

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2025

H3470

Company registration number 953566

Charity registration number 259951 (England and Wales)

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr A A Bardon Mrs A D Turner Mr C C Sykes Mrs G Fox Mrs S Walker Mr I G Crane Mrs A Maitland	(Appointed 2 December 2024)
Secretary	Mrs A D Turner	
Charity number	259951	
Company number	953566	
Registered office	The Limes Sowerby Thirsk North Yorkshire YO7 1HX	
Independent examiner	Andrew Young FCA Hentons (York) Limited 24 Finkle Street Thirsk North Yorkshire YO7 1DA	
Bankers	Virgin Money Plc 38 High Row Darlington DL3 7QT	

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4	Statement of trustees' responsibilities
5	Independent examiner's report
6	Statement of financial activities
7	Statement of financial position
8 - 16	Notes to the financial statements

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MAY 2025

The trustees present their annual report and financial statements for the year ended 31 May 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charitable company's governing document, the Companies Act 2006 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)" (effective 1 January 2019).

Objectives and activities

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

The principal activity and source of income of the Society is the provision of sheltered accommodation for the elderly in accordance with the aims and principles of the Abbeyfield Society Limited.

Achievements and performance

The year from 1st June 2024 to the end of May 2025 has been another successful and busy one for The Society.

It is always sad to report a bereavement but we must mention the sad loss in December of Mr Arthur Whitehead who had been a member for over 20 years initially as a Trustee and latterly as our President. His wise counsel and sound guidance will be missed.

It was also with sadness that The Limes saw two of its longer standing residents move to care homes where they could enjoy more personal care. The vacancies which this brought were filled within the year which was very encouraging and bodes well for the Society as it moves forward.

The Limes has seen extensive works to upgrade its fire doors and this is almost complete throughout the property.

The rental properties have also seen two vacancies during the year but were quickly filled by new tenants. The Society continued its planned upgrades, particularly with bathrooms, and that along with regular additional maintenance and timely ongoing repairs keeps these properties in top condition.

Residents of the Limes have again enjoyed many and varied activities including a Summer Strawberry Tea, 80th Anniversary Celebrations for V.E. Day, various themed lunches, a 'Fraud and Scams' talk, 'sponsored walk around the house' raising money for a local Hospice Charity and visit from Hand Bell Ringers and local Brownies to name a few.

I cannot close without expressing a very big 'Thank You' to all staff, Trustees and residents who, in so many ways, contribute to the here and now and the future, helping to ensure the ongoing viability and sustainability of The Society.

Financial review

Occupancy levels during the year were approximately 91% (2024 - 91%). The results for the year are as set out in the income and expenditure account and the surplus on ordinary activities of £43,112 (2024 - £64,317) will be transferred to the income and expenditure accumulated surplus. In addition the Major repairs reserve has increased by £10,896 (2024 - £9,906) in the event of the need for major refurbishments.

The financial position at the end of the year is shown on page 7. The Directors consider the results for the year and the state of affairs of the Society to be satisfactory.

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

The Directors aim to keep cash reserves equivalent to three months running costs (approximately £60,000). Any surplus funds will be retained and used to assist in the purchase of future housing properties and to ensure the properties are maintained to a high standard.

The Directors monitor the financial position of the Society at each committee meeting and also examine other operational and business risks. The Directors are satisfied that systems are in place to mitigate the exposure to the major risks by following the relevant Abbeyfield Standards procedures

Structure, governance and management

The Society is registered with Homes England (number H3470), is a company limited by guarantee (number 953566), having no share capital and with solely charitable objectives, and registered as a charity (number 259951). The liability of the members in the event of a winding up is limited by guarantee to an amount not exceeding £1 per trustee.

The governing document is its memorandum and articles of association dated 1 December 2009.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr A A Bardon
Mrs A D Turner
Mr C C Sykes
Mrs G Fox
Mrs S Walker
Mr I G Crane
Mrs A Maitland

(Appointed 2 December 2024)

All trustees retire annually and being eligible, offer themselves for re-election at the Annual General Meeting.

New trustees are given adequate training in respect of their legal obligations under charity and company law, in particular in relation to the Charity Commission Guidance on Public Benefit, the company memorandum and articles of association dated 1 December 2009, and the trustees decision making processes.

