THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2026

COMPANY REGISTRATION No: 00719534

CHARITY REGISTRATION No: 233004

Independent Examiners Ltd
The Grain Store, Hills Barns
Appledram Lane South
Chichester, West Sussex
PO20 7EG

THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

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THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

LEGAL AND ADMINISTRATIVE INFORMATION

CHARITY REGISTRATION NUMBER	233004
COMPANY REGISTRATION NUMBER	00719534
DATE OF INCORPORATION	28th March 1962
START OF FINANCIAL YEAR	1st April 2025
END OF FINANCIAL YEAR	31st March 2026
DIRECTORS AT 31ST MARCH 2026 (EXECUTIVE COMMITTEE)	Mrs M Brown (Chair) Mr R J Brimble Mr B A Dymond - Resigned on?? Mrs L A Talbot Mr A Chitty Mrs N Amodio - Resigned on?? Mrs V Berry Mrs S Taylor - Resigned on??
GOVERNING DOCUMENT	Memorandum and Articles of Association Incorporated 28th March 1962.
OBJECTS	To relieve aged, impotent and poor people of all classes, for the advancement of religion and education and for other charitable purposes beneficial to the community.
REGISTERED ADDRESS	2 Beechwood Road Sanderstead South Croydon Surrey CR2 0AA
BANKERS	Barclays Bank plc 1 Churchill Place London E14 5HP
INDEPENDENT EXAMINER	Independent Examiners Ltd The Grain Store, Hills Barns Appledram Lane South Chichester, West Sussex PO20 7EG

THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2026

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Abbeyfield Sanderstead Society Limited is a registered charity (No: 233004) and a registered Housing Association (No: HOJ69). It is a company limited by guarantee (No: 00719534) which does not have a share capital. Every member of the Society undertakes to contribute an amount not exceeding £1 to the assets of the Society in the event of winding up. The total number of such members at 31st March 2026 was 17 (2024/25 – 18).

The activities of the Society are overseen by the Trustees (who are all also Directors). Trustees are elected at an annual general meeting and serve for a period of three years after which they must seek re-election if they wish to remain in office.

RECRUITMENT AND APPOINTMENT OF MEMBERS OF THE EXECUTIVE COMMITTEE

Traditional business and care skills are represented among the Trustees. In an effort to maintain this broad skill mix, potential members of the Trustees are requested to provide a list of their skills. In the event of a particular skill being lost through retirement individuals with those skills are approached to offer themselves for election to the Trustees. Potential Trustees are interviewed by the Trustees before being recommended for appointment at an annual general meeting.

New Trustees are given an information pack on the Constitution and governance of the Society and are also taken on an induction tour of the home to meet the residents and staff.

RISK MANAGEMENT

The Trustees have conducted a review of the major risks to which the Society is exposed. A risk register has been established updates at least annually. Where appropriate, systems have been established to mitigate the risks that the Society faces. The systems of internal controls are reflected in that the Society has received the Abbeyfield Standard and has also been accredited by the Local Authority.

OBJECTS AND ACTIVITIES

To provide accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. This activity falls entirely within social housing activities as defined in the Housing and Regeneration Act 2008.

ACHIEVEMENTS AND PERFORMANCE

The Society has successfully fulfilled its objectives during the year. Further information detailing the achievements and performance of the Society can be found in the Chair's Report below.

FINANCIAL REVIEW

The Society made a deficit for the year of £3,406 (2024/25 – deficit of £30,996). The results for the year are set out in the Financial Statements below. The improved financial position has been partly achieved by stricter control of maintenance costs which fell to £14,905 (2024-25 - £26,482) and also to the increased number of residents. Rental income rose to £144,032 (2024/25 - £129,391). We negotiated a three-year fixed rate from a new gas supplier, and we hope that this will help to keep our energy costs to a minimum. At the year end our unrestricted cash funds stood at £437,649. The charity aims to have three months reserves of expenditure.

