

THE PILGRIMS FRIEND GROUP

Group Financial Statements For the year ended 31 March 2022



COMPANY NUMBER 07169875
CHARITY NUMBER 1134979

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The trustees present their report, together with the financial statements of the group for the year ended 31 March 2022. The trustees' report incorporates the directors' report and the strategic report prepared for the purposes of company law. The statutory information is listed on page 31.

MISSION REVIEW

As a Christian charity we hold to the value of prayer in that God answers the prayers of people who ask in faith, and we know that we cannot deliver against our charitable objects to advance the Christian faith amongst older people through our homes and schemes apart from God's help. During the year we have maintained daily times of prayer with most managers and trustees present.

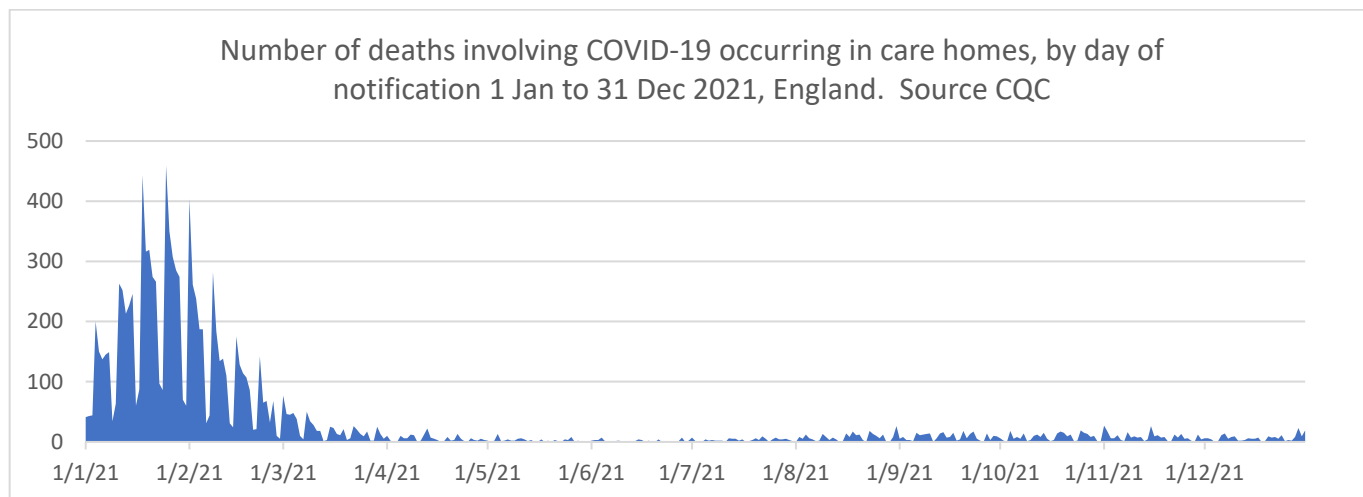
These daily times, our occasional mini conferences over Zoom; and our in-person conference for managers and trustees in September have shown that we are blessed with a cohort of leaders whose faith and trust in God is strong, who support and encourage each other, and who are deeply committed to supporting spiritually the people who live with us.

During the year we developed, with our colleagues, four values, based on the Bible, that sum up how we want to live out our Christian faith: Compassion; Community; Transparency; and Excellence. These values are helping us engage with our staff colleagues whether or not they have a personal commitment to the Christian faith.

Our people have excelled

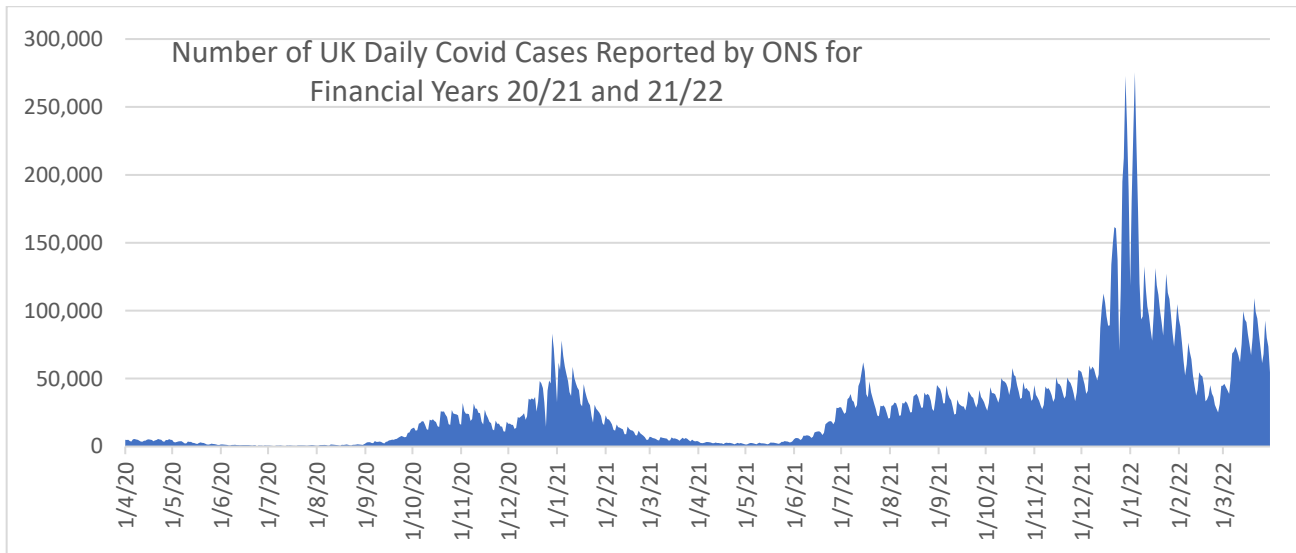
The big picture overview is a story of our staff colleagues', and particularly our managers', outstanding resilience, and performance in the face of the challenges of Covid 19, for which we give thanks to God.