A Committee of Directors, who meet bi-monthly, administers the Society. There are currently nine employees appointed by the Directors.

Statement of trustees' responsibilities

The trustees, who are also the directors of The Abbeyfield Thirsk & Sowerby 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).

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2025

Public Benefit

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Society's aims and objectives and in planning its future activities. In particular the Trustees consider how planned activities will contribute to the Society's aims and objectives which they have set.

The Trustees are committed to furthering the Society's objectives primarily by providing high quality care and support to elderly users of the Society's facilities. It is the objective of the trustees each year to maximize the public benefit of the society in providing high quality care and support, having regard to the extent of the Society's income and reserves, the cost of the facilities and the ability of residents to make payments from their own resources.

In accordance with the requirements of the Regulator of Social Housing the Society sets out below the Value for Money Metrics in accordance with the Technical note guidance.

Metric 1 - Reinvestment %	-
Metric 2 - a) New supply delivered social housing	-
Metric 2 - b) New supply delivered non social housing	-
Metric 3 and 4 are zero on the basis that the Society has no debt or loans	-
Metric 5 - Headline social housing cost per unit	£12,500
Metric 6 - a) Operating margin (Social housing letting only)	8.36%
Metric 6 - b) Operating margin (Overall)	13.36%
Metric 7 - Return on Capital Employed	2.29%

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



Mrs G Fox
Trustee

3 November 2025

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MAY 2025

The trustees, who are also the directors of The Abbeyfield Thirsk & Sowerby 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).

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

I report to the trustees on my examination of the financial statements of The Abbeyfield Thirsk & Sowerby Society Limited (the charitable company) for the year ended 31 May 2025.

Responsibilities and basis of report

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

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charitable company'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.

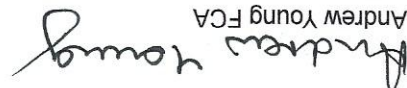
Independent examiner's statement

Since the charitable company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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 charitable company as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 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; or
- 4 the financial statements 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 financial statements 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 in order to enable a proper understanding of the financial statements to be reached.


Andrew Young FCA

Henions (York) Limited

24 Finkle Street

Thirsk

North Yorkshire

YO7 1DA

Dated: 3 November 2025

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MAY 2025

	Unrestricted funds 2025	Unrestricted funds 2024	£
Income and endowments from:			
Charitable activities	284,552	277,575	
Investments	46,112	41,315	
Other income	1,904	2,754	
Total income	332,568	321,644	
Expenditure on:			
Charitable activities	287,075	251,863	
Other expenditure	2,381	5,464	
Total expenditure	289,456	257,327	
Net income and movement in funds	43,112	64,317	
Reconciliation of funds:			
Fund balances at 1 June 2024	1,880,637	1,816,320	
Fund balances at 31 May 2025	1,923,749	1,880,637	

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

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MAY 2025

	Notes	2025	2024
Fixed assets			
Tangible assets	12	655,017	679,588
Investment property	13	954,995	954,995
Current assets			
Debtors	14	9,185	8,081
Cash at bank and in hand		308,215	269,633
Creditors: amounts falling due within one year	15	317,400	277,714
		(3,663)	(31,660)
Net current assets		313,737	246,054
Total assets less current liabilities		1,923,749	1,880,637
The funds of the charitable company	17	1,923,749	1,880,637
Unrestricted funds		1,923,749	1,880,637

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 May 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 3 November 2025

Mrs A D Turner
Trustee

Mrs G Fox
Trustee

Company registration number 953566 (England and Wales)

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2025

1	Accounting policies	<p>Charity information</p> <p>The Abbeyfield Thirsk & Sowerby Society Limited is registered within Homes England (number H3470). It is a charity (number 259951). The liability of the trustees in the event of winding up is limited by guarantee to an amount not exceeding £1 per member. The registered address is The Limes, Sowerby, Thirsk, North Yorkshire, YO7 1HX.</p>
1.1	Basis of preparation	<p>The financial statements have been prepared in accordance with the charitable company's governing document, the Companies Act 2006, 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 charitable company is a Public Benefit Entity as defined by FRS 102.</p>
	Statement of Cash Flows.	<p>The charitable company has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.</p>
		<p>The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.</p>
		<p>The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.</p>
		<p>As per paragraph 1.4 of the Housing SORP 2014, the Society has adopted the Charities SORP for its accounting periods from 1 June 2015.</p>
1.2	Going concern	<p>At the time of approving the financial statements, the trustees have a reasonable expectation that the charitable company 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.</p>
1.3	Charitable funds	<p>Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.</p>
1.4	Income	<p>Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.</p>
1.5	Expenditure	<p>Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.</p> <p>Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.</p>