PUBLIC BENEFIT REQUIREMENT

The Trustees have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to guidance published by the Charity Commission concerning the public benefit requirement.

CHAIRPERSON'S REPORT

After I had to relay mixed news of a somewhat turbulent year in my last report, it is good to be able to give you better news this year. Although we had to carry out a considerable amount of routine maintenance work to the building and grounds we were able to meet the cost from our income, helped by a grant of £2,000 from the Ros Harding Trust.
We were fortunate to have three new residents joining us during the year and we wish them all a very happy stay with us.

On the social side we had a very successful Afternoon Tea in the Abbeyfield garden in the summer. Our brilliant House Manager, Julie, excelled with her sandwiches and cakes and the sun shone! Hugh Webb played gentle music on the guitar adding to the occasion.

CHAIRPERSON'S REPORT (continued)

A local historian, Roger Packham, gave a fascinating talk on the Bourne Society and the river Bourne. The Bourne Society is one of the largest local history groups in the country, and produces a very interesting magazine three times a year.

A visit by Songsations just before Christmas did not disappoint. The choice of songs and presentation by the lively and highly talented ladies Choir received an enthusiastic reception from the audience.

A new venture has been introduced this year with guests joining residents at the lunch table. Julie reports that it is popular with both residents and guests and has resulted in some fascinating conversations! Julie's cooking is excellent and the visitors often comment on the high standard of the meals.

We continue our membership of the Abbeyfield Society who are very supportive of all nationwide Abbeyfield Societies. We are able to access their services and use their on-line information service, Connect. We continue with our membership of the local Abbeyfield Cluster Group, join in Group meetings and share information to everyone's mutual benefit.

During the year we unfortunately lost the services of three of our Trustees. Sian Taylor and Nancy Amodio found the pressure of other work was such that they had to resign. Although they had only had limited time on the committee they each made a valuable contribution to our meetings, and we wish them every success in the future. Finally, one of our long-standing Trustees, Brian Dymond, died after a long illness. Brian had been a Trustee since 2011 and was our Treasurer until recently. He was a loyal supporter and his accountancy skills were invaluable. He will be sadly missed.

I would like to thank our dedicated Staff Team, Trustees and volunteers for their continued hard work and support.

Mary Brown
Chair of Trustees

STATEMENT OF RESPONSIBILITIES

The Trustees (who are also the directors of THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED for the purposes 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the Trustees to prepare financial statements for each financial year. Under company law the Trustees 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 charitable company and of the incoming resources and application of resources, including its income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records that can disclose with reasonable accuracy at any time the financial position of the charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small companies provision statement
This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the Trustees/Director of the charity and signed on its behalf: ….....

Approved by the Directors on the:….....

Signed on their behalf by Mrs M Brown, Chairperson and Director

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

I report to the trustees on my examination of the accounts of The Abbeyfield Sanderstead Society Limited for the year ended 31st March 2026 set out on pages 7 to 14.

Responsibilities and basis of report

As the charity's Trustees of The Abbeyfield Sanderstead Society Limited (and also 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 Abbeyfield Sanderstead Society Limited 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 your charity's accounts as 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 Abbeyfield Sanderstead Society Limited as required by section 386 of the 2006 Act; or
- the accounts do not accord with the accounting 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 in order to enable a proper understanding of the accounts to be reached.