The financial year started in April 2021 with the charity (and country) just coming out of the second wave lockdown, with outbreaks and significant numbers of people still dying even as the drive to vaccinate frail and vulnerable people was picking up pace. The chart below reminds us of the depth of the valley that we were in as we started the year,



Our people in our homes, schemes and support teams were outstanding and this was recognised by relatives whom we surveyed during this period.

The remarkable effectiveness of the vaccines is evident from the chart, but the challenge of the pandemic persisted albeit in a different form as infections climbed and staff absences through isolation and illness exacerbated underlying challenges of recruiting and retaining enough people.



Our managers and leaders in our homes and schemes and in our support teams were again outstanding as, in the teeth of these challenges, the quality of our care has remained high (based on our internal audits) and the occupancy in our homes recovered rapidly and faster than expected.

During the year we completed sufficient of our job evaluation project and additional survey work that identified gaps opening particularly at a home level between our pay and local market rates. To try and improve retention and recruitment (and prevent it deteriorating) this led us to bring forward the annual pay increases for hourly paid staff from April 2022 to January 2022.

There is no doubt that our people deserved financial recognition to go alongside the letters and messages of commendation that they received.

Our Projects have delivered

As the timeline for Covid attached shows this has been a demanding year operationally for our front-line teams and those who work in support as regulations, guidance and conditions have changed regularly and significantly.

In addition to these ongoing challenges, we have progressed and delivered several significant planned projects:

- Our bespoke approach to living alongside and with people The Way We Care is now in place in all of our residential care homes and the language and reality of “being like a family” is now our norm.
- We have established Activity and Community Engagement Facilitators in all our homes: Christian staff with a mission to re-establish and develop links with local churches and communities after the covid lockdowns and briefed to identify, train and develop volunteers for the benefit of our homes and the churches from which they come.
- The Renewal Programme took a significant step forward through the acclaimed launch of our award-winning new care home in Chippenham, Middlefields House, built to replace our Leonora Home and to support The Way We Care and our community engagement aspirations. It is to the credit of all involved that this was delivered broadly to budget and time and that the initial reactions to the home have been so positive. Demand has been high and the key constraint to its growth has been the high incidence of Covid resulting in slower than hoped for admissions and staff shortages.
- The Renewal Programme on the South Coast (Worthing) also progressed through a significant project to bring the Koinonia Home within Pilgrims’ Friend Society (effective 1 April 2022) and the continued search for a site for a new home in the area. Again, under the umbrella of the Renewal Programme we have progressed the sale of houses and flats at Redbourn, the (closed) home in Brighton, land at Churston Ferriers; and the sale of the site of the Leonora home in Chippenham.

- In support of our front-line operations, we have also done significant work to:
 - Upgrade and streamline our finance systems
 - Introduce and embed in our residential care homes: mobile point of care; digital medication ordering and care audit tools
 - Get up to speed with the use of Donorfy, our new and more GDPR compliant supporter database
 - Migrate our systems to the cloud and away from our own vulnerable, inflexible, and unreliable servers.
- Risks have been reduced through projects to reduce vulnerability to hacking and cyber-attack (cloud-based servers; data security training and briefings; older vulnerable PCs replaced; updated policies); and to reduce data protection GDPR risks (staff training).
- We were pleased that Middlefields House won the Pinders Healthcare Design Award announced in March 2022.

Significant events have been responded to

Exceptional situations have arisen that required us to respond:

- Extremely low occupancy because of Covid and problems finding Christian managers required us to review the future of our home in Peterborough. Having announced the need to close the home we were delighted that it was instead acquired by a mother and daughter team who run a local home and who, supported by two volunteers, promised to maintain the Christian ethos of the home.
- We were able to help Melbourne Home in Leicester close in an orderly and sympathetic way by providing operational management and support. As of 1 April 2022, Pilgrims' Friend Society was appointed the sole corporate trustee of the charity that owns the home, and an offer was accepted for the home for £1.2m.
- We were able to help the Gospel Standard Home near Chippenham close well in emergency circumstances.
- New (post-Grenfell) fire regulations have required several property projects totalling almost £0.75m.
- The need to replace the roof at Strathclyde House and a difficult trading year has prompted us to engage with residents about better ways of paying the bills and a review of the support needed from Pilgrims' Friend Society.

Scale of our impact

We ended the year with 224 of 250 (89%) residential care places filled whereas a year earlier we had 206 of 253 (81%) places. During the year we lost 19 places with the sale of Florence House, and gained 16 more places in the Chippenham area with the opening of Middlefields, replacing Leonora. At the end of the year three out of four households were in use at Middlefields (equating to 36 places) and by the autumn of 2022 we pray that the one remaining household will be open.

Housing occupancy (excluding Strathclyde House) was 86% down from 88% on 31 March 2021. This means that we had 165 people living with us in housing on 31 March 2022, down from 169 on 31/3/21.

FINANCIAL REVIEW

During the year ended 31 March 2022 the group made a net surplus of £74,000 compared to £550,000 in the previous year. The Group benefited from £1.8 million from donations, legacies, and overage on a site that had been sold some years ago.

The key measure of performance used in the charity's management accounts is its earnings before interest, tax, depreciation amortisation and rent (EBITDAR).

EBITDAR for the year is reported as £987,000 against £1,435,000 the previous year. Our budget for the financial year was a deficit of £700,000 as we anticipated a difficult year emerging from Covid.

