

Charity registration number 247935 (England and Wales)

**CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	N Crockett J Donegan M Morrison
Charity number (England and Wales)	247935
Principal address	Hurstleigh Shire Lane Chorleywood Hertfordshire WD3 5NR
Independent examiner	Nicholas Corden ACA, Summers Morgan First Floor, Sheraton House Lower Road Chorleywood Hertfordshire WD3 5LH
Bankers	National Westminster Bank plc PO Box 498 13 High Street Chesham Bucks HP5 1BQ

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

CONTENTS

	Page
Trustees' report	1 - 2
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes to the financial statements	6 - 13

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees present their report and accounts for the year ended 31 March 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Charity's trust deed, the Charities Act 2011, and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)".

Objectives and activities

The policies adopted are in furtherance of the Charity's main object, which is the running of a home for the elderly known as "Hurstleigh" in Shire Lane, Chorleywood. The Charity is categorised as a non-profit organisation.

Public benefit

The aims of the Charity are to provide, maintain and upgrade secure homes for elderly residents from within the area of Chorleywood. The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Trust should undertake. Through achieving these aims the Charity provides a benefit to the public.

Achievements and performance

Significant activities and achievements against objectives

The Charity was able to achieve its objectives, ensuring enough income was raised in order to continue running the home for the benefit of the current and future residents.

Financial review

The policy of the Charity is to ensure that enough income is raised, primarily from rental income, to achieve the objectives stated for the benefit of the current and future residents. Rental income is set at a level which allows for the running expenses of Hurstleigh to be covered and to create a small contingency for unforeseen emergencies, including a shortfall in rental income.

Reserves policy

There were total reserves held at the balance sheet date of £728,817(2024: £706,158). Of these, £nil (2024: £nil) were restricted, £348,791(2024: £364,469) were designated and £380,026(2024: £341,689) were unrestricted.

The total free reserves were £380,026(2024: £341,689).

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level of at least one year's expenditure. The Trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the Trust's current activities. The level of reserves has been held significantly above this level throughout the year. The Trustees have major projects planned for the future; these will be funded by the excess funds held in free reserves.

Major risks

The Trustees continue to review the major risks to which the Charity is exposed and take appropriate steps which they feel are necessary to ensure that such risks are minimised.

Structure, governance and management

The Trust was established by a charitable trust deed on 20th April 1966. The objects are the provision and maintenance of homes for persons of retirement age, resident or formerly resident within the area of Chorleywood.

The Trustees who served during the year and up to the date of signature of the financial statements were:

N Crockett
J Donegan
M Morrison

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Recruitment and appointment of trustees

New Trustees are appointed by unanimous agreement of the existing Trustees, having regard to the skills necessary to ensure the Trustees meet their statutory obligations. Trustees are introduced to the Charity's residential home and its staff, and relevant procedures and systems are explained.

Organisational structure

The Trust is run by its Board of Trustees and a Management Committee. Day to day operation of the charity is delegated to Nick Simons, who is considered key management personnel. It employs a warden and deputy wardens to supervise the day to day running of Hurstleigh.

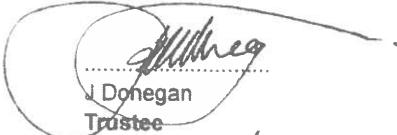
Relationship with related parties

The Charity has no connected charities as defined by the SORP Accounting and Reporting by Charities.

Promoting the success of the company

The fixed assets are stated in the accounts at cost, less depreciation. The market value is now considered to be in excess of £3 million.

The Trustees' report was approved by the Board of Trustees.


.....
J Donegan
Trustee
Date: 9/7/2025.....

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

I report to the Trustees on my examination of the financial statements of Chorleywood And District Homes For The Elderly (the Trust) for the year ended 31 March 2025.

Responsibilities and basis of report

As the Trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

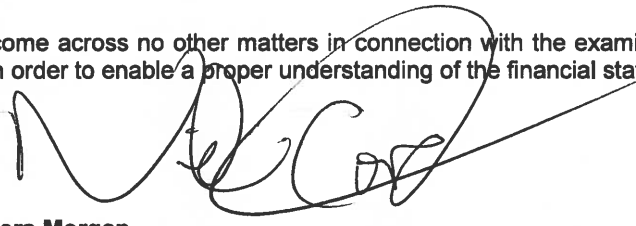
I report in respect of my examination of the Trust's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Trust as required by section 130 of the Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a true and fair view, which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Nicholas Corden ACA, Summers Morgan

