

Company registration number 1108309  
Charity registration number 266471  
Registered Social Landlord number H1335

**The Abbeyfield Buckland Monachorum Society Limited**  
(A company limited by guarantee and without share capital)

**Directors' report and Accounts**

For the year ended

30<sup>th</sup> September 2025

Registered office and principal address Pilcher's Field, The Crescent, Crapstone,  
Yelverton, Devon PL20 7PS

**The Abbeyfield Buckland Monachorum Society Limited**  
**Directors' report and accounts for the year to 30th September 2025**

**Contents**

	Pages
Directors' report	2-3
Accountant's report	4
Statement of Comprehensive Income	5
Statement of Financial Position	6
Statement of cash flow	7
Notes to account	8-12

**The Abbeyfield Buckland Monachorum Society Limited**  
**Directors' report**  
**For the year ended 30<sup>th</sup> September 2025**

The directors present their report and unaudited financial statements for the year ended 30<sup>th</sup> September 2025.

**Constitution**

The Society is a company limited by guarantee number 1108309, a registered provider of social housing H1335 under the Housing and Regeneration Act 2008, and a registered charity number 266471 governed by its memorandum and articles of association. The members of the Society appoint a committee of directors to manage the Society. The Society is a public benefit entity.

The number of members of the Society as of 30<sup>th</sup> September 2025 was 12. Members consider the accounts, this report of the committee of directors and the election of directors at the annual general meeting.

**Statement of directors' responsibilities**

The directors who are also trustees for charity law purposes are responsible for preparing this report and the financial statements in accordance with applicable law and regulations. Company law and registered social housing legislation require 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 General 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 company and of the surplus or deficit of the company for that period. In preparing these financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and accounting estimates that are reasonable and prudent
- observe the methods and principles in the Registered Social Housing Providers' 2014 SORP as updated in 2018
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts
- prepare the financial statements on a going concern basis unless it is inappropriate to assume that the company will continue in business.

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

**Risk management**

The major risks, to which the Society is exposed, as identified by the directors, have been reviewed and systems have been established to mitigate those risks by using the relevant Abbeyfield standard procedures.

**Activities**

The principal activity of the Society is to provide accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of Abbeyfield England Limited.

During the year the Society achieved an occupancy level of 99.7% at its sheltered home. The occupancy level at the date of this report is 100%.

**The Abbeyfield Buckland Monachorum Society Limited**  
**Directors' report**  
**For the year ended 30<sup>th</sup> September 2025**

**Directors**

The directors meet in committee six times a year. Those who served were:

Mr K Farnham	Chairman
Mrs R Kehoe	
Mr N Maxwell	Hon Treasurer and Company Secretary
Mr K Topham	

Mr K Farnham and Mr K Topham retire by rotation and offer themselves for re-election.

**Going concern**

At the balance sheet date, the Society had net current liabilities of £17,729 and agreement by Charity Bank Limited to provide further funding of £82,000. Following completion of the extension the Society received the final instalment of grant funding from Homes England of £160,862 on 19<sup>th</sup> November 2025. The directors are not aware of any indicators to suggest that sufficient funds will not be available to meet all ongoing activities of the Society including the completion of the new extension. The financial statements have therefore been prepared on a going concern basis.

**Review and results of business during the year**

The directors have obtained grant funding from Homes England and bank funding from Charity Bank Limited to fund the building of a five-unit extension to be let on social rents. Completion was scheduled for March 2025 but due to contractor delays practical completion was reached on 22<sup>nd</sup> October 2025.

In the year there was an operating surplus of £21,597 (2024 £23,180) before financing costs. Overall, there is a surplus of £22,600 (2024 £19,978) in the year.

The success of the home rests with the staff and the volunteers who create a positive ambience for residents. We pay staff at least the living wage as determined by the Living Wage Foundation. The committee thanks all those who devote their time to the running of the home.