STATUTORY INFORMATION

Our objects and how we seek to fulfil them

The Pilgrims Friend Group is a non-trading charitable company which is the sole corporate member of Pilgrims' Friend Society, Pilgrim Homes and Pilgrim Homes Trust. In turn, Pilgrims' Friend Society is the sole corporate member of Strathclyde House Trust. The governing document is the articles of association.

The Pilgrims Friend Group exists to research and understand the context for the delivery of Christian Care and it sets policies and provides direction for the charities in its group. The Board of this charity makes significant decisions for the running of the group. All of the Members of the Board of Trustees of The Pilgrims Friend Group are also on the board of one or more of the Group's subsidiary entities. The trustees of the Pilgrims Friend Group are distributed so that we have the capacity to manage conflicts of interest while transacting business between charities.

Pilgrims' Friend Society and The Pilgrim Friends Group have identical objects with the primary object being "the advancement of the Christian faith and the relief of poverty, sickness, disablement, old age and infirmity for the public benefit to the glory of God". Strathclyde House Trust has similar objectives to these two charities. The objects of Pilgrim Homes and its successor charity Pilgrim Homes Trust are: "The relief either individually or collectively of poverty, sickness, disablement, and infirmity of older people of the Protestant Christian faith including by the provision and maintenance of residential care and housing".

Pilgrims' Friend Society advances the Christian faith by operating Christian care and housing for older people and by producing resources that inspire, encourage, and equip others in their work of caring for older people.

Pilgrims' Friend Society operates all our homes and schemes in the group in the same way to ensure the same quality of Christian Care and to give us economies of scale in our operations.

Pilgrim Homes Trust (and Pilgrim Homes before it) fulfils its objects through the ownership of care homes and housing schemes which are operated on its behalf by Pilgrims' Friend Society. Pilgrim Homes Trust is the group charity building the first of our Renewal Programme homes at Chippenham (Middlefields House).

The Annual Review section of this report sets out how our work provides accommodation and care to older people through the provision of Christian care in a residential setting to those who are over 65 and in need of such accommodation or care as a result of their age, poverty, sickness or disablement.

Our charities advance the Christian faith by ensuring that beneficiaries have every opportunity to pursue their Christian lives. Regular devotions, opportunities to pray and be supported in prayer, Christian services, Bible studies, opportunities to share fellowship and express Christian beliefs and values through crafts and activities are available in all our homes and schemes.

Domiciliary care for residents in our extra care housing scheme at Royd Court in Mirfield is provided by Pilgrim Care, part of Pilgrims' Friend Society.

The benefits of our work are people living safe and fulfilled lives in their later years when they need Christian care and support.

Pilgrims' Friend Society and Strathclyde House Trust (of which it is the sole member) provide a safe, secure environment and a Christian community with opportunities for fellowship with like-minded Christian people.

Public Benefit

The charity's trustees have considered the guidance regarding public benefit when considering and planning their objectives and activities for the year.

Employment Policies

Pilgrims' Friend Society always selects staff colleagues based on their ability to do the job on offer based on a "Person Specification" for each post. We are fully compliant with Equalities legislation and recognise our obligations, under Disability Discrimination legislation, to consider reasonable modifications to allow people living with a disability to take up

employment. We have a genuine occupational requirement for some posts to be filled by Protestant Christians, who agree with our doctrinal basis, to maintain our founding Christian ethos. These issues are dealt with fully under the charity's Equal Opportunities policies.

All our homes hold regular meetings for all colleagues which are designed to impart information regarding developments within the charity and to give staff opportunity to raise issues. Where any specific proposal is likely to have a significant impact on individual members of staff, such staff are consulted in line with current legislation and good practice. We conduct a charity wide staff survey and feedback to colleagues on how we respond to the issues raised.

We are in regular communication with our staff colleagues on all matters relating to their terms and conditions of employment. The managers of our homes meet at least twice a year as the "senior team" and this includes discussion with the trustees as to the future direction of the Society. Significant changes to the work of the Society are typically preceded by a consultation with colleagues in our homes and our volunteers sometimes involving a visit by a member of the executive team and a trustee. We encourage colleagues' involvement in the Society's performance and their awareness of the factors affecting our work through a monthly prayer bulletin that is posted on the noticeboards in all our homes and schemes.

Volunteers

Our volunteers are a vital aspect of our work. As well as raising some of the finances we need they also make them go much further through their volunteering. We are particularly grateful to visitors who provide much needed comfort and company to residents and those who lead the regular acts of worship in our homes. The Charity Commission requires we state a number for these volunteers, and we estimate this to be around 200.

Future developments

These are discussed in the Annual Review section of this report.

Related parties

The trustees of the charity consider the following to be related parties:

1. Key Management Personnel of Pilgrims' Friend Society
2. The following charities:
 - a. Pilgrim Homes (charity no. 242266)
 - b. Pilgrims' Friend Society (charity no. 1045920, company no. 3027071)
 - c. Pilgrim Homes Trust (charity no. 1183226, company no. 11685624)
 - d. Strathclyde House Trust – (charity no. SC025550, company no. SC169848)
3. PFG Trading Limited - a limited company
4. Aged Pilgrims' Friend Society Trust Limited - a limited company which holds title to the properties owned by Pilgrim Homes Trust.

Investment policy

These accounts include £1.6 million of investments which are properties owned by Pilgrim Homes which are not suitable to be let to beneficiaries of the Charity and are therefore let as investments to third parties. Some of these properties are close to, or indeed within the curtilage of our care homes and such properties are therefore difficult to dispose of and are, where possible, let to staff members.

The cost of the Renewal Programme at Chippenham (building Middlefields House) has been funded to date by the sale of investments, investing surplus cash reserves, and the sale of property. Further sales of property at Redbourn and Brighton will fund the remainder of the cash outlay, and because the timing of these cash inflows are difficult to predict, £2.5m was borrowed from Lloyds Bank in June 2021.

