

Company number: 00885474 Charity number: 249443 Registered Society number: H2257

**THE ABBEYFIELD CROWBOROUGH
SOCIETY LIMITED**

**DIRECTORS' REPORT AND UNAUDITED
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 MARCH 2025**

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

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THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION *FOR THE YEAR ENDED 31 MARCH 2025*

Directors and trustees	Mrs B R Tankard (Chair) Mrs B Rundle Mrs M S Thomas Mr K Rundle Mrs E Taylor
Company registered number	885474
Charity registered number	249443
Registered society number	H2257
Registered office	The Lodge Eridge Road Crowborough TN6 2SL
Address	Darwin House Crowborough Hill Crowborough East Sussex TN6 2JA
Independent examiner	Jonathan Healey BA FCA Lindeyer Francis Ferguson Limited Chartered Accountants North House 198 High Street Tonbridge Kent TN9 1BE
Bankers	Santander Bank Tunbridge Wells Kent TN1 2YW

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The directors (who are also the trustees for the purposes of charity law) present their report and the financial statements of The Abbeyfield Crowborough Society Limited for the year ended 31 March 2025.

The directors confirm that the report and financial statements of the charity comply with the current statutory requirements, the requirements of the company's governing document, and the provisions of "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019) (Charities SORP (FRS 102)).

Legal and administrative information set out on page 1 forms part of this report.

Structure and governance

The Society is a company limited by guarantee, governed by its Memorandum and Articles of Association, having no share capital and is registered as a charity and with the Regulator of Social Housing as a registered social housing provider.

The trustees are all volunteers and have come from a number of different business management and caring backgrounds with professional qualifications and a wealth of experience. We constantly seek and interview those potential trustee applicants who have suitable skill additions for positions on our board. New trustees undergo an induction process and, with existing trustees, are encouraged and receive on-going training both within and outside the Abbeyfield organisation.

The trustees decide the policies of the organisation, within the Abbeyfield guidelines. We seek to provide a good and comfortable environment for our residents, whilst keeping control of costs and ensuring adequate reserves for future needs.

A risk assessment has been carried out by the Housekeepers and one of the trustees in relation to slips and trips. The trust follows national guidance on monitoring of other potential risks to residents, staff and the business as a whole.

Objectives and activities

Our organisation provides supported, sheltered accommodation, at an affordable price, to the elderly, frail and lonely. We are affiliated to Abbeyfield England Ltd and operate to their nationally accepted standards and to those required by government agencies, which monitor us, or provide us with funding. All the aforementioned is in accordance with our Memorandum and Articles of Association.

We work with other Abbeyfield organisations, sharing resources and ideas where possible. In addition, we work with government departments to help provide ever better support to enable our residents to remain independent for as long as possible.

In setting objectives and planning for activities the trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit.

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2025

Mission Statement

Caring means that the wellbeing of our residents is central to everything we do and that every individual will be treated with dignity and respect. It also embraces our volunteers and staff and by learning and supporting each other Abbeyfield will be an organization where people can grow and find fulfilment.

Openness means that as an organisation we encourage and support new ideas from our residents, volunteers and staff and by learning through discussion, we appreciate each other's differences and will adopt suggestions which improve the service that Abbeyfield provides. We will be open to change and will seize opportunities that allow us to continue working towards our mission.

Honesty means that we will each work in an ethical way. As individuals we will each lead by example in order that residents, volunteers and staff will have confidence in the integrity of Abbeyfield.

Respect is something we understand we have to earn. We earn it not only by valuing each other as individuals and valuing each other's views, beliefs and background, but also by working hard to develop relationships with our residents, volunteers, staff and communities in which we operate. We act in a respectful way towards each other, honouring the commitments and promises we have made to each other.

Financial review

The surplus for the year was £26,223 (2024: £14,780). At the end of the year unrestricted reserves were £428,861 (2024: £402,638) of which £222,332 (2024: £228,165) was held as tangible fixed assets leaving £206,529 (2024: £174,473) held as free reserves.

Reserves are held by the Society as extra funds to support any potential loss of income from rents and to cover any additional unexpected expenditure such as explosion, fire, flood, chemical or biological contamination, disease, pandemic, food poisoning, additional employee expenses for long term sickness/injury, unexpected high maintenance costs and a reduction in residents.

Achievements

Residents continue to enjoy living independent lives and joining local clubs. It is hoped the cost of living will decrease in the coming months.

Directors

The directors who served during the year were:

Mrs B R Tankard (Chair)
Mrs B Rundle
Mr K Rundle
Mrs Elaine Taylor

Mrs M S Thomas

In accordance with the Articles of Association, Mrs B Rundle and Mr K Rundle offer themselves for re-election at the next AGM.

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the society and of the surplus or deficit of the society for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP FRS 102;
- make judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the society's transactions and disclose with reasonable accuracy at any time the financial position of the society 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 society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This Report has been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006.