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

1 Accounting policies (Continued)

Support costs are those functions that assist the work of the Society but do not relate directly undertake the charitable activity. These costs include management, finance, payroll and governance costs which support the Social Housing.

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:

Housing Property	2% reducing balance
Fixtures, Fittings and Equipment	15% reducing balance

Housing land and properties are stated at cost. The cost of the properties is their purchase price together with incidental costs of acquisition.

1.7 Investment property

Investment property are included in the balance sheet at their open market value. No depreciation is provided on investment properties.

1.8 Impairment of fixed assets

At each reporting end date, the charitable company 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).

1.9 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.

1.10 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

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.

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

1	Accounting policies	(Continued)								
Basic financial liabilities										
<p>Basic financial liabilities, including creditors, 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.</p> <p>Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.</p> <p>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.</p>										
1.11 Taxation										
<p>The charity is exempt from corporation tax on its charitable activities.</p>										
1.12 Retirement benefits										
<p>The charitable company operates a defined contribution retirement benefit schemes are charged as an expense as they fall due.</p>										
2	Critical accounting estimates and judgements									
<p>In the application of the charitable company's accounting policies, the trustees 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.</p> <p>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.</p>										
3	Income from charitable activities									
<table><tr><td>Unrestricted funds</td><td>Unrestricted funds</td></tr><tr><td>2025</td><td>2024</td></tr><tr><td>£</td><td>£</td></tr><tr><td>284,552</td><td>277,575</td></tr></table>			Unrestricted funds	Unrestricted funds	2025	2024	£	£	284,552	277,575
Unrestricted funds	Unrestricted funds									
2025	2024									
£	£									
284,552	277,575									
Residents charges										

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

4	Income from investments				
5	Expenditure on charitable activities	Unrestricted funds 2025	Unrestricted funds 2024		
		£	£		
	Rental income	43,818	41,315		
	Interest receivable	2,294	-		
		46,112	41,315		
		Unrestricted funds 2025	Unrestricted funds 2024		
		£	£		
	Direct costs	71,890	67,688		
		24,571	25,119		
	Food and provisions including cleaning materials	19,337	17,955		
	General and water rates	3,915	3,540		
	Heating and lighting	21,987	18,330		
	Repairs and maintenance	60,248	41,181		
	Garden maintenance and window cleaning	2,090	4,313		
	Miscellaneous expenses	1,366	275		
	Lifeline	4,444	5,630		
	Staff training	360	44		
	Advertising	660	485		
	Charitable donation	790	-		
		211,658	184,560		
	Share of support and governance costs (see note 6)	72,617	64,603		
		2,800	2,700		
	Support				
	Governance				
	Analysis by fund	287,075	251,863		
		287,075	251,863		
	Unrestricted funds	287,075	251,863		

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

6 Support costs

Support Governance costs	Support Governance costs	Support Governance costs	Support Governance costs	Support Governance costs	Support Governance costs
2025	2025	2025	2025	2025	2025
£	£	£	£	£	£
52,204	52,204	49,092	49,092	-	49,092
-	-	-	-	-	-
5,676	5,676	3,189	3,189	-	3,189
5,285	5,285	3,533	3,533	-	3,533
-	-	-	-	-	-
2,556	2,556	2,068	2,068	-	2,068
319	319	737	737	-	737
-	-	-	-	-	-
4,389	4,389	3,764	3,764	-	3,764
-	-	-	-	-	-
2,188	2,188	2,220	2,220	-	2,220
-	-	-	-	-	-
2,800	2,800	2,800	2,800	-	2,700
75,417	75,417	64,603	64,603	-	67,303
2,800	2,800	64,603	64,603	2,700	67,303
72,617	72,617	64,603	64,603	2,700	67,303

Staff costs
Affiliation Fee: The
Abbeyfield Society
Insurance
Bookkeeping and payroll
costs
Miscellaneous expenses
Telephone
Legal and professional
fees
Independent examination
fee

Analysed between
Charitable activities

7

Net movement in funds

2025	2024	2025	2024
£	£	£	£
2,800	2,700	2,800	2,700
24,571	25,119	2,800	2,700

Fees payable for the independent examination of the charity's financial statements
Depreciation of owned tangible fixed assets

8

Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charitable company during the year.