Given the need for cash, the trustees take the view that it is better to retain the majority of the charity's funds in bank deposits, rather than investing in other types of assets.

Principal sources of funding

The group expects to continue to raise most of its income from fees charged to residents of its homes and by charges for its

housing. The Renewal Programme will be funded by borrowing, social investment, the sale of some property assets and donations.

As mentioned above, the group agreed a bridging loan facility of £2.5million with Lloyds Bank to cover timing differences and other short-term impacts of Covid on the group. This comprises a £1.5million Coronavirus Business Interruption Loan under the government facility; and a further £1 million interest only loan with Lloyds Bank, which was fully repaid by the year end.

Accommodation charges policy

As with the other related charities, this charity sets the level of charges for accommodation in its care homes based on local market conditions. It does not discriminate against older Christians who may not have the resources to meet the costs of their own care and we accept residents whose fees are met on their behalf by local authorities, notwithstanding the shortfall that then arises. In these circumstances we seek a 'top-up' from family or friends where possible.

Risks and regulations

The charity maintains a comprehensive register of risks which is reviewed by the Key Management Personnel at their monthly meetings and by trustees at every trustee meeting. Risks are rated as to both their likelihood and severity. The greatest risks faced by the Charity are:

Risk	Actions to mitigate
Pandemic or other similar event seriously impairs the charity's ability to deliver care and head office services to the homes	Contingency and continuity plans; pandemic policy
The charity is unable to recruit staff with the necessary skills	Apprenticeships, career paths and action plans in place. Remuneration policy. Lobbying through the National Care Forum when changes to immigration rules threaten staff availability.
Reduced occupancy in the homes means they are no longer viable	Effective occupancy marketing. Performance data monitored and acted on.
Financial drain on the charity from the pandemic	Close monitoring of cash, liquidation of illiquid investments, use of bank loans
Price inflation and supply chain delays mean that the charity is unable to provide an adequate level of care	Fixed price contracts are negotiated where possible, fee income increases take account of expected price inflation
The charity's reputation or ability to operate is impaired by data being leaked or corrupted	Standard information technology controls are in place, such as backups and access controls
Inflation and the cost of borrowing mean that the renewal programme is not achievable.	Trends are monitored and alternative sources of funding are sought.

Reserves

The Charity holds funds of £39,325,000 at the year end. Restricted funds account for £32,121,000 of this and most of these reserves can be used to fund operational costs of a proportion of the operating entities (the Pilgrim Homes). Of the general and designated funds, £7,265,000 could only be realised by disposing of tangible fixed assets or programme related investments. This means that the reserves (that is, the part of the charity's unrestricted funds that is freely available to spend on any of the charity's purposes) is a negative £61,000; a shortfall of £1,061,000 against a target of £1,000,000. To bridge this gap, the charity has access to £2.5m of loan finance (drawn down in June 2021) which it will repay using proceeds from the sale of investment properties and a former home which is now closed. Proceeds sufficient to repay the loan are expected to be realised by the end of September 2022.

Trustee recruitment and training

Trustees are appointed at a board meeting following a nomination process. Candidates must meet a strict set of specifications concerning personal competence, specialist skills, availability, and Christian belief. Once the Board and new trustee decide to proceed with a formal appointment there follows an induction period to familiarise the new trustee with the charity's operations. Newly appointed trustees meet with the Chief Executive and members of the Senior Management Team to provide an introduction to the affairs of the charity, key operational methods and the current strategic plan. Trustee performance is subject to an annual review by the Chairman.

Section 172 statement

The directors consider the key stakeholders of the group to be the people living in our homes and schemes and its employees. In their decision-making the directors consider both the short and long term impacts. The directors promote the success of the group for the benefit of its stakeholders by:

- considering the likely consequences of strategic and operational decisions in the long term
- rewarding employees performance and encouraging their personal development management briefings development reviews health and well being and social initiatives are used to engage with employees
- providing an excellent service to our customers that is responsive to their needs
- Acting fairly between the group's key stakeholders when their priorities differ

In addition, the directors foster the group's business relationships with suppliers and maintain a reputation for high standards of business conduct by specifying values and a code of conduct for staff. The impact of the group's operations on the community and environment is considered when planning new sites.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also directors of The Pilgrims Friend Group for the purposes of company law) are responsible for preparing the Trustees' Report (incorporating the directors' report) and the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

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 group and of the income and expenditure of the charitable group for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable group 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 group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT OF DISCLOSURE TO AUDITOR

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

AUDITORS

Jacob Cavenagh & Skeet were the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

Approved by the trustees and signed on their behalf by

Michael R Abbott

Mr Michael Abbott (Chairman)

Date: 21/7/22

Consolidated statement of financial activities
(incorporating the income and expenditure account)
For the year ended 31 March 2022

	Note	2022			2021		
		Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000	Unrest- ricted Funds £000	Rest- ricted Funds £000	Total £000
Income from:							
Donations and legacies	2	207	1,055	1,262	1,650	732	2,382
Investments	3	2	652	654	48	313	361
Charitable activities	4	4,559	9,079	13,638	3,919	8,355	12,274
Other income	5	<u>297</u>	<u>3</u>	<u>300</u>	<u>10</u>	<u>21</u>	<u>31</u>
Total income		<u>5,065</u>	<u>10,789</u>	<u>15,854</u>	<u>5,627</u>	<u>9,421</u>	<u>15,048</u>
Expenditure on:							
Raising funds	6	22	3	25	29	33	62
Charitable activities	7	<u>6,377</u>	<u>9,106</u>	<u>15,483</u>	<u>5,541</u>	<u>8,891</u>	<u>14,432</u>
Total expenditure		<u>6,399</u>	<u>9,109</u>	<u>15,508</u>	<u>5,570</u>	<u>8,924</u>	<u>14,494</u>
Net losses on investments	11	—	(272)	(272)	—	(4)	(4)
Net (expenditure)/income	9	(1,334)	1,408	74	57	493	550
Transfers between funds		—	—	—	—	—	—
Net movement in funds		(1,334)	1,408	74	57	493	550
Reconciliation of funds							
Total funds brought forward		<u>8,538</u>	<u>30,713</u>	<u>39,251</u>	<u>8,481</u>	<u>30,220</u>	<u>38,701</u>
Total funds carried forward		<u>7,204</u>	<u>32,121</u>	<u>39,325</u>	<u>8,538</u>	<u>30,713</u>	<u>39,251</u>