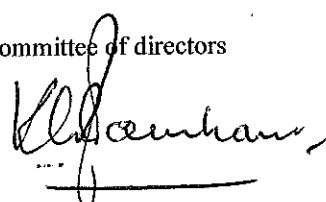
**Value for Money metrics**

The Regulator for Social housing issued a revised Value for Money standard in April 2024 and requires us to report on certain metrics as set out below:

Metric	2025	2024
1 Reinvestment (%)	47.5%	27.3%
2(a) New Supply - social housing units (%)	0	0
2(b) New Supply - non social housing units (%)	0	0
3 Gearing (%)	30.2%	(23.2)%
4 EBITDA MRI interest cover (%)	522%	613%
5 Headline social housing cost per unit	£18,036	£15,044
6a Operating margin (Social housing lettings) (%)	9.9%	12.2%
6b Operating margin (Overall) (%)	9.9%	12.2%
7 Return on capital employed (%)	1.3%	2%

Signed by order of the Committee of directors

K Farnham Director



6<sup>th</sup> March 2026

# **The Abbeyfield Buckland Monachorum Society Limited**

## **Accountants' Report to the Members of The Abbeyfield Monachorum Society Limited.**

I report on the accounts of the Society for the year ended 30 September 2025 set out on pages 5 to 12.

This report is made solely to the Society's members, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the Society's members those matters I am required to state to them in this independent accountants' report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Society and the Society's members as a body, for my reporting work, for this report, or for the opinions I have formed.

### **Respective responsibilities of members and examiner**

The members (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The members consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 and section 136 of the Housing and Regeneration Act 2008.

Having satisfied myself that the Society is not subject to audit I report in respect of my examination of your Society's accounts carried out under section 145 of the 2011 Act. In carrying out my examination I have followed the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act and section 138 of the Housing and Regeneration Act 2008.

### **Basis of examiner's report**

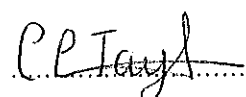
My examination includes a review of the accounting records kept by the Society and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as members concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

### **Examiner's statement**

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that, in any material respect:

1. accounting records were not kept in accordance with section 135 of the Housing and Regeneration Act 2008; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the requirements of section 396 of the Companies Act 2006, the Housing Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2015; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting (SORP) for registered Social Housing Providers 2014 (updated 2018), applicable to entities preparing their accounts in accordance with the Financial Reporting Standard (FRS102); or
5. the accounts do not comply with the requirements of the Charities Act 2011.

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 accounts to be reached.



Claire L Taylor BA (Hons), F.C.C.A  
Chadwicks  
Chartered Accountants  
Statutory Auditors  
Capital House  
272 Manchester Road  
Droylsden  
Manchester  
M43 6PW

Date: 9<sup>th</sup> March 2026

**The Abbeyfield Buckland Monachorum Society Limited**  
**Statement of Comprehensive Income**  
**Year ended 30th September 2025**

	Notes	2025 £	2024 £
Turnover		217,984	190,380
Operating expenditure		(196,387)	(167,200)
<b>Operating Surplus</b>	2	<u>21,597</u>	<u>23,180</u>
Finance income		1,373	3,952
Government funds receivable		-	-
Finance costs	5	(370)	(7,154)
<b>Surplus before and after taxation being the total comprehensive income for the year</b>		<u>£22,600</u>	<u>£19,978</u>

**Statement of changes in Reserves**

	Income and Expenditure Reserve	Restricted Reserve	Total
Balance of Reserves at 30th September 2024	599,408	35,974	635,382
Surplus for the year	22,600	-	22,600
Transfer of restricted income to Restricted Reserve	(10,533)	10,533	-
Balance of Reserves at 30th September 2024	<u>£611,475</u>	<u>£46,507</u>	<u>£657,982</u>

The notes on pages 8 to 12 form part of these financial statements

**The Abbeyfield Buckland Monachorum Society Limited**  
**Statement of Financial Position**  
**Year ended 30th September 2025**