This report was approved by the board on 15 August 2025 and signed on its behalf.

Mrs B R Tankard
Chair

Mrs B H Rundle
Treasurer

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

I report to the charity trustees on my examination of the accounts of The Abbeyfield Crowborough Society Limited ('the company') for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the charitable company (and its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the company's accounts carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

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:

- accounting records were not kept in respect of the company as required by section 386 of the 2006 Act; or
- the accounts do not accord with those records; or
- the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 and in order to enable a proper understanding of the accounts to be reached.

Jonathan Healey BA FCA
Lindeyer Francis Ferguson Limited
Chartered Accountants
North House,
198 High Street,
Tonbridge, Kent, TN9 1BE

Dated: 26 August 2025

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2025

	Note	<i>Unrestricted funds 2025 £</i>	<i>Unrestricted funds 2024 £</i>
Income from:			
Donations and legacies		5,100	418
Charitable activities:			
Residential charges	2	152,748	150,005
Interest receivable		6,273	6,027
Other income		256	998
Total income		<u>164,377</u>	<u>157,448</u>
Expenditure on:			
Charitable activities	3	<u>138,154</u>	<u>142,668</u>
Total expenditure		<u>138,154</u>	<u>142,668</u>
Net income and net movement in funds	4	26,223	14,780
Reconciliation of funds:			
Total funds brought forward		<u>402,638</u>	<u>387,858</u>
Total funds carried forward	9	<u><u>428,861</u></u>	<u><u>402,638</u></u>

The Society's only activity is the provision of supported accommodation.

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

BALANCE SHEET AS AT 31 MARCH 2025

			2025		2024
	Note	£	£	£	£
Fixed assets					
Tangible fixed assets	6		222,332		228,165
Current assets					
Debtors	7	2,547		2,467	
Cash at bank and in hand		207,259		176,474	
		<u>209,806</u>		<u>178,941</u>	
Creditors: amounts falling due within one year	8	(3,277)		(4,468)	
Net current assets			206,529		174,473
Net assets			<u>428,861</u>		<u>402,638</u>
Charity funds					
Unrestricted funds	9		<u>428,861</u>		<u>402,638</u>

The directors consider that the society is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act. The directors acknowledge their responsibilities for ensuring that the society keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the society as at 31 March 2025 and of its surplus or deficit for the year then ended in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to the financial statements so far as applicable to the society.

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

The financial statements were approved and authorised for issue by the board on 15 August 2025 and were signed on its behalf by:

Mrs B R Tankard
Chairman

Mrs B Rundle
Treasurer

Company registration number: 885474

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

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

1.1 Status

The Abbeyfield Crowborough Society Limited is a company limited by guarantee registered in England and Wales, a registered charity and a private registered provider of social housing in the United Kingdom. Its registered office is The Lodge, Eridge Road, Crowborough, East Sussex, TN6 2SL.

1.2 Basis of preparation

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 (FRS 102)" (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Accounting Direction for Private Registered Providers of Social Housing 2019, and the Companies Act 2006.

The Abbeyfield Crowborough Society Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

There are no material uncertainties about the charity's ability to continue, and so the going concern basis of accounting has been adopted.

The financial statements are presented in pounds sterling and rounded to the nearest pound.

1.3 Income

Residential charges are recognised in the period for which they are payable.

Income from donations, legacies and grants including social housing grants, is recognised when the charity is entitled to the funds, the receipt is probable and the amount can be measured reliably. For donations this is usually on receipt. For grants, this is usually when a formal offer is made in writing. Income from legacies is recognised when there has been a grant of probate, the executors have established that there are sufficient assets in the estate to pay the legacy, and any conditions attached to the legacy are within the charity's control or have been met. Investment income is recognised when receivable.

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1.4 Expenditure

Expenditure is recognised when a present legal or constructive obligation exists at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount can be estimated reliably.

Expenditure on charitable activities includes expenditure on social housing activities.

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives.

Fixtures, fittings and equipment	5 or 10 years straight line
Freehold housing land and buildings	Between 25 and 100 years straight line as set out below

Major components are treated as separate assets and depreciated over their expected useful economic lives as follows:

Land	Not depreciated
Main fabric/structure	100 years
Roof structure	60 years
Windows and external doors	35 years
Central heating systems	35 years
Kitchens and bathrooms	35 years
Car park	25 years

1.6 Financial instruments

The charity only has financial instruments of a kind that qualify as basic financial instruments. Short-term debtors and creditors are measured at settlement value. Any losses from impairment are recognised in income and expenditure.

1.7 Fund accounting

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

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1.8 VAT and taxation

The charity is not registered for VAT and expenditure shown is inclusive of VAT suffered. As a registered charity, the charity is exempt from liability to taxation on its income and gains.

