REGISTERED COMPANY NUMBER: 09953572 (England and Wales)
REGISTERED CHARITY NUMBER: 1169965

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

FOR

THORNGATE CHURCHER TRUST

THORNGATE CHURCHER TRUST

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Principal Activities

The principal activities of the Trust continues to be the provision of almshouse accommodation in one hundred and twenty four one-bedroom flats for older people and the provision of a modern forty four bedroom care home. The Trust is a registered charity.

Our Vision

Providing comfort and security to those in need since 1868 and committed to developing the highest standards of housing and professional care in a supportive, respectful and friendly community.

Our Values

i. We seek to improve lives through passionately promoting excellence in support, care and housing
ii. We will each commit to take responsibility for our role in our teams encouraging, respecting and supporting each other supporting each other
iii. We strive to be transparent, approachable, listening to each other and acting with empathy and consistency
iv. We will respect and support everyone as individuals, treating residents and colleagues with dignity and compassion, and behaving professionally whatever our role

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities. The trustees refer to public benefit throughout this report.

FINANCIAL REVIEW

Business and Financial Review

During the financial year 2024-25, the Trustees continued to review the care and housing offered to residents, seeking continuous improvement, and undertaking the planned development of a new site of thirty almshouses at Grove Road Gosport.

In addition, the board have had regard to the requirements of its three regulators, the Regulator of Social Housing (RSH), the Care Quality Commission (CQC) and the Charity Commission, not least of which being the standard from the RSH to evidence value for money. Further the Trust has incorporated new requirements from the Housing Ombudsman in its operations. The Trust is a provider of residential care services to Hampshire County Council for a number of residents in its Russell Churcher Court care home.

The board is pleased to report a surplus for the 12 month period of £604,947 (2024: £496,486).

The change in the year has mainly been due to cost control in the care home, and to the increase in the number of refurbished rooms in the care home. The introduction of a new procurement framework by Hampshire County Council also focussed management on the suitability of some residents for our service. Excellent occupancy levels and the results of a stable staff team assisted in a strong performance.

Operational surpluses (i.e. just including housing and social care) for the periods excluding valuation adjustments on the pension fund, investments, and the adjustments made for the maintenance reserve figures were £548,206 (2024: £446,656) (see note 12).

During the year the Trust commenced building work on an £8.7M scheme to build new social housing in the form of almshouses at Grove Road Gosport. Construction of Compigne Court commenced in April 2024 and continued throughout the year. It is anticipated to conclude in the autumn of 2025 subject to statutory services connections and highway works.

Following the market research exercise in 2022 and the decision made to continue to invest in social care and upgrade rooms further over a period of four years to further enhance the Trust's position locally, refurbishment of the care home continued with 31 out of 44 rooms completed at the year-end. It is unlikely that the Trust will manage to complete all the refurbished rooms within a four-year period simply due to longevity of residents and these will completed as rooms become vacant. Occupancy figures for the care home and housing remain among the best in our peer group.

Covid was not a significant factor in 2024-25. The continued use of a Sponsorship Licence to recruit displaced overseas care candidates continued in 2024-25 and resulted in a strong staff retention, and minimal costs for agency during the year. While the Home Office has now amended the rules for overseas workers coming into social care from April 2025, there is a displaced worker route open until 2028.

The Trust maintained its accreditation under Real Living Wage Employer scheme.

The Trust has also sought to maintain its buildings to a high standard. Following the RAAC concrete issues affecting some public buildings in 2023, the Trust immediately undertook surveys of its buildings using a professional structural engineer. The investigations concluded that none of the Trust's properties were built with RAAC. The Trust has already established that it already meets the Regulator's targets of all properties being at EPC "C" or better by 2030. A firm of chartered surveyors and valuers were engaged to ensure the Trust had no impairment on its properties and to create long term maintenance plan for existing units. As a result of this in-depth work, the Trust is confident at no impairment is needed.

Looking forward the Trust remains focussed on its principal aims of providing award winning social housing and excellent social care, its aim to be the employer of choice and the development of new housing at Compigne Court and longer term further housing additions, while not losing site of its carbon reduction journey.

Our income from housing and care activities (excluding grants) increased month on month in 2024-25 by 8.2% to £3,920,532 over the 12 month period (2024: £3,622,306). Housing voids continued to be controlled with void properties accounting for lost income of £1,053 over 12 months (2024: £1,394).

CCLA continue to be engaged as investment managers. Loss on investments for the year was £8,950, (2024: Gain of £48,492) reflecting the difficult trading conditions seen over the last few years.

Freehold properties are held at historical cost, with component accounting applied to result in a depreciated property figure. Under the Charities SORP social housing grant (SHG) is no longer deducted as in years prior to 2016. The properties are shown in these accounts at their historic cost of £15,683,672 (2024: £11,028,592). After depreciation the net book value of housing properties held at historic cost is £13,077,981 (2024: £8,554,705). The valuation undertaken by Lloyds Bank plc in May 2016 valued the Russell Churcher Court care home at £2.25M. The Trust's qualified Property Services Manager carried out an extensive impairment review in 2019 and a stock condition survey in summer 2023, neither of which evidenced any indications of impairment. Further a qualified structural engineer examined the Trust's properties for impairment due to RAAC concrete and none was found. An additional valuation was carried out by Charity Bank's valuers Avison Young in early 2024 at Thorngate Court and Melrose Gardens for the purposes of loan security and found no impairment. A full survey of the Trust's properties was carried out in Spring 2025 for the purposes of creating a long term investment and maintenance plan. Accordingly, the trustees believe the current market value exceeds the book value.

Excluding deferred income which solely relates to grant income (£3,397,133) to be recognised upon completion of the Compigne Court at Grove Road, the balance sheet shows a net current asset at 31 March 2025 of £95,571 (2024: 197,729). The balance sheet shows a net current asset at 31 March 2025 of -£3,301,562 (2024: 197,729).

The trustees continue to be of the opinion that the overall financial position of the Trust is healthy and that it is able to meet its current and future commitments.