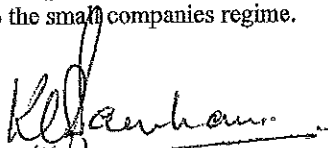
	Notes	2025	2024
		£	£
<b>Tangible assets</b>			
Tangible fixed assets - housing property	6	1,728,805	925,198
<b>Current assets</b>			
Trade receivables	7	33,635	23,886
Cash		11,110	230,592
		<u>44,745</u>	<u>254,478</u>
Trade payables: amount due within one year	8	<u>62,474</u>	<u>30,203</u>
Net current (liabilities)/assets		<u>(17,729)</u>	<u>224,275</u>
<b>Total assets less current liabilities</b>		<u>1,711,076</u>	<u>1,149,473</u>
Trade payables: amounts due after more than 1 year	8	1,053,094	514,091
<b>Net Assets</b>		<u>£657,982</u>	<u>£635,382</u>
<b>Equity</b>			
Share Capital		-	-
Income and Expenditure Reserve		611,475	599,408
Restricted Reserve		46,507	35,974
		<u>£657,982</u>	<u>£635,382</u>

The Directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006 and that the members have not required the company to obtain an audit in accordance with section 476 of the Act.

The Directors acknowledge their responsibilities for ensuring that the charity 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 company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The accounts have been prepared in accordance with the provisions in part 15 of the Companies Act 2006 subject to the small companies regime.

K Farnham  
Director

  
Approved by the board on 6th March 2026

Company registration number 1108311

The notes on pages 8 to 12 form part of these financial statements

**The Abbeyfield Buckland Monachorum Society Limited**  
**Statement of cash flow**  
**Year ended 30th September 2025**

	Notes	2025 £	2024 £
<b>Statement of cash flows</b>			
<b>Cash flows from operating activities</b>			
<b>Surplus for the financial year</b>		22,600	19,978
Adjustments for:			
Depreciation of fixed assets		16,411	17,135
Amortisation of grant		(380)	(380)
Interest payable		370	7,154
Interest received		(1,373)	(3,952)
(Increase)/decrease in trade debtors		(9,749)	(22,138)
Increase/ (decrease) in trade creditors		32,271	15,789
<b>Net cash generated from operating activities</b>		<u>60,150</u>	<u>33,586</u>
<b>Cash flows from investing activities</b>			
Expenditure on fixed assets - housing property		(4,517)	(7,702)
Expenditure on new extension		(815,501)	(196,781)
Grants received less costs of raising		28,583	477,831
Interest received		1,373	3,952
<b>Net cash used in investing activities</b>		<u>(790,062)</u>	<u>277,300</u>
<b>Cash (inflows)/ outflows from financing activities</b>			
Interest paid		370	7,154
Net bank loans (granted)/ repaid			147,326
<b>Net cash cost from financing activities</b>		<u>370</u>	<u>154,480</u>
<b>Net increase/ (decrease) in cash and cash equivalents</b>		(730,282)	156,406
<b>Cash and cash equivalents at beginning of year</b>		<u>230,592</u>	<u>74,186</u>
<b>Cash and cash equivalents at end of year</b>		<u>-£499,690</u>	<u>£230,592</u>



**The Abbeyfield Buckland Monachorum Society Limited**  
**Notes to the Accounts**  
**Year ended 30th September 2025**

**1 Accounting policies**

***Accounting convention***

The accounts have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which includes the Companies Act, Housing and Regeneration Act 2008, FRS 102, the Financial Reporting standard applicable in the United Kingdom and Republic of Ireland, and the Statement of Recommended Accounting Practice (SORP) for Registered Social Housing Providers 2014 as updated in 2018 ('Accounting by Registered Social Housing Providers 2014'), and the Accounting Direction for Private Registered Providers of Social Housing 2019.

***Income***

The Society's turnover principally comprises residents' charges receivable from the home. The residents' charges are composite amounts covering rent and service charges. Turnover from lettings is recognised on delivery of services to users, as the Society performs its obligations.

***Service charges***

The Society adopts either fixed or variable methods for calculating and charging service charges to its residents. Expenditure is recorded when a service is provided and charged to the relevant service charge account or to a sinking fund. Income is recorded based on the estimated amounts chargeable.

Turnover from lettings is recognised on delivery of services to end users, as the Society performs its obligations.