9

Employees

The average monthly number of employees during the year was:

2025	2024	2025	2024
Number	Number	Number	Number
9	9	9	9
1	1	1	1
8	8	8	8
18	18	18	18

Hostel Staff
Management
Volunteers

Total

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

9 Employees

Employment costs	2025	2024
Wages and salaries	112,220	95,526
Social security costs	2,148	845
Other pension costs	9,726	4,545
Group life assurance and DBS checks	412	
	<u>124,094</u>	<u>101,328</u>

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

10 Investment property costs

Unrestricted funds

2025	2024
£	£
816	802
180	180
1,385	4,482
<u>2,381</u>	<u>5,464</u>

Insurance
Professional fees
Repairs, renewals and cleaning

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

12	Tangible fixed assets			
		Housing Property	Fixtures, Fittings and Equipment	Total
	Cost	£	£	£
	At 1 June 2024	1,898,636	146,610	2,045,246
	Less: Social housing grants to date	(824,888)	(17,132)	(842,020)
	At 31 May 2025	1,073,748	129,478	1,203,226
	Depreciation and impairment			
	At 1 June 2024	414,808	108,830	523,638
	Depreciation charged in the year	21,475	3,096	24,571
	At 31 May 2025	436,283	111,926	548,209
	Carrying amount			
	At 31 May 2025	637,465	17,552	655,017
	At 31 May 2024	658,940	20,648	679,588
13	Investment property			
	Fair value			
	At 1 June 2024 and 31 May 2025			954,995
	The valuation of the investment property was made as at 31 May 2019 by the trustees, on an open market value basis. No depreciation is provided in respect of these properties.			
	The investment properties are let.			
14	Debtors			
	Amounts falling due within one year:			
	Other debtors	1,663	-	-
	Prepayments and accrued income	7,522		8,081
		9,185		8,081

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

15 Creditors: amounts falling due within one year

	2025	2024
Other creditors	550	550
Accruals and deferred income	3,113	31,110
	<u>3,663</u>	<u>31,660</u>

16 Revaluation reserve

	Balance at 1 June 2023	Movement in funds incoming resources	Balance at 1 June 2024	Movement in funds incoming resources	Balance at 31 May 2025
Investment property revaluation reserve	177,726	-	177,726	-	177,726

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 June 2023	Transfers	Balance at 1 June 2024	Transfers	Balance at 31 May 2025
Major repair reserve	99,058	9,906	108,964	10,896	119,860
	<u>99,058</u>	<u>9,906</u>	<u>108,964</u>	<u>10,896</u>	<u>119,860</u>

FOR THE YEAR ENDED 31 MAY 2025

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THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED
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H3470

Company registration number 953566

Charity registration number 259951 (England and Wales)

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr A A Bardon Mrs A D Turner Mr C C Sykes Mrs G Fox Mrs S Walker Mr I G Crane Mrs A Maitland	(Appointed 2 December 2024)
Secretary	Mrs A D Turner	
Charity number	259951	
Company number	953566	
Registered office	The Limes Sowerby Thirsk North Yorkshire YO7 1HX	
Independent examiner	Andrew Young FCA Hentons (York) Limited 24 Finkle Street Thirsk North Yorkshire YO7 1DA	
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TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)

FOR THE YEAR ENDED 31 MAY 2025

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Objectives and activities

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charitable company should undertake.

The principal activity and source of income of the Society is the provision of sheltered accommodation for the elderly in accordance with the aims and principles of the Abbeyfield Society Limited.

Achievements and performance

The year from 1st June 2024 to the end of May 2025 has been another successful and busy one for The Society.

It is always sad to report a bereavement but we must mention the sad loss in December of Mr Arthur Whitehead who had been a member for over 20 years initially as a Trustee and latterly as our President. His wise counsel and sound guidance will be missed.