Zita Derbak MAAT AATQB
Independent Examiners Ltd
The Grain Store, Hills Barns
Appledram Lane South
Chichester, West Sussex
PO20 7EG

Signed:

Date:

THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST MARCH 2026

	Notes	Unrestricted Funds £	Restricted Funds £	**TOTAL 2026 £**	**TOTAL 2025 £**
INCOME					
Donations and Legacies	**2a, 12**	2,370	-	2,370	4,465
Income from other Charity Activities	**2b**	144,072	-	144,072	129,591
Income from Investments	**2c**	416	-	416	501
TOTAL INCOME		**146,858**	**-**	**146,858**	**134,557**
EXPENDITURE					
Expenditure on Charitable Activities	**3a**	150,264	-	150,264	165,553
Expenditure on Raising Funds	**3b**	-	-	-	-
TOTAL EXPENDITURE		**150,264**	**-**	**150,264**	**165,553**
NET INCOME/(EXPENDITURE)		**(3,406)**	**-**	**(3,406)**	**(30,996)**
Transfer between funds		**-**	**-**	**-**	**-**
Fund Brought Forward		441,055	-	441,055	472,051
TOTAL FUNDS CARRIED FORWARD		**437,649**	**-**	**437,649**	**441,055**

Movements on all reserves and all recognised gains and losses are shown above. All of the organisation's operations are classed as continuing.

The notes on pages 9 to 14 form part of these financial statements.

THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
Company Registration Number: 00719534

BALANCE SHEET
AS AT 31ST MARCH 2026

	Note	Unrestricted Funds £	Restricted Funds £	31-Mar-26 Total £	31-Mar-25 Total £
Fixed Assets					
Tangible Assets	**6**	519,920	-	519,920	523,382
		519,920	-	519,920	523,382
Current Assets					
Debtors & Prepayments	**7**	1,322	-	1,322	1,191
Cash at Bank and in Hand	**8**	54,849	-	54,849	55,451
Total Current Assets		**56,171**	**-**	**56,171**	**56,642**
Creditors: amounts falling due within one year	**9**	3,442	-	3,442	3,969
NET CURRENT ASSETS		52,729	-	52,729	52,673
TOTAL ASSETS less current liabilities		**572,649**	**-**	**572,649**	**576,055**
Creditors: amounts falling due in more than one year	**10**	135,000	-	135,000	135,000
NET ASSETS		**437,649**	**-**	**437,649**	**441,055**
FUNDS OF THE CHARITY					
Unrestricted Funds		437,649	-	437,649	441,055
Restricted Funds	**12**	-	-	-	-
TOTAL FUNDS		**437,649**	**-**	**437,649**	**441,055**

Balance sheet disclosure:

For the financial year ending 31 March 2026 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

•The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and

•The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements on pages 7 to 8 were approved by the Trustees/Directors, and authorised for issue : …..

Signed on their behalf by Chair M Brown: ……

Print Name: Mrs M Brown, Chair and Director

1. ACCOUNTING POLICIES

Charity status
The charity is limited by guarantee, incorporated in England, and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

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

Statement of compliance
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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). They also comply with the Companies Act 2006 and Charities Act 2011.

Basis of Preparation

The charity 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 notes.

The charity has opted to prepare its accounts using natural categories.

Changes to accounting estimates
No changes to accounting estimates have occurred in the reporting period.

Material prior period errors
No material prior year errors have been identified in the reporting period.

Income

Recognition of Incoming Resources
These are included in the Statement of Financial Activities (SOFA) when:

- the Charity becomes entitled to the income;
- it is more likely than not that the trustees will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Offsetting
There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

Grants and Donations
Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS 102 SORP).

Tax Reclaims on Donations and Gifts
Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

Gifts in Kind
Gifts in kind for use by the charity are included in the SoFA as income from donations when receivable.

Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Directors' annual report.

1. ACCOUNTING POLICIES (Continued)

Expenditure and Liabilities

Liability Recognition
Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

Governance and Support Costs
Support costs represent the cost of central functions, for example governance costs, payroll administration, information technology. Governance costs are those support costs which relate to public accountability of the charity and its compliance with regulation and good practice.

Deferred income
No material item of deferred income has been included in the accounts.

Creditors
The charity has creditors which are measured at settlement amounts less any trade discounts.