All of the activities are continuing. There were no recognised gains or losses other than those stated above.

The notes on pages 12 to 30 form part of these financial statements.

Consolidated balance sheet

As at 31 March 2022

	Note	2022		2021	
		£000	£000	£000	£000
Fixed assets					
Tangible assets	10		32,697		31,245
Investments	11		<u>1,633</u>		<u>2,719</u>
			34,330		33,964
Current assets					
Stock	13	1,855		2,676	
Debtors and prepayments	14	2,752		1,925	
Cash at bank and in hand		<u>3,402</u>		<u>2,623</u>	
		8,009		7,224	
Creditors: Amounts falling due within one year	15	<u>(1,764)</u>		<u>(1,937)</u>	
Net current assets			<u>6,245</u>		<u>5,287</u>
Total assets less current liabilities			<u>40,575</u>		<u>39,251</u>
Creditors: Amounts falling due after more one year	16		<u>(1,250)</u>		<u>-</u>
Total assets less current liabilities			<u>39,325</u>		<u>39,251</u>
Funds:					
Unrestricted funds	17				8,538
Restricted funds (including revaluation reserve of £0.378m (2021: £0.551m))	17&18		7,204		
	19&20		<u>32,121</u>		<u>30,713</u>
Total Funds			<u>39,325</u>		<u>39,251</u>

The financial statements were approved by the Trustees on 21 July 2022 and signed on their behalf by:

Michael R Abbott

M Abbott
Chairman

Max Robinson

M Robinson
Trustee

S J Hammersley

S Hammersley
Chief Executive

Company Registration No: 07169875

The notes on pages 12 to 30 form part of these financial statements.

Company balance sheet

As at 31 March 2022

	Note	2022 £000	2021 £000
Fixed assets			
Investments	11	<u>43</u>	<u>43</u>
		43	43
Current assets			
Cash at bank and in hand		-	-
		-	-
Creditors: Amounts falling due within one year		-	-
		-	-
Net current assets		-	-
Total assets less current liabilities		<u>43</u>	<u>43</u>
Funds:			
Unrestricted funds		43	43
Restricted funds		-	-
Total Funds		<u>43</u>	<u>43</u>

The company's net income for the year was £nil (2021: £nil).

The financial statements were approved by the Trustees on 21 July 2022 and signed on their behalf by:

Michael R Abbott

M Abbott
Chairman

John Edwards

J Edwards
Finance Committee Chairman

S J Hammersley

S Hammersley
Chief Executive

Company Registration No: 07169875

The notes on pages 12 to 30 form part of these financial statements.

Consolidated statement of cash flows

For the year ended 31 March 2022

	2022 £000	2021 £000
Cash flows from operating activities		
<i>Trading and donations</i>		
Net income	74	550
Depreciation	871	885
Investment income included in investing activities	(654)	(361)
(Gain)/loss on disposal of fixed assets	(101)	2
Donation of property	-	(1,130)
Realised losses/(gains) on disposal of investments	16	(78)
Movement in fair value of investments	<u>256</u>	<u>82</u>
Net cash provided by/(used in) trading and donations	<u>462</u>	<u>(50)</u>
<i>Working capital movements</i>		
Decrease/(Increase) in housing stocks	821	(863)
Transfers from stock to tangible fixed assets	(864)	-
(Increase)/decrease in debtors	(827)	66
(Decrease)/increase in creditors	(563)	<u>735</u>
Net cash (used in) working capital movements	<u>(1,433)</u>	<u>(62)</u>
Net cash (used in) operating activities	<u>(971)</u>	<u>(112)</u>
Cash flows from investing and financing activities		
<i>Tangible fixed assets</i>		
Payments on additions of tangible fixed assets	(1,211)	(825)
Payments for land and construction of Middlefields House	(1,132)	(4,246)
Proceeds on disposal of tangible fixed assets	<u>985</u>	<u>7</u>
Net cash (used in) tangible fixed assets	<u>(1,358)</u>	<u>(5,064)</u>
<i>Fixed asset investments</i>		
Investment income received	654	361
Payments on additions of fixed asset investments	-	(37)
Proceeds on disposal of fixed asset investments	<u>814</u>	<u>3,336</u>
Net cash provided by fixed asset investments	<u>1,468</u>	<u>3,660</u>
<i>Financing activities</i>		
Proceeds from new loans	2,675	-
Repayment of borrowings	(1,035)	-
Net cash provided by financing activities	<u>1,640</u>	<u>-</u>
Net cash provided by/(used in) investing and financing activities	<u>1,750</u>	<u>(1,404)</u>
Net cash inflow/(outflow)	779	(1,516)
Cash and cash equivalents at 1 April 2021	<u>2,623</u>	<u>4,139</u>
Cash and cash equivalents at 31 March 2022	<u>3,402</u>	<u>2,623</u>

The notes on pages 12 to 30 form part of these financial statements.