It was also with sadness that The Limes saw two of its longer standing residents move to care homes where they could enjoy more personal care. The vacancies which this brought were filled within the year which was very encouraging and bodes well for the Society as it moves forward.

The Limes has seen extensive works to upgrade its fire doors and this is almost complete throughout the property.

The rental properties have also seen two vacancies during the year but were quickly filled by new tenants. The Society continued its planned upgrades, particularly with bathrooms, and that along with regular additional maintenance and timely ongoing repairs keeps these properties in top condition.

Residents of the Limes have again enjoyed many and varied activities including a Summer Strawberry Tea, 80th Anniversary Celebrations for V.E. Day, various themed lunches, a 'Fraud and Scams' talk, 'sponsored walk around the house' raising money for a local Hospice Charity and visit from Hand Bell Ringers and local Brownies to name a few.

I cannot close without expressing a very big 'Thank You' to all staff, Trustees and residents who, in so many ways, contribute to the here and now and the future, helping to ensure the ongoing viability and sustainability of The Society.

Financial review

Occupancy levels during the year were approximately 91% (2024 - 91%). The results for the year are as set out in the income and expenditure account and the surplus on ordinary activities of £43,112 (2024 - £64,317) will be transferred to the income and expenditure accumulated surplus. In addition the Major repairs reserve has increased by £10,896 (2024 - £9,906) in the event of the need for major refurbishments.

The financial position at the end of the year is shown on page 7. The Directors consider the results for the year and the state of affairs of the Society to be satisfactory.

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

The Directors aim to keep cash reserves equivalent to three months running costs (approximately £60,000). Any surplus funds will be retained and used to assist in the purchase of future housing properties and to ensure the properties are maintained to a high standard.

The Directors monitor the financial position of the Society at each committee meeting and also examine other operational and business risks. The Directors are satisfied that systems are in place to mitigate the exposure to the major risks by following the relevant Abbeyfield Standards procedures

Structure, governance and management

The Society is registered with Homes England (number H3470), is a company limited by guarantee (number 953566), having no share capital and with solely charitable objectives, and registered as a charity (number 259951). The liability of the members in the event of a winding up is limited by guarantee to an amount not exceeding £1 per trustee.

The governing document is its memorandum and articles of association dated 1 December 2009.

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

Mr A A Bardon
Mrs A D Turner
Mr C C Sykes
Mrs G Fox
Mrs S Walker
Mr I G Crane
Mrs A Maitland

(Appointed 2 December 2024)

All trustees retire annually and being eligible, offer themselves for re-election at the Annual General Meeting.

New trustees are given adequate training in respect of their legal obligations under charity and company law, in particular in relation to the Charity Commission Guidance on Public Benefit, the company memorandum and articles of association dated 1 December 2009, and the trustees decision making processes.

A Committee of Directors, who meet bi-monthly, administers the Society. There are currently nine employees appointed by the Directors.

Statement of trustees' responsibilities

The trustees, who are also the directors of The Abbeyfield Thirsk & Sowerby 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).

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2025

Public Benefit

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Society's aims and objectives and in planning its future activities. In particular the Trustees consider how planned activities will contribute to the Society's aims and objectives which they have set.

The Trustees are committed to furthering the Society's objectives primarily by providing high quality care and support to elderly users of the Society's facilities. It is the objective of the trustees each year to maximize the public benefit of the society in providing high quality care and support, having regard to the extent of the Society's income and reserves, the cost of the facilities and the ability of residents to make payments from their own resources.

In accordance with the requirements of the Regulator of Social Housing the Society sets out below the Value for Money Metrics in accordance with the Technical note guidance.

Metric 1 - Reinvestment %	-
Metric 2 - a) New supply delivered social housing	-
Metric 2 - b) New supply delivered non social housing	-
Metric 3 and 4 are zero on the basis that the Society has no debt or loans	-
Metric 5 - Headline social housing cost per unit	£12,500
Metric 6 - a) Operating margin (Social housing letting only)	8.36%
Metric 6 - b) Operating margin (Overall)	13.36%
Metric 7 - Return on Capital Employed	2.29%

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



Mrs G Fox
Trustee

3 November 2025

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 MAY 2025

The trustees, who are also the directors of The Abbeyfield Thirsk & Sowerby 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).