During the year there was no change to the board members, although Mrs Reeta Ram resigned from the board on 16 June 2025, after the year end. Mr Mark Hook was re-appointed to be Chairman during the year. The board continued with training and strategy days using external consultants and qualified professionals to provide facilitation, guidance and expertise in specific topics. During the 24-25 financial year two board day were held in addition to board meetings. These board days covered compliance with the Complaints Code and regulators, marketing updates, progress at the new scheme, and pension strategy.

Contribution from Volunteers
The contribution from volunteers is not significant and does not affect the Trust's ability to carry out any of its activities.

Reserves
The Trustees have transferred monies to Reserve Funds in accordance with the Charity Commission Scheme over a long period in order to:

a) Provide Designated and Restricted Reserves, which include the minimum annual amounts for future Repairs and Maintenance, required by the Charity Commission Scheme, plus income thereon, less related expenditure.

b) Provide Unrestricted Reserves to:

   i. Allow for fluctuations in cash flow and be able to meet budgeted expenditure and donations for one year ahead.

   ii. Accumulate monies expected to be required for the refurbishment of the Almshouses over and above the minimum required by the Charity Commission Scheme.

   iii. Purchase investments which provide income that can indirectly make it possible to . subsidise the weekly maintenance contributions charged to residents of the almshouses and care home; thus fulfilling one of its charitable objectives.

As at 31 March 2025 unrestricted reserves were £8,411,257 of which £464,033 are designated reserves. Endowment reserves are £40,503.

Social Investment Policies
The Trust has not made any social investments during the year.

Fundraising Reporting Note
Thorngate Churcher Trust does not normally carry out any significant fundraising activities. No fundraising has been done on behalf of the Trust by any other body. It does not employ a professional fundraiser or have a commercial participator arrangement. Accordingly the Trust has not registered with the Fundraising Regulator.

Within the Russell Churcher Court care home the activities team raise small amounts of money (typically less than £4,000 annually) through incidental raffles (i.e. not requiring a licence), from relatives to fund additional outings and entertainment for residents of the care home. Unconnected members of the general public are not approached, accordingly the Trust does not need to take measures to protect vulnerable members of the public.

No complaints were received by the charity in relation to fundraising.

Financial Effect of Significant Events
There was one significant event during the year:

The Trust's new housing scheme, Compigne Court, Grove Road Gosport started on site. This scheme is funded by a mix of Homes England grant, a loan from Charity Bank and reserves. This scheme is due to finish in late 2025.The financial significance of this is the interest received on Homes England grant monies until utilised and the interest payable on the loan from Charity Bank.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Governing Instrument

Recruitment and Training of Trustees

Trustees are recruited based on an analysis of skills gaps, and then this is publicised by adverts or through news articles/networking. Individuals are then interviewed, who may then, depending on the outcome be appointed. Trustee board days normally take place twice a year in addition to board meetings and encompass both strategy and training. In addition, additional training is undertaken on an ad-hoc basis such as attendance at seminars as and when necessary or trustees are available, for example seminars given by local legal firms and by membership bodies.

Pay and Remuneration of Key Personnel

The Chief Executive's remuneration is set by means of an appraisal with a suitably qualified trustee, and taking into account salaries in comparable organisations and levels of skills, knowledge and experience required. Pay and remuneration decisions also take into account individual performance against organisational and personal targets.

Code of Governance

The trustees are pleased to report that the Trust complies with the Standards of Almshouse Management. The Trust also adopted the Charity Commission Code of Governance in 2014, and subsequently the new Code of Governance in 2018. No trustees have served more than nine years. Having given consideration to its effectiveness to make informed decisions, the board believes it does this because of the detailed information it considers, not just at board meetings but throughout the year through monthly management reporting packs and ad-hoc reports and notifications from the Chief Executive. The board continues to have challenging board days to ensure it refreshes its skills and knowledge and avoids "group think".

Risk assessment - principal risks and uncertainties

The Trustees have considered the major risks to which the Trust could be exposed and have reviewed the systems established to mitigate against such risks. A risk register is used to review key risks and is reviewed at board meetings and in addition on board days. The risks are recorded and assessed in terms of impact and probability and also uses a traffic light system to highlight areas of particular concern. Any significant changes are reported to the board monthly or quarterly as appropriate.

The three principal risks and uncertainties facing the charity and its mitigation strategies at present are unchanged from 2024:

1. **Income maintenance in the care home.** Following market research and a strategy day the Trust implemented a change in fees for new residents of the care home in 2022. Market research indicated that this fee structure should not result in excessive voids however this is being monitored. Hampshire County Council have introduced a new Care Home Framework after the year end. Initially the Trust declined to join, but subsequently has engaged and been accepted onto the Framework, and vacancies continue to be filled by both private and council funded service users.

2. **Cyber risk.** The Trust identified that, as a regulated body, it is vulnerable to a concerted cyber-attack. It has mitigated this by strengthening its IT investment and rolling out cyber training to all staff and trustees. The Trust has also completed the Digital Security and Protection Toolkit from NHS Digital. During the financial year the trust moved its main care planning software to a cloud based programme, followed by all its management folders. The Trust has commenced Cyber Essentials accreditation.

3. **CQC Inspection.** A CQC inspection of the care home is due in 2024. While major compliance steps are taken continuously, visit from the regulator constitute a risk however well managed. The updated care plan software package referred to above assists with compliance and the management team undertake training to maintain their understanding of CQC compliance.

The board are not aware of any irregularities, including fraud, involving management or employees of the Trust: nor are they aware of any instances of actual or possible non-compliance with loan covenants, laws, contracts or agreements that might result in the Trust suffering significant penalties or other loss.

Internal controls

The board of Trustees is ultimately responsible for the Trust's systems of internal financial controls which are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information.

The board has through its quarterly meeting and reporting procedures reviewed the effectiveness of the Trust's internal financial control system for the period from 1 April 2021 to the date of this report.