Notes to the financial statements

For the year ended 31 March 2022

1. ACCOUNTING POLICIES

The company is registered as a charitable company limited by guarantee incorporated in England and Wales and is governed by its Memorandum and Articles of Association. Its registered office is 175 Tower Bridge Road, London SE1 2AL.

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

1a. Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), “Accounting and Reporting by Charities” the Statement of Recommended Practice for Charities applying FRS 102, the Companies Act 2006 and UK Generally Accepted Accounting Practice. The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared on the historical cost convention, modified to include certain investments and financial instruments at fair value.

1b. Consolidation

The consolidated financial statements combine the results of the charity and its subsidiary undertakings which are as follows:

Name	Activities
The Pilgrims Friend Group	Parent charity with no assets, income or expenditure of its own
Pilgrims' Friend Society	Operation of care homes and sheltered accommodation
Pilgrim Homes (formerly Aged Pilgrims' Friend Society)	Operation of care homes and sheltered accommodation
Pilgrim Homes Trust	Operation of care homes and sheltered accommodation
Strathclyde House Trust	Operation of sheltered accommodation
PFG Trading Limited	Trading activities connected with the group

The transactions and balances of the subsidiary undertakings are included in the consolidated accounts on a line by line basis with intragroup transactions eliminated on consolidation.

Where the charitable company has been installed as sole trustee of a charitable subsidiary during the period the fair value of the assets and liabilities brought into the group is recognised within voluntary income.

A separate Statement of Financial Activities for the charity itself is not presented because the charity has taken advantage of the exemptions afforded by Section 408 of the Companies Act 2006.

1c. Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1. ACCOUNTING POLICIES (continued)

1d. Tangible fixed assets

Fixed assets are recorded at historic cost. Expenditure on existing properties is capitalised when works result in an enhancement of economic benefits of the asset. Other expenditure on the properties is charged to the income and expenditure account. Where appropriate, the historic cost less accumulated depreciation of any replaced components is released from the asset and recognised as a loss on disposal.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life. The following rates are used on a straight-line basis:

Land	nil
Buildings	100 years
Roof	70 years
Electrics	40 years
Windows, doors, heating and plumbing	30 years
Bathrooms and lifts	20 years
Kitchens – sheltered	20 years
Boilers	15 years
Kitchens – residential	10 years
Furniture and equipment – sheltered	10 years
Hard landscaping	5 years
Motor vehicles	4 years
Computer equipment	4 years

1e. Investments

Investments are comprised of investment properties. Investment properties comprise properties, all owned by Pilgrim Homes (formerly Aged Pilgrims' Friend Society) which are not suitable for occupation by beneficiaries of the charities within the group and are therefore let on commercial terms to either staff members or third parties. All investments are revalued every year with the investment gains or losses shown in the Statement of Financial Activities.

1f. Income

Housing and care income is recognised on the basis of the period that the service was provided to the resident. Voluntary income and donations (including legacies) are accounted for once the charity has entitlement to the income, it is probable the income will be received and the amount of income receivable can be reliably measured. Where material assets are donated to the company for its use, these are capitalised at the estimated market value at the date of the gift and included under income.

For Job Retention Scheme government grant income, the income is recognised in the period to which the underlying furloughed staff costs relate to. For performance related Covid-19 LA care grants, the income is recognised when the conditions of the grants have been met.

1g. Expenditure

Expenditure is accrued as soon as a liability is considered probable, discounted to present value for longer term liabilities. Charitable expenditure includes all support costs in respect of the company's activities.

1h. Governance costs

This comprises expenditure on compliance with statutory legal requirements and is included in charitable activities.

1. ACCOUNTING POLICIES (continued)

1i. Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustee for particular purposes. The aim and use of each designated fund are set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors. The aim and use of each restricted fund are set out in note 18 to the financial statements.

1j. Leases

Rentals payable under operating leases are dealt with on a straight-line basis over the lease term. Total lease repayments have been disclosed over the remaining life of the lease.

1k. Pensions

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

1l. Stocks

Stocks are stated at the lower of cost and net realisable value.

1m. Debtors

Debtors are included at the settlement amount due. Prepayments are valued at the amount prepaid.

1n. Cash and cash equivalents

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of opening of the deposit.

1o. Creditors and provisions

Creditors and provisions are recognised where the group has a present obligation arising 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 recognised at their settlement amount. Concessionary loans are included at historic cost.

1p. Financial instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2. DONATIONS AND LEGACIES

	Unrestricted Funds £000	Restricted Funds £000	Total 2022 £000	Total 2021 £000
Donations	179	97	276	731
Gift of net assets from other entities	-	-	-	1,130
Legacies	<u>28</u>	<u>958</u>	<u>986</u>	<u>521</u>
	<u>207</u>	<u>1,055</u>	<u>1,262</u>	<u>2,382</u>

3. INCOME FROM INVESTMENTS

	Unrestricted Funds £000	Restricted Funds £000	Total 2022 £000	Total 2021 £000
Bank interest	2	-	5	11
Rental of investment properties	-	68	68	140
Overage receipt (note 28)	-	584	584	195
Dividends	<u>-</u>	<u>-</u>	<u>-</u>	<u>15</u>
	<u>2</u>	<u>652</u>	<u>654</u>	<u>361</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted Funds £000	Restricted Funds £000	Total 2022 £000	Total 2021 £000
Care fees	3,732	7,300	11,032	10,063
Housing income	334	698	1,032	864
Extra Care Housing lease sales	493	523	1,016	659
Covid-19 LA care grants	<u>-</u>	<u>558</u>	<u>558</u>	<u>688</u>
	<u>4,559</u>	<u>9,079</u>	<u>13,638</u>	<u>12,274</u>