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

I report to the trustees on my examination of the financial statements of The Abbeyfield Thirsk & Sowerby Society Limited (the charitable company) for the year ended 31 May 2025.

Responsibilities and basis of report

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

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the Companies Act 2006 and are eligible for independent examination, I report in respect of my examination of the charitable company'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.

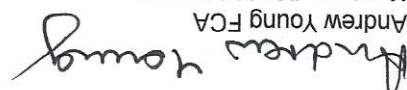
Independent examiner's statement

Since the charitable company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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 charitable company as required by section 386 of the Companies Act 2006.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the Companies Act 2006 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; or
- 4 the financial statements 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 financial statements 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 in order to enable a proper understanding of the financial statements to be reached.


Andrew Young FCA

Hentons (York) Limited

24 Finkle Street

Thirsk

North Yorkshire

YO7 1DA

Dated: 3 November 2025

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MAY 2025

	Unrestricted funds 2025	Unrestricted funds 2024	£
Income and endowments from:			
Charitable activities	284,552	277,575	
Investments	46,112	41,315	
Other income	1,904	2,754	
Total income	332,568	321,644	
Expenditure on:			
Charitable activities	287,075	251,863	
Other expenditure	2,381	5,464	
Total expenditure	289,456	257,327	
Net income and movement in funds	43,112	64,317	
Reconciliation of funds:			
Fund balances at 1 June 2024	1,880,637	1,816,320	
Fund balances at 31 May 2025	1,923,749	1,880,637	

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

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MAY 2025

	Notes	2025	2024
Fixed assets			
Tangible assets	12	655,017	679,588
Investment property	13	954,995	954,995
Current assets			
Debtors	14	9,185	8,081
Cash at bank and in hand		308,215	269,633
Creditors: amounts falling due within one year	15	317,400	277,714
		(3,663)	(31,660)
Net current assets		313,737	246,054
Total assets less current liabilities		1,923,749	1,880,637
The funds of the charitable company	17	1,923,749	1,880,637
Unrestricted funds		1,923,749	1,880,637

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 May 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the trustees on 3 November 2025

Mrs A D Turner
Trustee

Mrs G Fox
Trustee

Company registration number 953566 (England and Wales)

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2025

1	Accounting policies	<p>Charity information</p> <p>The Abbeyfield Thirsk & Sowerby Society Limited is registered within Homes England (number H3470). It is a charity (number 259951). The liability of the trustees in the event of winding up is limited by guarantee to an amount not exceeding £1 per member. The registered address is The Limes, Sowerby, Thirsk, North Yorkshire, YO7 1HX.</p>
1.1	Basis of preparation	<p>The financial statements have been prepared in accordance with the charitable company's governing document, the Companies Act 2006, 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 charitable company is a Public Benefit Entity as defined by FRS 102.</p>
	Statement of Cash Flows.	<p>The charitable company has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.</p>
		<p>The financial statements are prepared in sterling, which is the functional currency of the charitable company. Monetary amounts in these financial statements are rounded to the nearest £.</p>
		<p>The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.</p>
		<p>As per paragraph 1.4 of the Housing SORP 2014, the Society has adopted the Charities SORP for its accounting periods from 1 June 2015.</p>
1.2	Going concern	<p>At the time of approving the financial statements, the trustees have a reasonable expectation that the charitable company 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.</p>
1.3	Charitable funds	<p>Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.</p>
1.4	Income	<p>Income is recognised when the charitable company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.</p>
1.5	Expenditure	<p>Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.</p> <p>Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.</p>

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

1 Accounting policies (Continued)

Support costs are those functions that assist the work of the Society but do not relate directly undertake the charitable activity. These costs include management, finance, payroll and governance costs which support the Social Housing.

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:

Housing Property	2% reducing balance
Fixtures, Fittings and Equipment	15% reducing balance

Housing land and properties are stated at cost. The cost of the properties is their purchase price together with incidental costs of acquisition.

1.7 Investment property

Investment property are included in the balance sheet at their open market value. No depreciation is provided on investment properties.

1.8 Impairment of fixed assets

At each reporting end date, the charitable company 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).

1.9 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.

1.10 Financial instruments

The charitable company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charitable company's balance sheet when the charitable company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

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.