***Depreciation***

The housing property is depreciated on a straight line basis over the expected useful economic life. The depreciable amount is arrived at on the basis of original cost. Major components are treated as separable assets and depreciated over the expected useful economic life as follows:

Structures	100 years
Roof coverings	50 years
Heating and water systems, kitchens and bathr	30 years
Lifts	30 years
Electrical improvements	20 years

Depreciation on tangible fixed assets is charged on a straight line basis so as to write down the value of the asset over its expected economic life as follows:

Carpets	10 years
Furniture and Equipment	5 years

Expenditure on construction in progress is depreciated when the building is brought into use

***Taxation***

Under the provisions of the ITA 2007 CTA 2010, the company is exempt from corporation tax on income and surpluses, where these are applied for charitable purposes. In the opinion of the Directors all income and surpluses of the Society fall within the above exemptions and therefore no liability to corporation tax will arise.

The Society is not registered for VAT purposes and consequentially all income and expenditure is stated gross of Value Added Tax.

**The Abbeyfield Buckland Monachorum Society Limited**  
**Notes to the Accounts**  
**Year ended 30th September 2025**

***Freehold Property***

The housing property constructed on land which the Society owns is stated at cost less depreciation. Expenditure on new construction is capitalised where the works increase the net rental stream over the life of the property. All other repair and replacement expenditure is charged to the Statement of Comprehensive Income.

***Government grants***

Grants received on the construction of the home are accounted for using the accrual model set out in FRS 102 and the Housing SORP 2014. Grants are carried as deferred income in the balance sheet and released to the income and expenditure account on a systematic basis over the the useful economic life of the asset for which it was received.

Where social housing grant funded property is sold the grant is transferred to a recycled capital grant fund until it is reinvested in replacement property. If there is no requirement to recycle or repay the grant on disposal of the assets any unamortised grant remaining within creditors is released and recognised as income within the income and expenditure account.

Grants relating to revenue are recognised in income and expenditure over the same period as the expenditure to which they relate. Costs of raising grant funding are set against grants received.

***Loans and short term deposits***

These instruments are initially recorded at the transaction price less any transaction costs (historical cost). FRS 102 requires that basic financial instruments are subsequently measured at amortised cost. However, as the difference between the historical cost and amortised basis is not material these financial instruments are stated at historical cost.

***Contingent liabilities***

A contingent liability is recognised for a possible obligation for which it is not yet confirmed that a present obligation exists that could lead to an outflow of resource; or for a present obligation that does not meet the definitions of a provision or a liability as it is not probable that an outflow of resources will be required to settle the obligation or when a sufficiently reliable estimate of the amount cannot be made.

A contingent liability exists on grant repayment which is dependent on the disposal of related property.

***Reserves***

Income received, and expenditure incurred, for restricted purposes is separately accounted for within restricted funds. The restricted reserves represent a Reserve established for leasehold residents to meet their share of future long term repairs to the property.

# The Abbeyfield Buckland Monachorum Society Limited

## Notes to the Accounts continued

Year ended 30th September 2025

### *Pension costs*

The Society operates a defined contribution pension scheme. Contributions are charged to the profit and loss account as they become payable in accordance with the rules of the scheme. No liability arises at the year end.

### *Holiday Pay accrual*

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

### *Going concern*

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity 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.

<b>2 Operating Surplus</b>	<b>2025</b>	<b>2024</b>
This is stated after charging:	£	£
Depreciation of owned fixed assets	<u>£16,411</u>	<u>£17,135</u>
<b>3 Residential Charges</b>	<b>2025</b>	<b>2024</b>
	£	£
Nominal total charges receivable	217,410	202,465
Losses from vacancies 0.3% (2024 6.0%)	<u>(587)</u>	<u>(12,235)</u>
Net receipts from charges 99.70% (2024 94.0%)	<u>£216,823</u>	<u>£190,230</u>
<b>4 Staff Costs</b>	<b>2025</b>	<b>2024</b>
	£	£
Wages and salaries	86,104	74,560
Pension contributions	<u>1,812</u>	<u>1,812</u>
	<u>£87,916</u>	<u>£76,372</u>
<b>Average number of employees</b>		
Full time	1	1
Part time (equivalent full time)	<u>2.9</u>	<u>2.4</u>
	<u>3.9</u>	<u>3.4</u>
<b>5 Finance costs</b>	<b>2025</b>	<b>2024</b>
	£	£
Interest payable to Lloyds Bank plc	<u>£370</u>	<u>£7,154</u>