The board of Trustees, through its adoption of policies and procedures is constantly reviewing the Trust's internal financial controls and has introduced the following mechanisms designed to provide effective internal control:

- Defined management and reporting structures, including segregation of financial management tasks
- Employment of a Chief Executive Officer and Finance Manager qualified as a chartered certified accountants.
- Use of professional IT consultants to ensure updates of all IT systems including financial control.
- Management information and accounting systems and software, including with cash flow forecasts, annual budgets, business recovery plans and business plans. Board reports are prepared monthly, covering both financial and operational matters.

STRUCTURE, GOVERNANCE AND MANAGEMENT
Thorngate's VFM Statement

Introduction:

This is produced in accordance with the standard issued by the Regulator of Social Housing.

The purpose of the standard is to ask housing bodies to report on a set of standard metrics, and where these results are outliers for the organisation to report the reasons why this might be. Thorngate has an untypical profile, being both a provider of supported housing for older people and also a care home provider, which will inevitably distort some of our metric results.

Additionally the regulator asks the provider to provide a set of metrics relevant to their own business plan and operations, that they can measure themselves against in successive years and are also reflected in our reports to residents, staff and other stakeholders. For the purposes of transparency and for users of the accounts who may wish to check for consistency these reports will include those listed below, however as one or more of these may be confidential, they may not be publicly available on our website but would be available to users of the accounts (such as funders and regulators) on request:

- Annual Report to Residents 2024-25 (due to be published by 1 October 2025)

PART 1

Industry-wide Value for Money Metrics

The regulator has defined five key metrics around margin, development & gearing, reinvestment, return on capital employed and social housing cost per unit that must be reported by every registered provider for the financial year that is being audited.

Our approach to satisfying this is to utilise our membership of the Acuity benchmarking group where both the regulator's metrics, sector scorecard and other benchmarking data is entered. Accordingly this report reflects our data and that of other relevant organisations in the benchmarking group.

Metric 1 Operating Margin and Earnings before interest, tax, depreciation and amortisation (EBITDA)

a) Operating Margin Overall
The Operating Margin demonstrates the profitability of operating assets before exceptional expenses are taken into account.

On the regulator's formula Thorngate's margin is as follows:

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
Operating Margin Overall	15.37%	12.35%	4.57%	10.86%	10.55%	5	14.13%

Overall operating margin increased significantly during 2023-24 due to improvements within our care home. These changes did not affect our housing provision.

b) Operating Margin Social Housing Lettings.
This is the same as above but only including social housing.

STRUCTURE, GOVERNANCE AND MANAGEMENT

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
Operating Margin Social Housing Lettings	24.02%	19.97%	18.1%	12.89%	15.5%	2	16.2%

c) Earnings before interest, tax, depreciation and amortisation (EBITDA)

The EBITDA MRI interest cover measure is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that a registered provider generates compared to interest payable; the measure avoids any distortions stemming from the depreciation charge.

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
EBITDA MRI	10.9 times	13.8 times	3.23 times	16.6 times	12.1 times	Not avail	3.37

Metric 2 Gearing and Supply

a) Gearing (RSH and Scorecard measure)

This metric assesses how much of the adjusted assets are made up of debt and the degree of dependence on debt finance. It is often a key indicator of an organisation's appetite for growth. The ratio shows the proportion of borrowing in relation to the size of a provider's asset base.

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
Gearing	12.75%	13.85%	14.57%	15.66%	11.06%	Not avail	12.83

Thorngate increased its borrowing in 2021-22 and again in 2023-24 to fund the purchase and development of the Grove Road Gosport site.

b) New supply delivered (social housing units)

Housing supply delivered as a percentage of stock owned, during the period April - March
Thorngate's measure is 0%. This is because we had delivered substantial schemes in 2015-18 and are now underway on a new site of 30 homes in 2024.

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
New supply delivered (Social Housing)	0	0	0	0	0	5	0

c) New supply delivered (non-social housing units)

No other units (care) were started or completed during the year and the Trust has no plans for any further care units. Other providers in the peer group also did not deliver non-housing new supply.

STRUCTURE, GOVERNANCE AND MANAGEMENT

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	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
New supply delivered (Non-Social Housing)	0	0	0	0	0	1	0

Metric 3 Reinvestment

a) This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Media n
Reinvestment %	37.24%	6.73%	7.97%	9.6%	4.73%	1	2.4%

Metric 4 Return on Capital Employed (ROCE)

a) When looking at operating surplus figures, gain/loss on disposal of property, plant and equipment is not included. However these items are included in this measure as they can be considered to form part of the return on the capital investment in either fixed assets (or joint ventures).

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Media n
Return on capital employed	5.93%	4.84%	1.62%	3.83%	3.62%	1	2.62%

Metric 5 Headline social housing cost per unit

This is a total of costs attributable to social housing property. This includes component depreciation. Our slightly higher than average figure reflects higher component depreciation due to new properties, as well as some higher grade management roles because of the care services we manage as well as housing. It should also be noted that we have been recognised for providing high quality housing that residents want to live in, by the receipt of two awards voted for by residents in 2019. We believe (reflected in our residents' survey and long waiting list of approximately two years) that our offering of well-maintained stock and especially our support through on-site wardens delivers a service that residents and prospective residents want.

STRUCTURE, GOVERNANCE AND MANAGEMENT

	TCT 2025	TCT 2024	TCT 2023	TCT 2022	TCT 2021	Position in Peer Group (out of 28)	Peer Group Median
Headline social housing cost per unit	£7,884	£7,392	£6,627	£6,224	£6,715	8	£7,451

PART 2

Thorngate's Metrics

The metrics we have chosen and have consistently reported on for the last few years are a mixture of both hard financial data and targets related to social impact, given that our mission defined by our charitable objects are:

The Objects of the Charity are to relieve the needs of Residents who are in need by providing social housing in the form of almshouse accommodation and such other charitable relief for the benefit of such Residents (or other persons who are in need by reason of their age) as the Trustees think fit; and for the benefit of this clause, "Residents" shall mean poor persons of not less than 50 years of age.