5. INCOME FROM OTHER SOURCES

	Unrestricted Funds £000	Restricted Funds £000	Total 2022 £000	Total 2021 £000
Gain on disposal of tangible fixed assets	250	-	250	-
Commercial trading operations	6	-	6	2
CBIL loan interest	35	-	35	-
Covid-19 grants: CJRS	<u>6</u>	<u>3</u>	<u>9</u>	<u>29</u>
	<u>297</u>	<u>3</u>	<u>300</u>	<u>31</u>

6. EXPENDITURE ON RAISING FUNDS

	Unrestricted Funds £000	Restricted Funds £000	Total 2022 £000	Total 2021 £000
Publicity and deputation	<u>22</u>	<u>3</u>	<u>25</u>	<u>62</u>

7. EXPENDITURE ON CHARITABLE ACTIVITIES

<i>Activities split by fund:</i>	Unrestricted Funds £000	Restricted Funds £000	Total 2022 £000	Total 2021 £000
Housing	408	687	1,095	985
Care	4,726	7,279	12,005	11,228
Cost of Extra Care leases sold	493	523	1,016	654
Education and training	143	-	143	209
Raising awareness	77	-	77	109
General support costs	<u>235</u>	<u>41</u>	<u>276</u>	<u>360</u>
	6,082	8,530	14,612	13,545
Depreciation and loss on disposal	<u>295</u>	<u>576</u>	<u>871</u>	<u>887</u>
	<u>6,377</u>	<u>9,106</u>	<u>15,483</u>	<u>14,432</u>

7. EXPENDITURE ON CHARITABLE ACTIVITIES (continued)

<i>Analysis by activity:</i>	Housing £000	Care £000	Extra care leases £000	Education & training £000	Raising awareness £000	General support £000	Total 2022 £000	Total 2021 £000
Salaries and wages	418	7,780	-	82	27	1,493	9,800	8,924
Food	99	504	-	-	-	-	603	565
Administrative expenses	29	301	-	13	2	572	917	919
Repairs and maintenance	215	748	-	-	-	-	963	834
Heat and light	68	284	-	-	-	-	352	300
Other expenses	103	446	-	48	48	1	646	1,039
Cost of Extra Care leases sold	-	-	1,016	-	-	-	1,016	654
Professional fees	-	137	-	-	-	181	318	278
Governance costs: audit fees	-	-	-	-	-	36	36	32
Allocated administrative costs	<u>163</u>	<u>1,805</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,007)</u>	<u>(39)</u>	<u>-</u>
	1,095	12,005	1,016	143	77	276	14,612	13,545
Buildings depreciation	171	493	-	-	-	-	664	664
General depreciation	22	154	-	-	-	31	207	221
Loss on disposal	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2)</u>
	<u>1,288</u>	<u>12,652</u>	<u>1,016</u>	<u>143</u>	<u>77</u>	<u>307</u>	<u>15,483</u>	<u>14,432</u>

During the year the auditors were paid £23,000, including irrecoverable VAT, for non-audit services (2021: £14,000).

Support costs (less allocated administrative costs):

Staff costs	1,493	1,215
Depreciation	31	32
Loss on disposal	-	2
Professional fees	217	204
Other administrative expenses	<u>573</u>	<u>488</u>
	<u>2,314</u>	<u>1,941</u>

8. STAFF COSTS

	2022	2021
	£000	£000
Wages and salaries	8,005	7,226
Redundancy costs	-	25
Social security costs	550	484
Pension costs	282	273
Agency staff costs	<u>963</u>	<u>916</u>
	<u>9,800</u>	<u>8,924</u>

The average number of staff employed in the period on headcount was:

	No	No
Homes	469	449
Head Office	<u>32</u>	<u>29</u>
	<u>501</u>	<u>478</u>

The average number of staff employed in the period on a full-time equivalent basis was:

	No	No
Homes	300	284
Head Office	<u>32</u>	<u>27</u>
	<u>332</u>	<u>311</u>

The emoluments of three employees exceeded £60,000 in the year ended 31 March 2022 (2021: two). One of those employees earned between £60,000 and £70,000 and two earned between £80,000 and £90,000 (2021: one between £60,000 and £70,000 and one between £80,000 and £90,000).

No remuneration was paid to any trustee during the year (2021: £nil). Travel expenses of £nil (2021: £nil) were reimbursed to 0 trustees (2021: 0 trustees) for items incurred wholly, exclusively and necessarily in the course of the charity's activities.

The total aggregate remuneration of Key Management Personnel for the year was £464,078 (2021: £472,484).

The total remuneration (including gross salary, employer's National Insurance, benefits in kind and employer's pensions contributions) paid to family members of the trustees was £60,550 (2021: £59,815).

9. NET INCOME/(EXPENDITURE)

	2022	2021
	£000	£000
This is stated after charging:		
Depreciation	871	885
(Gain)/loss on disposal of tangible fixed assets	(250)	2
Loan interest	42	-
Auditors' remuneration for audit services	36	32
Auditors' remuneration for other services	<u>23</u>	<u>14</u>

10. TANGIBLE FIXED ASSETS

	Freehold and leasehold properties £000	Assets in the course of construction £000	Furniture, fittings and equipment £000	Motor vehicles £000	Total £000
Cost					
As at 1 April 2021	32,152	4,919	1,860	105	39,036
Additions	646	1,132	542	23	2,343
Disposals	(996)	-	(118)	(20)	(1,134)
Transfer from stock	864	-	-	-	864
Transfer	<u>6,051</u>	<u>(6,051)</u>	<u>-</u>	<u>-</u>	<u>-</u>
As at 31 March 2022	<u>38,717</u>	<u>-</u>	<u>2,284</u>	<u>108</u>	<u>41,109</u>
Depreciation					
As at 1 April 2021	6,597	-	1,132	62	7,791
Charge for the year	664	-	181	26	871
Released on disposals	(121)	-	(109)	(20)	(250)
As at 31 March 2022	<u>7,140</u>	<u>-</u>	<u>1,204</u>	<u>68</u>	<u>8,412</u>
Net book value					
As at 31 March 2022	<u>31,577</u>	<u>-</u>	<u>1,080</u>	<u>40</u>	<u>32,697</u>
As at 31 March 2021	<u>25,555</u>	<u>4,919</u>	<u>728</u>	<u>43</u>	<u>31,245</u>