**The Abbeyfield Buckland Monachorum Society Limited**  
**Notes to the Accounts continued**  
**Year ended 30th September 2025**

**6 Tangible fixed assets**

	Land and Construction in progress	Freehold property	Furniture and Equipment	Total
<b>Cost</b>				
1st October 2024	284,243	836,215	40,658	1,161,116
Additions	815,501	-	4,517	820,018
30th September 2025	<u>£1,099,744</u>	<u>£836,215</u>	<u>£45,175</u>	<u>£1,981,134</u>
<b>Depreciation</b>				
1st October 2024	-	205,275	30,643	235,918
Charge for year	-	13,082	3,329	16,411
30th September 2025	-	<u>£218,357</u>	<u>£33,972</u>	<u>£252,329</u>
<b>Net book value</b>				
30th September 2025	<u>£1,099,744</u>	<u>£617,858</u>	<u>£11,203</u>	<u>£1,728,805</u>
30th September 2024	<u>£284,243</u>	<u>£630,940</u>	<u>£10,015</u>	<u>£925,198</u>

Construction in progress includes land purchased in 1999 for £35,000.

<b>7 Trade receivables</b>	<b>2025</b>	<b>2024</b>
	£	£
Trade debtors and prepayments	9,130	4,639
Expenditure on proposed extension	-	-
Costs of raising loan finance	24,505	19,247
	<u>£33,635</u>	<u>£23,886</u>
<b>8 Trade payables</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	<b>£</b>	<b>£</b>
The Charity Bank Limited	-	-
Lloyds Bank plc - bounceback loan	7,200	7,200
Accruals and other liabilities	55,274	23,003
	<u>£62,474</u>	<u>£30,203</u>
<b>Amounts falling due in more than one year</b>		
The Charity Bank Limited -capital repayments begin no later than May 2027 - loan repayable by April 2050	518,000	
7 year term bounceback loan to March 2028 -Lloyds Bank plc	3,600	10,800
Deferred capital grant (see note 9)	531,494	503,291
	<u>£1,053,094</u>	<u>£514,091</u>

**The Abbeyfield Buckland Monachorum Society Limited**  
**Notes to the Accounts continued**  
**Year ended 30th September 2025**

**9 Deferred capital grant**

	2025	2024
	£	£
30th September 2024	503,291	25,840
Received in the year	30,000	482,588
Costs of raising grant funding	(1,417)	(4,757)
Released to income during the year	(380)	(380)
30th September 2025	<u>£531,494</u>	<u>£503,291</u>

**10 Contingent liabilities**

The company received a grant of £38,000 from the Home and Communities Agency to fund the development of the housing property. If the company disposes of the home there is a contingent liability of £12,160 in respect of the grant that might be repayable. This is in addition to the liability of £25,840 recognised in creditors see notes 8 and 9. The total figure of £38,000 represents the grant received on construction of the property in 1992. There are no plans to dispose of the property at this time or in the immediate future.

**11 Accommodation in management: Housing for older people**

	2025	2024
Number of beds for full time residents	10	10
Number of beds for residents' guests	1	1
	<u>11</u>	<u>11</u>

**12 Related party transactions**

The Directors of the company benefit from indemnity insurance to cover any liability resulting from any negligence, default or breach in their duty.

One director charged for using his home as an office and related expenses. The amount expended was £1,460 (2024 £1,459). Another director's husband was paid £1,590 (2024 £2,169) for kitchen support services. All these payments were approved by independent directors.

**13 Capital commitments**

At the year end there were commitments of £107,062 (2024 £891,979) relating to a Contract to build a five bedroom extension on the existing building.

**14 Company information**

The Registered office and principal address is Pilchers Field, The Crescent, Crapstone, Yelverton, Devon PL20 7PS. The Society is a company limited by guarantee, company number 01108309, a registered provider of social housing, ref H1335, under the Housing and Regeneration Act 2008, and a registered charity number 266471.