2 Income from charitable activities

	2025 £	2024 £
Residential charges receivable	221,140	198,357
Losses from vacancies	(68,392)	(48,352)
	<u>152,748</u>	<u>150,005</u>

3 Expenditure on charitable activities

	2025 £	2024 £
<i>Direct service costs</i>		
Staff costs	71,181	66,739
Food and other household costs	14,951	14,044
Council tax and water rates	3,919	3,624
Garden maintenance	4,817	4,160
Heating and lighting	11,708	14,990
TV Licence	177	167
Subscriptions	688	340
Telephone/Lifeline	1,039	1,438
Repairs and maintenance	10,763	19,310
Depreciation: fixtures and fittings	1,913	1,913
Depreciation: buildings and improvements	3,920	3,920
<i>Support costs</i>		
Insurances	3,316	3,264
Telephone	974	842
Abbeyfield Society affiliation fee	2,954	2,064
Staff training	24	48
Postage stationary and advertising	1,332	1,673
Sundry expenses	25	42
Health and safety	613	74
Legal and professional fees	1,320	1,370
<i>Governance costs</i>		
Independent examiner's remuneration	2,520	2,646
	<u>138,154</u>	<u>142,668</u>

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

4 Net income

	2025	2024
	£	£
Net income is stated after charging:		
Independent examiner's remuneration:		
Examination services	1,500	1,500
Other services	1,020	1,146
Depreciation of tangible fixed assets	5,833	5,833

5 Staff numbers and costs

The average number of persons employed by the charity on a headcount basis during the year was 7 (2024 - 7). The average number in full time equivalents was 3 (2024 - 3).

	2025	2024
	£	£
Salaries and wages	70,316	66,003
Pension costs	865	736
	71,181	66,739

No member of staff earned over £60,000 for the financial year (2024 - £Nil).

During the year no expenses were reimbursed to trustees (2024 - £Nil). No fees or remuneration were paid to any member, committee member or officer (2024 - £Nil).

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

6 Tangible fixed assets

	Freehold housing land and buildings £	Furniture fittings and equipment £	Total £
Cost			
At 1 April 2024	305,081	102,974	408,055
Disposals	-	(1,289)	(1,289)
At 31 March 2025	305,081	101,685	406,766
Depreciation			
At 1 April 2024	92,807	87,083	179,890
Charge for the year	3,920	1,913	5,833
Disposals	-	(1,289)	(1,289)
At 31 March 2025	96,727	87,707	184,434
Net book value			
At 31 March 2025	208,354	13,978	222,332
At 31 March 2024	212,274	15,891	228,165

7 Debtors

	2025 £	2024 £
Prepayments	2,547	2,467

8 Creditors: Amounts falling due within one year

	2025 £	2024 £
Accruals	2,520	4,468
Taxation and social security	757	-
	3,277	4,468

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

9 Charity funds

<i>Current year</i>	Brought forward £	Income £	Expenditure £	Carried forward £
Unrestricted funds:				
General funds	402,638	164,377	(138,154)	428,861
<i>Prior year</i>	Brought forward £	Income £	Expenditure £	Carried forward £
Unrestricted funds:				
General funds	387,858	157,448	(142,668)	402,638

10 Housing stock

	2025	2024
Supported accommodation		
Number of bedspaces	8	8

11 Financial commitments

When both properties were amalgamated a social housing grant of £91,707 was received. This would be repayable if the property was sold.

The records at Companies House show there to be a registered charge on the property by a third party.

12 Related party transactions and balances

There are no key management personnel apart from the directors, who are not remunerated.

There were no transactions with related parties in the current or prior year.

THE ABBEYFIELD CROWBOROUGH SOCIETY LIMITED

DETAILED INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2025

		2025 £	2024 £
Income			
Residential charges receivable		221,140	198,357
Losses from vacancies		(68,392)	(48,352)
Interest receivable		6,273	6,027
Donations and Legacies		5,100	418
Other income		256	998
		<hr/>	<hr/>
		164,377	157,448
Service costs			
Staff costs	71,181	66,739	
Food and other household costs	14,951	14,044	
Council tax and water rates	3,919	3,624	
Garden maintenance	4,817	4,160	
Heating and lighting	11,708	14,990	
TV Licence	177	167	
Subscriptions	688	340	
Telephone/Lifeline	1,039	1,438	
Repairs and maintenance	10,763	19,310	
Depreciation: fixtures and fittings	1,913	1,913	
Depreciation: buildings and improvements	3,920	3,920	
	<hr/>	<hr/>	
		(125,076)	(130,645)
Support costs			
Insurances	3,316	3,264	
Telephone	974	842	
Abbeyfield Society affiliation fee	2,954	2,064	
Independent examiner's remuneration	2,520	2,646	
Health and safety	613	74	
Legal and professional fees	1,320	1,370	
Staff training	24	48	
Postage stationary and advertising	1,332	1,673	
Sundry expenses	25	42	
	<hr/>	<hr/>	
		(13,078)	(12,023)
Surplus for the year		<hr/> <hr/>	<hr/> <hr/>
		26,223	14,780