This translates into a number of monthly key performance indicators that the executive reports on monthly, procurement measures that we review periodically, and forward looking targets which reflect our forward focused business plan to 2023, as well as systematically examining our governance. The metrics reported below cover the following areas:

- Void Reporting
- Procurement
- Increased reach
- Governance and Board Development

1. Void Reporting

Both housing and care home voids are reported monthly to board and Thorngate sets its own targets on voids. Thorngate also benchmarks itself against the Smaller Providers Benchmarking Group, and this figure has been reported on where relevant below.

We report voids on a percentage basis monthly and on a lost revenue basis annually. Our target is 2.5% or less voids. This can be affected by for example, increased development or major repairs, if this means more transfers of residents or decanting.

Void pro-rata 12m	**Thorngate 2024-25**	**Thorngate 2023-24**	**Thorngate 2022-23**	**Thorngate 2021-22**	**Thorngate 2020-21**	**Peer group 2024-25**
Housing%	0.09%	0.14%	0.23%	0.22%	0.27%	0.7%
Housing Value £	£1,053	£1,394	£2,319	£2,058	£2,423	
Housing % (excl new schemes)	0.09%	0.14%	0.23%	0.22%	0.27%	
Housing Value £	£1,053	£1,394	£2,319	£2,058	£2,423	
Care %	6.82%	4.08%	4.67%	1.70%	3.90%	N/A
Care Value £	£202,999	£109,271	£108,208	£35,688	£72,296	

STRUCTURE, GOVERNANCE AND MANAGEMENT

We have once again turned in an excellent performance on housing voids and are ranked first overall and in the first quartile yet again in the peer group of smaller similar housing associations. This reflects just how desirable our combined package of high-quality housing and high-quality housing support delivered by on-site staff are to residents. This is also reflected in our very long waiting list for units (currently around 140 applications for 124 flats) with a wait time of around twenty months. Despite our care voids for 2024-2025 increasing slightly, the income from our care service has increased substantially due to the average rate per day increasing. This is also why the care void monetary value per percentage point is higher in 2024-25 than 2023-24 (£29,765 compared to £26,782 respectively).

2. Procurement

Since the VFM standard was first introduced, Thorngate has reported its performance against prior years in a number of areas. This has shown useful trends and this has been continued this year. The focus areas continue to be gas and electric purchases, and care home food costs. These have been chosen because almost all our properties have gas included in the weekly maintenance charges, communal electricity is a large costs and for our care home, food is one of the largest costs. These figures can only be considered year on year within the same organisation because of different characteristics between different providers.

While we seek to reduce our utility costs, we seek to at least maintain our food cost budget per person level, as there is a correlation between quality and cost and the case of food for care home residents, and nutrition is a key part of caring for frail residents.

Year	Gas	% change on prior year	Electric	% change on prior year	Food (Care home per resident per annum)	% change on prior year
2012-13	£67,354		£36,604		£1,519	
2013-14	£56,061	-17%	£37,233	+2%	£1,542	+2%
2014-15	£59,257	+6%	£33,561	-10%	£1,510	-2%
2015-16	£52,013	-12%	£33,148	-1%	£1,446	-4%
2016-17 (pro rata)	£47,100	-9%	£33,252	0%	£1,371	-5%
2017-18 (pro rata)	£45,363	-4%	£36,872	+11%	£1,651	+20%
2018-19	£51,551	+14%	£42,669	+16%	£1,687	+2%
2019-20	£63,471	+23%	£46,916	+10%	£1,516	-10%
2020-21	£61,045	-3.8%	£49,983	+6.5%	£1,404	-31%
2021-22	£46,305	-24.1%	£50,515	+1.1%	£2,164	+54%
2022-23	£43,739	-5.54%	£48,418	-4.15%	£2,040	-5.73%
2023-24	£71,019	+62.4%	£45,425	-6.2.%	£2,287	+12%
2024-25	£125,484	+76.7%	£66,617	+46.65%	£2,186	-4.4%

On gas and electric procurement we go to the market and our three year deal on gas ended in December 2023, with electricity ending in June 2024. We had been extremely lucky to get a good deal in Spring/Summer 2020. The new contract that was negotiated last year, while competitive is nevertheless higher than the very low-priced deal we came out of. Gas is used for heating and hot water in both housing and care homes and only the new developments of Lucas Court, Garden View and Station Road buy their own gas. It should be noted that if housing residents had to buy their own gas or electric they would not be able to buy this as competitively as we do, however of course they would have more control over usage.

Gas: Our spend on gas has increased dramatically this year. This is due to the ending of our advantageous gas contracts in December 2023, and the start of a good but nonetheless more expensive (270% increase) contract in January 2024. This financial year reflects twelve months of the new contract price. Further our actual unit usage increased by 4.55%.

Electric: Spend on electricity has increased due to the new contract this year. This financial year reflects nine months of the new contract price. Overall unit usage dropped again this year by 8.15%

STRUCTURE, GOVERNANCE AND MANAGEMENT

Food: Despite a challenging environment around food costs, our Catering Manager brought the food costs in underbudget and at a broadly similar level to last year, while still delivering excellent food, and catering for special events.

3. Increased reach

Thorngate considers, in line with its objects, it can increase its reach in the following two key ways: either development of new homes and facilities, and increased engagement of "persons who are in need by reason of their age"

Development:
We concluded a sizeable building programme for us in 2018-19, and commenced building 30 new units on our site at Grove Road Gosport in 2024-25. These will be completed in the financial year 2025-26

	2024-25	2019-24	2018-19	2017-18
Units completed	0	0	10	4
Under development	30	0	0	10
Increase in stock % of current stock at start of year	0%	0%	9%	3%

The board has a stated aspiration that it will identify sites when they become available as follows:
To acquire further land in the Borough of Gosport to enhance the land bank available for future development if it becomes available and without erosion of reserves. The acquisition and development out of the Grove Road site indicates that Thorngate is delivering on these aspirations.

4. Governance & Board Development

For a well-run organisation the board recognises it must ensure it is well equipped in terms of skills and continuous professional development.

Consequently, the board undertakes training and strategic board days normally twice a year in addition to board meetings and monthly (at least) briefings from the Chief Executive.