Legal status of the charity
The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

Social Housing Grant
The Society is in receipt of Social Housing Grants, formerly called Housing Association Grants (HAG). Where developments have been wholly or partially funded by such grants, the cost of these developments has been reduced by the value of the grant received. The value of the grant is disclosed as a separate item. These grants may be repayable in the event that the relevant property is sold by the Society, or if certain other relevant events take place, but can be rolled over into other purchase or development activities in certain circumstances.

Fixed Assets
These are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation Expense
Depreciation is calculated at a rate to write off the cost of tangible fixed assets on a reducing balance over their estimated useful lives. The rates applied per annum are as follows:

Freehold Buildings	1% reducing balance
Fixture, Fittings & Equipment	25% reducing balance

Debtors
Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

2. INCOME	Notes	Unrestricted Funds £	Restricted Funds £	**TOTAL 2026 £**	**TOTAL 2025 £**
a) Donations and Legacies					
Gifts & Donations		2,370	-	2,370	665
Grants received	12	-	-	-	3,800
		2,370	**-**	**2,370**	**4,465**
b) Income from other Charitable Activities					
Fundraising Events		40	-	40	200
Rent Receivable	5	144,032	-	144,032	129,391
		144,072	**-**	**144,072**	**129,591**
c) Income from Investments					
Bank Interest		416	-	416	501
		416	**-**	**416**	**501**
Total Income		**146,858**	**-**	**146,858**	**134,557**

3. EXPENDITURE	Unrestricted Funds £	Restricted Funds £	**TOTAL 2026 £**	**TOTAL 2025 £**
a) Expenditure on Charitable Activities				
Bank Charges	-	-	-	-
Careline	2,588	-	2,588	2,288
Cleaning	266	-	266	-
Council Tax	4,134	-	4,134	3,945
Depreciation	3,462	-	3,462	3,300
Gardening	2,310	-	2,310	2,724
Housekeeping	15,935	-	15,935	14,264
Independent Examination	1,320	-	1,320	1,279
Insurance	4,206	-	4,206	4,477
Lighting & Heating	-	-	-	-
Office Expenses	-	-	-	419
Repairs & Redecoration	14,905	-	14,905	26,482
Pensions	3,245	-	3,245	678
Salaries & NI Contributions	70,240	-	70,240	64,749
Subscriptions - The Abbeyfield Soc.	-	-	-	3,323
Sundries	1,777	-	1,777	3,865
Payroll Service Charges	2,581	-	2,581	1,570
Telephone	1,615	-	1,615	1,459
TV Licence & Rentals	356	-	356	354
Gas	9,842	-	9,842	20,464
Electricity	5,556	-	5,556	7,969
Water Rates	1,648	-	1,648	1,944
Membership fees	4,278	-	4,278	-
	150,264	**-**	**150,264**	**165,553**
b) Expenditure on Raising Funds				
Advertising and publicity	-	-	-	-
	-	**-**	**-**	**-**

4. DETAILS OF CERTAIN TYPES OF EXPENDITURE

	2026	2025
	£	£
Independent examiner's fees	1,320	1,279
Accountancy services	2,581	1,570
	3,901	**2,849**

5. RENT RECEIVABLE

	Unrestricted Fund	Restricted Fund	Total 31-Mar-26	Total 31-Mar-25
	£	£	£	£
Income receivable based on 100% occupancy	191,592	-	191,592	183,120
Losses arising from vacancies	(47,560)	-	(47,560)	(53,738)
	144,032	**-**	**144,032**	**129,382**

6. TANGIBLE FIXED ASSETS

		Unrestricted		
		Fixtures, Fittings & Equipment	Freehold HAG Schemes Title no: SY276359	Total 2026
		£	£	£
Cost	01-Apr-25	29,577	711,201	740,778
Housing Association Grant (Note 1)		-	(143,691)	(143,691)
Additions		-	-	-
Cost at	31-Mar-26	29,577	567,510	597,087
Depreciation	01-Apr-25	26,543	47,162	73,705
Charge		758	2,704	3,462
Depreciation at	31-Mar-26	27,301	49,866	77,167
Net Book Value	31-Mar-26	**2,276**	**517,644**	**519,920**
Net Book Value	31-Mar-25	3,034	520,348	523,382