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

1	Accounting policies	(Continued)								
Basic financial liabilities										
<p>Basic financial liabilities, including creditors, 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.</p> <p>Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.</p> <p>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.</p>										
1.11 Taxation										
<p>The charity is exempt from corporation tax on its charitable activities.</p>										
1.12 Retirement benefits										
<p>The charitable company operates a defined contribution retirement benefit schemes are charged as an expense as they fall due.</p>										
2	Critical accounting estimates and judgements									
<p>In the application of the charitable company's accounting policies, the trustees 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.</p> <p>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.</p>										
3	Income from charitable activities									
<table><tr><td>Unrestricted funds</td><td>Unrestricted funds</td></tr><tr><td>2025</td><td>2024</td></tr><tr><td>£</td><td>£</td></tr><tr><td>284,552</td><td>277,575</td></tr></table>			Unrestricted funds	Unrestricted funds	2025	2024	£	£	284,552	277,575
Unrestricted funds	Unrestricted funds									
2025	2024									
£	£									
284,552	277,575									
Residents charges										

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

4	Income from investments				
5	Expenditure on charitable activities	Unrestricted funds 2025	Unrestricted funds 2024		
		£	£		
	Rental income	43,818	41,315		
	Interest receivable	2,294	-		
		46,112	41,315		
		Unrestricted funds 2025	Unrestricted funds 2024		
		£	£		
	Direct costs	71,890	67,688		
	Staff costs	24,571	25,119		
	Depreciation and impairment	19,337	17,955		
	Food and provisions including cleaning materials	3,915	3,540		
	General and water rates	21,987	18,330		
	Heating and lighting	60,248	41,181		
	Repairs and maintenance	2,090	4,313		
	Garden maintenance and window cleaning	1,366	275		
	Miscellaneous expenses	4,444	5,630		
	Lifeline	360	44		
	Staff training	660	485		
	Advertising	790	-		
	Charitable donation	211,658	184,560		
	Share of support and governance costs (see note 6)	72,617	64,603		
		2,800	2,700		
	Support				
	Governance				
	Analysis by fund	287,075	251,863		
		287,075	251,863		
	Unrestricted funds	287,075	251,863		

FOR THE YEAR ENDED 31 MAY 2025

[illegible]

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

9 Employees

Employment costs	2025	2024
Wages and salaries	112,220	95,526
Social security costs	2,148	845
Other pension costs	9,726	4,545
Group life assurance and DBS checks	412	
	<u>124,094</u>	<u>101,328</u>

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

10 Investment property costs

Unrestricted funds

2025	2024
£	£
816	802
180	180
1,385	4,482
<u>2,381</u>	<u>5,464</u>

Insurance
Professional fees
Repairs, renewals and cleaning

11 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

12	Tangible fixed assets			
		Housing Property	Fixtures, Fittings and Equipment	Total
	Cost	£	£	£
	At 1 June 2024	1,898,636	146,610	2,045,246
	Less: Social housing grants to date	(824,888)	(17,132)	(842,020)
	At 31 May 2025	1,073,748	129,478	1,203,226
	Depreciation and impairment			
	At 1 June 2024	414,808	108,830	523,638
	Depreciation charged in the year	21,475	3,096	24,571
	At 31 May 2025	436,283	111,926	548,209
	Carrying amount			
	At 31 May 2025	637,465	17,552	655,017
	At 31 May 2024	658,940	20,648	679,588
13	Investment property			
	Fair value			
	At 1 June 2024 and 31 May 2025			954,995
	The valuation of the investment property was made as at 31 May 2019 by the trustees, on an open market value basis. No depreciation is provided in respect of these properties.			
	The investment properties are let.			
14	Debtors			
	Amounts falling due within one year:			
	Other debtors	1,663	-	-
	Prepayments and accrued income	7,522		8,081
		9,185		8,081

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

15 Creditors: amounts falling due within one year

	2025	2024
Other creditors	550	550
Accruals and deferred income	3,113	31,110
	<u>3,663</u>	<u>31,660</u>

16 Revaluation reserve

	Balance at 1 June 2023	Movement in funds incoming resources	Balance at 1 June 2024	Movement in funds incoming resources	Balance at 31 May 2025
Investment property revaluation reserve	177,726	-	177,726	-	177,726