First Floor, Sheraton House

Lower Road

Chorleywood

Hertfordshire

WD3 5LH

Date:

14th July 2025

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Total 2025 £	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £
Income and endowments from:							
Donations and legacies	2	732	-	732	86	-	86
Charitable activities	3	218,620	-	218,620	203,964	-	203,964
Interest Income	4	16,060	-	16,060	5,675	-	5,675
Other income	4	6,760	-	6,760	5,245	-	5,245
Total income		242,172	-	242,172	214,970	-	214,970
Expenditure on:							
Raising funds	5	564	-	564	838	-	838
Charitable activities	6	203,271	15,678	218,949	189,444	15,523	204,967
Total expenditure		203,835	15,678	219,513	190,282	15,523	205,805
Net income/(expenditure)		38,337	(15,678)	22,659	24,688	(15,523)	9,165
Transfers between funds		(10,221)	10,221	-	(3,949)	3,949	-
Net movement in funds		28,116	(5,457)	22,659	20,739	(11,574)	9,165
Reconciliation of funds:							
Fund balances at 1 April 2024		341,689	364,469	706,158	320,950	376,043	696,993
Fund balances at 31 March 2025		369,805	359,012	728,817	341,689	364,469	706,158

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	11		359,012		364,469
Current assets					
Debtors	12	1,344		673	
Cash at bank and in hand		384,675		351,167	
		<u>386,019</u>		<u>351,840</u>	
Creditors: amounts falling due within one year	13	<u>(16,214)</u>		<u>(10,151)</u>	
Net current assets			369,805		341,689
Total assets less current liabilities			<u>728,817</u>		<u>706,158</u>
The funds of the Trust					
Unrestricted funds - general	17		369,805		341,689
Unrestricted funds - designated			359,012		364,469
			<u>728,817</u>		<u>706,158</u>

The financial statements were approved by the Trustees on 9/7/2025

J Donegan
Trustee

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

Chorleywood And District Homes For The Elderly is a charitable incorporated organisation (CIO) registered with the Charity Commission. Its principal address is detailed within the legal and administrative section of the accounts.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Trust's declaration of trust, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Trust is a Public Benefit Entity as defined by FRS 102.

The Trust has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Trust. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the Trust has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Designated funds are part of the unrestricted funds set aside to be used for a particular future project, this is set out in the notes to the accounts.

1.4 Income

Rental income is shown net of letting voids and is taken to the Income and Expenditure account on an accruals basis. Donations are taken when received.

1.5 Expenditure

Independent examiner fees are shown as governance costs in the analysis of resources expended. Other than fundraising and publicity expenses, all other costs relate directly to the running of Hurstleigh.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold Buildings	2% Straight Line
Fixtures, fittings & equipment	15% Straight Line

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the Trust reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The company 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 amortised cost.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Trust's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Trust is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.12 Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of the initial building development and is therefore shown as a deduction from the cost of Housing Properties on the Balance Sheet. HAG is repayable under certain circumstances, primarily following the sale of the property but will normally be restricted to net proceeds of sale.

1.13 Extraordinary repairs

Costs of maintenance and upgrading of accommodation, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donations and gifts	732	86

3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Rental Income		
Services provided under contract	218,620	203,964

4 Interest and Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	6,760	5,245
Interest income	16,060	5,675
	22,820	10,920

Other incoming resources cover interest received, laundry and lunch club income.

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

5 Expenditure on raising funds

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Fundraising & Publicity		
Staging fundraising events	564	838
	<u>564</u>	<u>838</u>

Fundraising and publicity costs are paid from unrestricted funds.

6 Expenditure on charitable activities

	Running of Hurstleigh 2025 £	Running of Hurstleigh 2024 £
Direct costs		
Staff costs	106,894	102,490
Depreciation and impairment	15,678	15,523
	<u>122,572</u>	<u>118,013</u>
Share of support and governance costs (see note 7)		
Support	93,877	83,447
Governance	2,500	3,507
	<u>218,949</u>	<u>204,967</u>
Analysis by fund		
Unrestricted funds - general	203,271	189,444
Unrestricted funds - designated	15,678	15,523
	<u>218,949</u>	<u>204,967</u>