In 2024-25 the board has undertaken two board days incorporating strategy and training looking at compliance with the Complaints Code and regulators, marketing updates, progress at the new scheme, and pension strategy.

Target:
The target for 2025-26 which we can be measured against is at least one board day including strategy sessions.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
09953572 (England and Wales)

Registered Charity number
1169965

Registered office
Administration Office
Clare House Melrose Gardens
Station Road
Gosport
Hampshire
PO12 3BZ

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025

Trustees
Mark Hook (Chairman)
James Gilhooley
Christopher Matthews
Julie Palmer
Reeta Ram (Resigned 16 June 2025)
John Clark
Oliver Zaki
David Popoola-Smith

Registered Provider of Social Housing Number
4839

Chief Executive Officer and Clerk to the Trustees
A Taylor FCCA

Company Secretary
A Taylor FCCA

Auditors
MC Audit Limited
Statutory Auditors
Station House
North Street
Havant
Hampshire
PO9 1QU

Solicitors
Winckworth Sherwood
Arbor, 255 Blackfriars Rd,
London
SE1 9AX

Bankers
Lloyds Bank plc
43 West Street
Fareham
Hampshire
PO16 0BE

Investment Managers
CCLA
Senator House
85 Queen Victoria Street
London EC4V 4ET

STATEMENT OF TRUSTEES' RESPONSIBILITIES
The trustees (who are also the directors of Thorngate Churcher Trust for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

Company law requires the trustees to prepare financial statements for each financial year which 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 the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the 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 which disclose with reasonable accuracy at any time the financial position of the charitable company and to 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.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, MC Audit Limited, will be proposed for re-appointment at the forthcoming Board Meeting.

Approved by order of the board of trustees on 21st August 2025 and signed on its behalf by:

.....
M Hook - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THORNGATE CHURCHER TRUST

Opinion

We have audited the financial statements of Thorngate Churcher Trust (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

From discussion with management and those charged with governance information about the entity is documented to assess the activity within the organisation. We discuss managements assessment of risk in respect of irregularities, fraud and going concern.

Based on these discussions and our own assessments we determined that the key risk areas were income recognition in respect of cut off issues concerning income recognition and management override concerning the size of the organisation.

We set financial statement materiality level based on the level of income. As a not for profit organisation raising income is its primary focus which is why income was used to determine the level of materiality. Our overall assessment of risk was used to determine performance materiality at an appropriate level.

Substantive audit tests were designed after assessing and testing systems and controls. The systems and controls which have been designed to act as a preventative measure against fraud and error were operating as documented. Substantive testing tested a sample of the population, representative of the population, to identify errors. The testing did not identify any material misstatements in areas tested.

Audit substantive tests concluded no material errors over the key risk areas of income recognition and management override.

The audit considers the organisation is not exposed to material risk of error as a result of assessing laws and regulations that are appropriate to the organisation.

Management assessed there is no going concern risk.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THORNGATE CHURCHER TRUST

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Paul Underwood (Senior Statutory Auditor)
for and on behalf of MC Audit Limited
Statutory Auditors
Station House
North Street
Havant
Hampshire
PO9 1QU

Date: .....

THORNGATE CHURCHER TRUST

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

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	2	2,875	-	-	2,875	4,612
Charitable activities	4					
Housing for older people		1,146,282	-	-	1,146,282	1,048,309
Care home		2,778,429	-	-	2,778,429	2,582,726
Investment income	3	65,680	-	-	65,680	2,739
Total		3,993,266	-	-	3,993,266	3,638,386
EXPENDITURE ON						
Charitable activities	5					
Housing for older people		924,034	-	-	924,034	844,834
Care home		2,455,335	-	-	2,455,335	2,345,956
Total		3,379,369	-	-	3,379,369	3,190,790
Net gains/(losses) on investments		(8,950)	-	-	(8,950)	48,890
NET INCOME		604,947	-	-	604,947	496,486
Other recognised gains/(losses)						
Actuarial gains/(losses) on defined benefit schemes		(8,355)	-	-	(8,355)	(88,000)
Net movement in funds		596,592	-	-	596,592	408,486
RECONCILIATION OF FUNDS						
Total funds brought forward		7,814,665	-	40,503	7,855,168	7,446,682
TOTAL FUNDS CARRIED FORWARD		8,411,257	-	40,503	8,451,760	7,855,168

The notes form part of these financial statements

BALANCE SHEET
31 MARCH 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets	13	13,132,643	8,611,540
Investments	14	487,950	496,901
		13,620,593	9,108,441
CURRENT ASSETS			
Stocks	15	8,886	7,415
Debtors	16	110,698	104,724
Cash at bank		903,688	440,291
		1,023,272	552,430
CREDITORS			
Amounts falling due within one year	17	(4,324,834)	(354,701)
NET CURRENT ASSETS		(3,301,562)	197,729
TOTAL ASSETS LESS CURRENT LIABILITIES		10,319,031	9,306,170
CREDITORS			
Amounts falling due after more than one year	18	(1,625,914)	(1,140,775)
PROVISIONS FOR LIABILITIES	21	(241,357)	(310,227)
NET ASSETS		8,451,760	7,855,168
FUNDS	23		
Unrestricted funds		8,411,257	7,814,665
Endowment funds		40,503	40,503
TOTAL FUNDS		8,451,760	7,855,168

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

The financial statements were approved by the Board of Trustees and authorised for issue on 21st August 2025 and were signed on its behalf by:

.....
M Hook - Trustee

The notes form part of these financial statements

THORNGATE CHURCHER TRUST

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	4,667,096	614,892
Interest paid		(35,527)	(37,286)
Finance costs paid		(13,006)	(13,014)
Net cash provided by operating activities		4,618,563	564,592
Cash flows from investing activities			
Purchase of tangible fixed assets		(4,723,338)	(406,244)
Sale of tangible fixed assets		15,309	-
Sale of fixed asset investments		-	(2)
Interest received		65,680	2,739
Net cash used in investing activities		(4,642,349)	(403,507)
Cash flows from financing activities			
New loans in year		512,208	500,000
Loan repayments in year		(25,025)	(523,529)
Net cash provided by/(used in) financing activities		487,183	(23,529)
Change in cash and cash equivalents in the reporting period		463,397	137,556
Cash and cash equivalents at the beginning of the reporting period		440,291	302,735
Cash and cash equivalents at the end of the reporting period		903,688	440,291

