housing lettings) %

	2025 £	2024 £
Operating Surplus/(deficit) (social housing lettings)	(1,235)	42,562
Turnover from social housing lettings	323,936	302,165
Metric %	(0.38)%	14.09%

Metric 6b : Operating Margin (Overall) %

	2025 £	2024 £
Operating surplus/(deficit) overall	(1,235)	42,562
Gain/(loss) on disposal of fixed assets (housing properties)	-	-
	<u>(1,235)</u>	<u>42,562</u>
Turnover (overall)	323,936	302,165
Metric %	(0.38)%	14.09%

Metric 7 : Return on Capital Employed %

	2025 £	2024 £
Operating surplus/(deficit) overall	(1,235)	42,562
Share of operating surplus/(deficit) in joint ventures or associates	-	-
	<u>(1,235)</u>	<u>42,562</u>
Total assets less current liabilities	876,434	886,243
Metric %	(0.14)%	4.8%

The Abbeyfield Fareham Society Ltd

**Detailed Consolidated Statement of Comprehensive Income for the Year Ended 30
September 2025**

	2025 £	2024 £
Turnover		
Rent Income (100% Capacity)	331,596	311,950
Losses from vacancies and absences	<u>(7,660)</u>	<u>(9,785)</u>
	<u>323,936</u>	<u>302,165</u>
Cost of sales		
Food and Other Household Costs	(34,052)	(33,494)
Housekeepers and Ancillary Staff Wages	(75,111)	(79,319)
Admin Wages	(37,755)	(39,910)
Travelling	(442)	(42)
Staff NIC (Employers)	(452)	-
Staff pensions	(1,472)	(1,580)
Accountancy	(2,459)	(2,069)
Subscriptions	(1,268)	(1,147)
Staff training	(523)	-
Printing, Postage and Stationery	(594)	(584)
Computer Requisites	(774)	(1,028)
Advertising	(61)	(85)
Telephone	(2,800)	(1,947)
Residents gifts and functions	(2,545)	(1,960)
Gardening	(1,665)	(3,106)
Cleaning	(10,284)	(8,200)
Rates	(5,344)	(5,350)
Water rates	(1,700)	(3,393)
Light, heat and power	(16,894)	(15,725)
Insurance	(4,680)	(5,604)
TV Licence	(346)	(613)
Legal and Professional Fees	(6,152)	(8,719)
Repairs and Maintenance	(102,545)	(32,643)
Staff Entertaining	-	(156)
Amortisation of freehold property	(8,726)	(8,586)
Depreciation of fixtures & fittings	(4,286)	(6,318)
Depreciation of office equipment	<u>(2,518)</u>	<u>(480)</u>
	<u>(325,448)</u>	<u>(262,058)</u>
Net rent (deficit)/surplus	<u>(1,512)</u>	<u>40,107</u>

This page does not form part of the statutory financial statements.

The Abbeyfield Fareham Society Ltd

**Detailed Consolidated Statement of Comprehensive Income for the Year Ended 30
September 2025**

	2025	2024
	£	£
Net rent (deficit)/surplus b/f	(1,512)	40,107
Other operating income		
Bank interest receivable	3,889	3,846
Other interest receivable	-	323
Donations	<u>1,767</u>	<u>6,281</u>
	<u>5,656</u>	<u>10,450</u>
Finance charges		
Bank charges	(202)	(103)
Finance costs	<u>(5,177)</u>	<u>(7,892)</u>
	<u>(5,379)</u>	<u>(7,995)</u>
 Net (Deficit)/surplus	 <u>(1,235)</u>	 <u>42,562</u>

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