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

7 Support costs

	Support costs	Governance costs	2025	Support costs	Governance costs	2024
	£	£	£	£	£	£
Rates, Light and Heat	32,828	-	32,828	21,705	-	21,705
Insurance	9,956	-	9,956	9,402	-	9,402
Legal and Professional	2,976	-	2,976	4,306	-	4,306
Repairs and Maintenance	39,195	-	39,195	41,140	-	41,140
Telephone and Fax	5,663	-	5,663	1,567	-	1,567
Bank Charges	313	-	313	585	-	585
Sundry expenses	-	-	-	1,656	-	1,656
Housekeeping	2,946	-	2,946	3,086	-	3,086
Independent Examination fees	-	2,500	2,500	-	3,507	3,507
	<u>93,877</u>	<u>2,500</u>	<u>96,377</u>	<u>83,447</u>	<u>3,507</u>	<u>86,954</u>
Analysed between Charitable activities	<u>93,877</u>	<u>2,500</u>	<u>96,377</u>	<u>83,447</u>	<u>3,507</u>	<u>86,954</u>

Governance costs relate to payments to the independent examiners of £2,500 (2022 - £2,000) in respect of their fees

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration during the year.

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Warden	1	1
Assistant Warden	3	3
Total	<u>4</u>	<u>4</u>

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

9 Employees (Continued)

Employment costs	2025 £	2024 £
Wages and salaries	100,570	97,271
Social security costs	3,565	2,758
Other pension costs	2,759	2,461
	<u>106,894</u>	<u>102,490</u>

During the year key management personnel did not receive any remuneration for their work for the Trust.

There were no employees whose annual remuneration was more than £60,000.

10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

11 Tangible fixed assets

	Freehold Buildings £	Fixtures, fittings & equipment £	Total £
Cost			
At 1 April 2024	605,427	96,050	701,477
Additions	9,701	519	10,220
At 31 March 2025	<u>615,128</u>	<u>96,569</u>	<u>711,697</u>
Depreciation and impairment			
At 1 April 2024	250,353	86,653	337,006
Depreciation charged in the year	12,303	3,376	15,679
At 31 March 2025	<u>262,656</u>	<u>90,029</u>	<u>352,685</u>
Carrying amount			
At 31 March 2025	<u>352,472</u>	<u>6,540</u>	<u>359,012</u>
At 31 March 2024	<u>355,073</u>	<u>9,396</u>	<u>364,469</u>

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Other debtors	608	-
Prepayments and accrued income	736	673
	<u>1,344</u>	<u>673</u>

13 Creditors: amounts falling due within one year

	Notes	2025 £	2024 £
Other taxation and social security		2,220	2,785
Deferred income	14	1,997	1,992
Accruals		11,997	5,374
		<u>16,214</u>	<u>10,151</u>

14 Deferred income

	2025 £	2024 £
Other deferred income	<u>1,997</u>	<u>1,992</u>

Deferred income is included in the financial statements as follows:

	2025 £	2024 £
Deferred income is included within:		
Current liabilities	<u>1,997</u>	<u>1,992</u>
Movements in the year:		
Deferred income at 1 April 2024	1,992	-
Released from previous periods	(1,992)	-
Resources deferred in the year	<u>1,997</u>	<u>1,992</u>
Deferred income at 31 March 2025	<u>1,997</u>	<u>1,992</u>

15 Retirement benefit schemes

	2025 £	2024 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>2,759</u>	<u>2,461</u>

CHORLEYWOOD AND DISTRICT HOMES FOR THE ELDERLY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Retirement benefit schemes

(Continued)

The Trust operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the Trust in an independently administered fund.

16 Analysis of net assets between funds

	Unrestricted funds general 2025 £	Unrestricted funds designated 2025 £	Total 2025 £
At 31 March 2025:			
Tangible assets	-	359,012	359,012
Current assets/(liabilities)	369,805	-	369,805
	<u>369,805</u>	<u>359,012</u>	<u>728,817</u>
	Unrestricted funds general 2024 £	Unrestricted funds designated 2024 £	Total 2024 £
At 31 March 2024:			
Tangible assets	-	364,469	364,469
Current assets/(liabilities)	341,689	-	341,689
	<u>341,689</u>	<u>364,469</u>	<u>706,158</u>

17 Designated funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Balance at 1 April 2024 £	Incoming resources £	Balance at 31 March 2025 £
Tangible asset fund	376,043	3,949	(15,523)	19,471	-	19,471
	<u>376,043</u>	<u>3,949</u>	<u>(15,523)</u>	<u>19,471</u>	<u>-</u>	<u>19,471</u>

The trustees have established a designated fund to represent the value of the fixed assets at the year end; resources expended represent the depreciation on assets and transfers represent fixed asset additions.

18 Related party transactions

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