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the Statement of Financial Activities)	604,947	496,486
Adjustments for:		
Depreciation charges	186,926	176,824
Losses/(gain) on investments	8,950	(48,890)
Loss on disposal of fixed assets	-	21,398
Interest received	(65,680)	(2,739)
Interest paid	35,527	37,286
Finance costs	13,006	13,014
(Increase)/decrease in stocks	(1,471)	1,456
(Increase)/decrease in debtors	(5,974)	684
Increase/(decrease) in creditors	3,968,089	(8,369)
Difference between pension charge and cash contributions	(77,224)	(72,258)
Net cash provided by operations	4,667,096	614,892

2. ANALYSIS OF CHANGES IN NET DEBT

	At 1.4.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank	440,291	463,397	903,688
	440,291	463,397	903,688
Debt			
Debts falling due within 1 year	(29,512)	(2,044)	(31,556)
Debts falling due after 1 year	(1,140,775)	(485,139)	(1,625,914)
	(1,170,287)	(487,183)	(1,657,470)
Total	(729,996)	(23,786)	(753,782)

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The trustees consider that there are no material uncertainties regarding the charity's ability to continue as a going concern.

Income
All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The charity recognises grant income in relation to housing properties when the conditions of the grant contract have been performed. A condition of the grant is that the monies would become repayable if the properties were sold. A liability is not recognised in respect of this. The trustees will provide for a liability in the event of a decision being made to sell one of the properties.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Allocation and apportionment of costs
Finance and administration costs are apportioned to specified headings of expenditure whereas employees are charged directly to specified headings. Other administration costs are allocated as considered appropriate.

Pension costs and other post-retirement benefits
The Trust participates in a multi-employer defined benefit scheme, the Social Housing Pension Scheme (SHPS). For the SHPS, it has not been possible to identify the share of underlying assets and liabilities belonging to the individual participating employers. The income and expenditure charge represents the employer contribution payable to the scheme for the accounting period.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Structure	1%
Roofs	1.4%
Windows and Doors	3.3%
Boilers	6.7%
Kitchens	5%
Bathrooms	3.3%
Mechanical Systems	3.3%
Electrical Systems	2.5%
Lifts	5%
Air conditioners	20%
Furniture and equipment	25%
Computers and office equipment	25%

continued...

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

Individual fixed assets costing £250 or more are capitalised at cost.

Stocks
Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation
The charity is exempt from corporation tax on its charitable activities.

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Investments
Fixed asset investments are included at market value at the balance sheet date.

Realised gains and losses on investments are calculated as the difference between sale proceeds and their market value at the start of the year or their subsequent cost, and are charged or credited to the statement of financial activities in the year of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the statement of financial activities based on market value at the end of the year.

Financial instruments
The charity only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable investments in stocks and shares. The measurement basis used for these instruments is detailed below.

Debtors and cash at bank
Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Cash at bank and in hand included cash held on deposit or in a current account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

continued...

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	2,875	4,612

3. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	65,680	2,739

All investment income is derived from assets held in the United Kingdom.

4. INCOME FROM CHARITABLE ACTIVITIES

	Activity	2025	2024
		£	£
Social housing maintenance contributions	Housing for older people	1,143,148	1,048,309
Grants	Housing for older people	3,134	-
Residential care home	Care home	2,777,384	2,573,997
Grants	Care home	1,045	8,729
		3,924,711	3,631,035

Grants received, included in the above, are as follows:

	2025	2024
	£	£
PCS System Dev Grant	-	5,729
International Recruitment Grant	-	3,000
Charity Bank	4,179	-
	4,179	8,729

5. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 6)	Support costs (see note 7)	Totals
	£	£	£
Housing for older people	668,736	255,298	924,034
Care home	2,200,730	254,605	2,455,335
	2,869,466	509,903	3,379,369

continued...

6. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025	2024
	£	£
Services	2,405,720	2,275,171
Day to day maintenance	124,044	140,182
Cyclical maintenance	26,811	41,184
Extraordinary maintenance	68,262	47,035
Other costs	13,755	2,473
Depreciation	182,341	171,208
Interest payable and similar charges	48,533	50,300
	2,869,466	2,727,553

7. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing for older people	251,108	4,190	255,298
Care home	247,489	7,116	254,605
	498,597	11,306	509,903

Support costs, included in the above, are as follows:

Management

	Housing for older people	Care home	2025 Total activities	2024 Total activities
	£	£	£	£
IT expenses	16,130	16,130	32,260	30,543
Personnel	416	3,584	4,000	5,230
Building and office costs	19,837	7,039	26,876	26,596
PR and advertising costs	4,204	10,214	14,418	20,040
Management costs	210,521	210,522	421,043	373,804
	251,108	247,489	498,597	456,213

Governance costs

	Housing for older people	Care home	2025 Total activities	2024 Total activities
	£	£	£	£
Auditors' remuneration	1,797	4,473	6,270	6,150
Auditors' remuneration for non audit work	250	500	750	750
Governance costs	2,143	2,143	4,286	124
	4,190	7,116	11,306	7,024

continued...

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025	2024
	£	£
Auditors' remuneration	6,270	6,150
Other non-audit services	750	750
Depreciation - owned assets	186,926	176,824

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

During the period no trustees (2024: none) were reimbursed for out of pocket expenses.

10. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	1,993,107	1,869,702
Social security costs	176,473	154,158
Employer's pension costs	155,237	142,707
	2,324,817	2,166,567

Key management remuneration

The key management personnel of the charity comprise the trustees and the Chief Executive Officer. The total employee benefits of the key management personnel of the charitable company were £119,553 (2024: £109,430). This does not include remuneration for trustees, all of which is reported as per note 9.