7. DEBTORS AND PREPAYMENTS

	Unrestricted Fund	Restricted Fund	Total 31-Mar-26	Total 31-Mar-25
	£	£	£	£
Prepayments	1,322	-	1,322	1,191
	1,322	**-**	**1,322**	**1,191**

8. CASH AT BANK AND IN HAND

	Unrestricted Fund	Restricted Fund	Total 31-Mar-26	Total 31-Mar-25
	£	£	£	£
Current Account	20,165	-	20,165	21,183
Savings Account	34,684	-	34,684	34,268
	54,849	**-**	**54,849**	**55,451**

9. CREDITORS AND ACCRUALS: AMOUNTS FALLING DUE WITHIN ONE YEAR	Unrestricted Fund	Restricted Fund	**Total 31-Mar-26**	**Total 31-Mar-25**
	£	£	**£**	**£**
Accruals	1,252	-	1,252	1,873
Independent Examiners Fees	1,320	-	1,320	1,260
Pension costs	-	-	-	146
Tax & NI costs	870	-	870	690
	3,442	**-**	**3,442**	**3,969**

10. CREDITORS AND ACCRUALS: AMOUNTS FALLING DUE IN MORE THAN ONE YEAR	Unrestricted Fund	Restricted Fund	**Total 31-Mar-26**	**Total 31-Mar-25**
	£	£	**£**	**£**
Mortgage Loan	135,000	-	135,000	135,000
	135,000	**-**	**135,000**	**135,000**

The interest free mortgage loan from the Croydon Charitable Foundation is secured on the freehold property and is repayable in February 2029.

11. STAFF COSTS AND NUMBERS	**2026**	**2025**
	£	**£**
Gross Wages and Salaries	62,831	64,749
Employer's National Insurance Costs (after allowance)	-	-
Employer's Pension Contributions	3,245	678
	66,076	**65,427**

Employees who were engaged in each of the following activities:	**2026 TOTAL**	**2025 TOTAL**
Activities in furtherance of organisation's objects	4	4
Management and administration	1	1
Total	**5**	**5**

No employees received emoluments in excess of £60,000 (2024/25: None). Staff are paid through the PAYE system.

There was £27,497 paid to senior management as key personnel for the services in the financial year. (2024/25: £24,154) No trustees received any remuneration for their services. (2024/25: Nil)

The charity pays employer contributions into a government backed NEST pension scheme on behalf of tfour employees. In the financial year these contributions totalled £3245 (2024/25: £678).

The charity paid employer contributions into a stakeholder private pension on behalf of one employee, in the financial year 2024/25 these contributions totalled £602 (2025/26: Nil).

12. RESTRICTED FUNDS

The charity held no restricted funds in the financial year and prior year in 2024/25.

13. HOUSING STOCK

Social housing accommodation, number of bed spaces	2026 TOTAL	2025 TOTAL
Units in Management	9	9
Units under Development	-	-
	9	**9**

14. DIRECTORS AND OTHER RELATED PARTIES

Apart from reimbursement of purchases and payments made on behalf of the charity totalling £440 (24/25: £22), no other payments were made to Directors or any persons connected with them during this financial period. No material transaction took place between the organisation and a Director or any person connected with them.

15. RISK ASSESSMENT

See Report of the Directors on pages 4 to 5.

16. RESERVES POLICY

The Directors have considered the level of reserves they wish to retain, appropriate to the charity's needs. This is based on the charity's size and the level of financial commitments held. The Directors aim to ensure the charity will be able to continue to fulfil its charitable objectives even if there is a temporary shortfall in income or unexpected expenditure. The Directors will endeavour not to set aside funds unnecessarily.

17. PUBLIC BENEFIT

See Report of the Directors on pages 4 to 5.