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 June 2023	Transfers	Balance at 1 June 2024	Transfers	Balance at 31 May 2025
Major repair reserve	99,058	9,906	108,964	10,896	119,860
	<u>99,058</u>	<u>9,906</u>	<u>108,964</u>	<u>10,896</u>	<u>119,860</u>

THE ABBEYFIELD THIRSK & SOWERBY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

17	Designated funds	(Continued)
17	Purposes of unrestricted funds	The unrestricted funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.
18	Analysis of net assets between funds	Amounts have been set aside for future major repairs that may be incurred in the medium to long term. The society is obliged to carry out works on a continuing basis on the properties to ensure that they are kept in good condition.
		Fund balances at 31 May 2025 are represented by:
		Tangible assets
		Investment properties
		Current assets/(liabilities)
		655,017
		954,995
		313,737
		1,923,749
		1,880,637
		Unrestricted funds
		2025
		2024
		£
19	Contingent liabilities and capital commitments	At 31 May 2025 the charitable company had no contingent liabilities nor capital commitments (2024 - £Nil)
20	Related party transactions	There were no disclosable related party transactions during the year (2024 - none).
21	Ultimate controlling party	The Executive Committee has ultimate control over the Society.
22	Statutory information	Abbeyfield Thirsk and Sowerby Society Limited is a company limited by guarantee and has no share capital. The number of trustees, whose liability is limited to £1 in the event of winding up is 7 (2024 - 6).
23	Housing stock	The units in management are as follows:-
		Hostel accommodation
		Number of bed spaces
		12
		2025
		2024
		Hostel accommodation
		Bungalows
		Flats
		13
		1

The Abbeyfield Thirsk & Sowerby Society Limited
The Limes
Sowerby
Thirsk
YO7 1HX

3 November 2025

Henton & Co LLP
Chartered Accountants
118 North Street
Leeds
LS2 7PN

Dear Sirs

1. We confirm to the best of our knowledge and belief, and having made appropriate enquiries of other trustees and officials of the company, the following representations given to you in connection with your preparation of the company's financial statements for the year ended 31 May 2025.
2. As trustees we acknowledge our responsibility for the financial statements which you have prepared for the company.
3. The company has made available to you:
 - a. All accounting records
 - b. All other records and related information, including minutes of all meetings of trustees and shareholders held during the year.
4. All the transactions undertaken by the company have been properly reflected and recorded in the accounting records.
5. There have been no irregularities involving the management or employees.
6. The company has no plans or intention that may affect the book value or classification of assets and liabilities.
7. The company has satisfactory title to all owned assets and there are no liens, pledges, security interests or other encumbrances on such assets other than those disclosed in the accounts.
8. Provision has been made in the accounts for:
 - a. All liabilities which existed at the balance sheet date.
 - b. All losses expected to arise from events which had occurred by the balance sheet date.
 - c. All material contingent and potential liabilities under claims or potential or threatened litigation.
9. At the balance sheet date there were no other material contingent or potential liabilities, other than those disclosed in the notes to the accounts.

Cont'd.....

The Trustees

The Abbeyfield Thirsk & Sowerby Society Limited

Page 2

3 November 2025

10. There are no transactions that have not been properly recorded in the accounting records underlying the accounts.
11. We confirm that there are no laws or regulations that are central to the company's ability to conduct its business.
12. We confirm that we have disclosed to you all related party transactions relevant to the company, and that we are not aware of any further related party matters that require disclosure.
13. We confirm that PAYE and VAT regulations in force during the financial period have been complied with throughout.
14. Other than those disclosed in the accounts, there are no commitments under contracts placed for capital expenditure.
15. No goods have been withdrawn from the company for personal use either by the trustees or by any other employee of the company.
16. There has been no event since the balance sheet date which requires disclosing or which would materially affect the amounts in the accounts, other than those already disclosed or included in the accounts.
17. Other than those disclosed in the accounts there were no transactions involving the director requiring disclosure under the Companies Act 2006.
18. We confirm that, in our opinion, the company is a going concern.

Yours faithfully



Mrs G Fox - Trustee

Signed on behalf of The Abbeyfield Thirsk & Sowerby Society Limited

Cont'd.....