The average monthly number of employees during the year was as follows:

	2025	2024
Administration	4	4
Maintenance	4	4
Housing, support and care	75	63
	83	71

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2025	2024
£80,001 - £90,000	1	1

continued...

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	4,612	-	-	4,612
Charitable activities				
Housing for older people	1,048,309	-	-	1,048,309
Care home	2,582,726	-	-	2,582,726
Investment income	2,739	-	-	2,739
Total	3,638,386	-	-	3,638,386
EXPENDITURE ON				
Charitable activities				
Housing for older people	844,834	-	-	844,834
Care home	2,345,956	-	-	2,345,956
Total	3,190,790	-	-	3,190,790
Net gains on investments	48,890	-	-	48,890
NET INCOME	496,486	-	-	496,486
Other recognised gains/(losses)				
Actuarial gains/(losses) on defined benefit schemes	(88,000)	-	-	(88,000)
Net movement in funds	408,486	-	-	408,486
RECONCILIATION OF FUNDS				
Total funds brought forward	7,406,179	-	40,503	7,446,682
TOTAL FUNDS CARRIED FORWARD	7,814,665	-	40,503	7,855,168

12. INCOME AND EXPENDITURE FROM SOCIAL HOUSING ACTIVITIES

	2025	2024
	£	£
Charitable income - fees and maintenance contributions	3,920,532	3,622,306
Charitable income - donations and legacies	2,875	4,610
Charitable income - grants	4,179	8,729
Charitable expenditure	(3,379,369)	(3,190,790)
	548,217	444,855
Adjustment for pension funds, investments, maintenance reserve and capital grant	(11)	1,801
Charitable surplus	548,206	446,656

continued...

13. TANGIBLE FIXED ASSETS

	Freehold property £	Assets under construction £	Plant and machinery £	Fixtures and fittings £	Totals £
COST					
At 1 April 2024	9,811,525	1,217,067	82,622	305,433	11,416,647
Additions	93,952	4,594,701	16,696	17,989	4,723,338
Disposals	(33,574)	-	(9,091)	(30,163)	(72,828)
At 31 March 2025	9,871,903	5,811,768	90,227	293,259	16,067,157
DEPRECIATION					
At 1 April 2024	2,473,887	-	65,674	265,546	2,805,107
Charge for year	151,414	-	10,636	24,876	186,926
Eliminated on disposal	(19,610)	-	(8,083)	(29,826)	(57,519)
At 31 March 2025	2,605,691	-	68,227	260,596	2,934,514
NET BOOK VALUE					
At 31 March 2025	7,266,212	5,811,768	22,000	32,663	13,132,643
At 31 March 2024	7,337,638	1,217,067	16,948	39,887	8,611,540

Included in cost or valuation of land and buildings is freehold land of £2,192,331 (2024 - £2,192,331) which is not depreciated.

14. FIXED ASSET INVESTMENTS

	Listed investments £	Unlisted investments £	Totals £
MARKET VALUE			
At 1 April 2024	450,556	46,345	496,901
Revaluations	(8,951)	-	(8,951)
At 31 March 2025	441,605	46,345	487,950
NET BOOK VALUE			
At 31 March 2025	441,605	46,345	487,950
At 31 March 2024	450,556	46,345	496,901

The unlisted investments are solely made up of nitrate credits.

There were no investments assets held outside the UK.

Cost or valuation at 31 March 2025 is represented by:

	Listed investments £	Unlisted investments £	Totals £
Valuation in 2025	441,605	46,345	487,950

continued...

15. STOCKS

	2025	2024
	£	£
Stocks	8,886	7,415

16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Arrears of maintenance contributions and care home fees	15,727	8,130
Other debtors	-	321
Prepayments and accrued income	94,971	96,273
	110,698	104,724

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Bank loans and overdrafts (see note 19)	28,120	27,006
Other loans (see note 19)	3,436	2,506
Trade creditors	690,547	113,230
Maintenance contributions and care home fees received in advance	99,598	119,037
Social security and other taxes	33,717	33,102
Other creditors	72,283	59,820
Deferred income	3,397,133	-
	4,324,834	354,701

	2025	2024
	£	£
Brought forward	119,037	102,581
Amount released to incoming resources	(119,037)	(102,581)
Amount deferred in year	3,496,732	119,037
Carried forward	3,496,732	119,037

Deferred income relates to maintenance contributions and care home fees received in advance.

Included within deferred income are capital grants received from Homes England and Charity Bank for £3,337,133 and £60,000 respectively.

These grants were awarded to the charitable company for use within the Grove Road build scheme and have therefore been included within deferred income with the intention of being recognised as grant income when the build scheme is completed.

continued...

18. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£	£
Bank loans (see note 19)	1,617,970	1,129,395
Other loans (see note 19)	7,944	11,380
	1,625,914	1,140,775

19. LOANS

An analysis of the maturity of loans is given below:

	2025	2024
	£	£
Amounts falling due within one year		
Bank loans	28,119	27,006
Other loans	3,436	2,507
	31,555	29,513
Amounts falling due between two and five years		
Bank loans	114,946	110,795
Other loans	7,944	11,380
	122,890	122,175
Amounts falling due in more than five years		
Bank loans	1,503,025	1,018,600
Other loans	-	-
	1,503,025	1,018,600

The loan from the NAA included in other loans is interest free and being repaid over 10 years. In accordance with the SORP the loan has been discounted at a similar interest rate in line with other borrowings.

20. SECURED DEBTS

The following secured debts are included within creditors:

	2025	2024
	£	£
Bank loans	1,646,090	1,156,401

The bank loans are secured by a first and second charge over the Russell Churcher Court care home and Goyda House both situated in Melrose Gardens.

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21. PROVISIONS FOR LIABILITIES

	2025	2024
	£	£
Provisions	241,357	310,227

A full actuarial valuation for the scheme was carried out with an effective date of 30 September 2020. This actuarial valuation was issued to employers in August 2021 and showed assets of £5,148m, liabilities of £6,708m and a deficit of £1,560m. To eliminate this funding shortfall, the trustees and the participating employers have agreed that additional contributions will be paid.

Where the scheme is in deficit and where the Trust has agreed to a deficit funding arrangement, the Trust has recognised a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

Reconciliation of opening and closing provisions

	31 March 2025	31 March 2024
	£	£
Provision at start of period	310,000	294,000
Unwinding of the discount factor	13,000	13,000
Deficit contribution paid	(99,000)	(94,000)
Impact of change in assumptions	8,000	88,000
Current service cost	4,000	4,000
Expenses	5,000	5,000
SHPS Provision at end of period	241,000	310,000
TPT Retirement Solutions - The Growth Plan	357	227
Provision at end of period	241,357	310,227

Income and expenditure impact

	31 March 2025	31 March 2024
	£	£
Interest expense	13,000	13,000
Impact of change in assumptions & contribution schedule	88,000	88,000
Current service cost	4,000	4,000
Expenses	5,000	5,000

Assumptions

	31 March 2025	31 March 2024	31 March 2023
	% per annum	% per annum	% per annum
Rate of discount	5.77	4.89	4.88

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

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22. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	Endowment fund £	2025 Total funds £	2024 Total funds £
Fixed assets	13,132,643	-	-	13,132,643	8,611,540
Investments	487,950	-	-	487,950	496,901
Current assets	982,769	-	40,503	1,023,272	552,430
Current liabilities	(4,324,834)	-	-	(4,324,834)	(354,701)
Long term liabilities	(1,625,914)	-	-	(1,625,914)	(1,140,775)
Provision for liabilities	(241,357)	-	-	(241,357)	(310,227)
	8,411,257	-	40,503	8,451,760	7,855,168

23. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	7,350,632	596,592	7,947,224
Cyclical maintenance reserve	323,762	-	323,762
Extraordinary repairs reserve	140,271	-	140,271
	7,814,665	596,592	8,411,257
Endowment funds			
Endowment reserve	40,503	-	40,503
TOTAL FUNDS	7,855,168	596,592	8,451,760

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,993,266	(3,379,369)	(17,305)	596,592
TOTAL FUNDS	3,993,266	(3,379,369)	(17,305)	596,592

continued...

23. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	6,953,753	396,879	7,350,632
Cyclical maintenance reserve	307,223	16,539	323,762
Extraordinary repairs reserve	145,203	(4,932)	140,271
	7,406,179	408,486	7,814,665
Endowment funds			
Endowment reserve	40,503	-	40,503
TOTAL FUNDS	7,446,682	408,486	7,855,168

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	3,638,386	(3,202,397)	(39,110)	396,879
Cyclical maintenance reserve	-	16,539	-	16,539
Extraordinary repairs reserve	-	(4,932)	-	(4,932)
	3,638,386	(3,190,790)	(39,110)	408,486
TOTAL FUNDS	3,638,386	(3,190,790)	(39,110)	408,486

General fund - This reserve represents accumulated surpluses within the general fund. Within the general fund is an amortised balance of £3,547,917 (2024: £3,601,197) which represents the income recognised from the Social Housing Grants. The charity recognised grant income in relation to housing properties when the conditions of the grant contract have been performed. A condition of the grant is that should the properties be sold (or in the case of Russell Churcher Court converted to another use) a crystallising event would occur which would result in any grant attached to that specific property being either repayable or allocated to one of the trust's other social housing properties. A liability is not recognised in respect of this. The trustees will provide for a liability in the event of a decision being made to sell one of the properties

Cyclical maintenance reserve - This reserve is established for regular maintenance including internal and external decoration.

Extraordinary repairs reserve - This reserve is established for long term modernisation and repairs.

Endowment reserve - This reserve represents assets which formed part of the original governing document.

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24. RELATED PARTY DISCLOSURES

Mrs Julie Palmer, a Trustee was a committee member of the Lee on the Solent Residents' Association during the year. She resigned from this position in May 2025. No transactions between this organisation and the Trust have occurred during the year.

Mr Mark Hook, Chairman and Trustee, is a director of GS Building Services. A transaction occurred on commercial terms during the year and was fully documented. Mr Hook is also a director of Court Barn Catering (Commercial) Ltd. No transactions between this company and the Trust have occurred during the year.

Mr James Gilhooley, Trustee is a Trustee of Solent u3a. No transactions between this organisation and the Trust have occurred during the year.

Mr Chris Matthews, Trustee is a solicitor and partner in the firm Churchers Solicitors LLP. No transactions occurred between Churchers Solicitors and the Trust during the year.

Ms Reeta Ram, Trustee is the sole director of DPR Housing Limited and Dementia Partners Limited. These are organisations that provide supported housing living schemes to support vulnerable adults to live in the community in London. No transactions between either of these companies and the Trust occurred during the year. Mrs Ram resigned her position as trustee on 16 June 2025.

Mr John Clark, Trustee, is Executive Director of Orione Care, a housing and social care charity. Mr Clark is also a Non-Executive Director of Empower Housing Association and Chair of Epsom and Ewell Housing Association. There are no transactions between the Trust and these organisations.

Mr Oliver Zaki, Trustee is a solicitor and partner at Glanvilles LLP. No transactions occurred between the Trust and Glanvilles Solicitors during the year.

Mr David Popoola Smith is a social worker for Royal Borough of Kensington and Chelsea Council and South Gloucestershire Council. There are no transactions between the Trust and these councils. Mr Popoola Smith is also a director of Danifab Ltd. There are no transactions between the Trust and this company.

Ms Anne Taylor, Chief Executive and Company Secretary, is the Vice Chair of Trustees and Non-Executive Director of the Fusion21 Foundation, a grant giving charity with a trading subsidiary Fusion21 Limited. Ms Taylor is also a Trustee of Trust 2000, a community charity, owns Blue Space Quilts and is a director of John Taylor Motorsport Limited. No transactions have occurred between any of these entities and the Trust during the year.

25. ULTIMATE CONTROLLING PARTY

The charitable company is not under the control of another entity or any one individual.

26. LEGAL STATUS

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.