The properties detailed above are owned by Pilgrims' Friend Society, Pilgrim Homes Trust and Strathclyde House Trust, which are subsidiaries of The Pilgrims Friend Group. Details of cost or deemed cost of the properties is detailed below and on the following page:

	2022 £000	2021 £000
Pilgrims' Friend Society		
Freehold property:		
Bethany Christian Home, Plymouth	589	584
Ernest Luff Care Home, Walton-on-the-Naze	2,223	2,078
Ernest Luff House, Walton-on-the-Naze	1,576	1,552
Emmaus Care Home, Harrogate	877	877
Permanent landscape, Ernest Luff Care Home	34	34
Florence House, Peterborough	-	652
Carey Gardens, Kirby Muxloe	<u>1,130</u>	<u>1,130</u>
	6,429	6,907
Strathclyde House Trust		
Freehold property:		
Strathclyde House, Skelmorlie	<u>1,711</u>	<u>903</u>
Carried forward	<u>8,140</u>	<u>7,810</u>

10. TANGIBLE FIXED ASSETS (continued)

	2022 £000	2021 £000
Pilgrim Homes Trust		
Freehold property:		
Dorothea Court, Bedford	4,398	4,379
Leonora Home, Chippenham	327	327
Middlefields House Chippenham	7,366	-
Great Finborough Home	1,803	1,674
Great Finborough Housing	2,542	2,437
Evington Home, Leicester	2,263	2,208
Shottermill Home, Haslemere	1,498	1,459
Milward Home, Tunbridge Wells	1,384	1,290
Wantage Home	1,703	1,588
Royd Court, Mirfield	3,448	3,484
Pilgrim Gardens, Evington, Leicester	2,081	2,081
Land at Churston Ferrers	-	60
Redbourn retirement flats	1,300	1,300
Brighton Home (at deemed cost)	<u>464</u>	<u>464</u>
	30,577	22,751
Assets in the course of construction (including land already purchased):		
Middlefields House Chippenham	<u>-</u>	<u>6,367</u>
	30,577	29,118
Long leasehold property:		
Crosfield Court, Watford	<u>-</u>	<u>143</u>
	30,577	29,261
Brought forward from previous page	<u>8,140</u>	<u>7,810</u>
Total properties and assets in the course of construction	<u>38,717</u>	<u>37,071</u>

The net gain on disposal of tangible fixed assets for the year is made up of:

	£000
<i>Pilgrim Homes Trust</i>	
Gain on disposal of Land at Churston Ferrers	180
Loss on disposal of Crosfield Court, Watford	(25)
Loss on disposal of equipment, fixtures and furniture	(6)
	<u>149</u>
<i>Pilgrim's Friend Society</i>	
Gain on disposal of Florence House	63
<i>Strathclyde House Trust</i>	
Gain on disposal of Flats 8 and 17	<u>38</u>
	<u>250</u>

11. INVESTMENTS - GROUP

	Investment properties £000
Valuation	
As at 1 April 2021	2,719
Additions	-
Disposals	(830)
Revaluation	<u>(256)</u>
As at 31 March 2022	<u>1,633</u>
Held by	
Restricted funds	<u>1,633</u>
Historic cost	
As at 31 March 2022	<u>1,254</u>

Investment properties comprise the following:

	2022 £000	2021 £000
At market value:		
No's 12 and 16 Harding Close, Redbourn (sold during the year)	-	830
House on Pilgrims' Way, Great Finborough	280	238
60 Royd Court, Mirfield	210	199
90a Wood Lane, Chippenham	224	324
90 Wood Lane, Chippenham	212	308
92 Wood Lane, Chippenham	327	475
House on Liphook Road, Haslemere	<u>380</u>	<u>345</u>
	<u>1,633</u>	<u>2,719</u>

The investment properties were revalued at the open market value as at 31 March 2022 by the Director of Property Services, Andy Walsh ARIBA.

The net losses on investments for the year is made up of:

	£000
Realised loss on sale of Redbourn flats	(15)
Revaluation of investment properties	<u>(257)</u>
	<u>(272)</u>

12. INVESTMENTS - COMPANY ONLY

	2022 £000	2021 £000
Investment in PFG Trading Ltd	<u>43</u>	<u>43</u>
	<u>43</u>	<u>43</u>

13. STOCK

	2022 £000	2021 £000
Stock of flats held for resale (see below)	1,780	2,603
Preliminary costs of new building	60	58
Stock of books	<u>15</u>	<u>15</u>
	<u>1,855</u>	<u>2,676</u>

	<i>Strathclyde House</i>		<i>Royd Court</i>		<i>Pilgrim Gardens</i>		Total £000
	Number No	Cost £000	Number No	Cost £000	Number No	Cost £000	
As at 1 April 2021	16	1,281	5	613	5	709	2,603
Sold	(5)	(493)	(4)	(523)	-	-	(1,016)
Transferred to fixed assets	(11)	(864)	-	-	-	-	(864)
Bought back	<u>4</u>	<u>414</u>	<u>5</u>	<u>643</u>	-	-	<u>1,057</u>
As at 31 March 2022	<u>4</u>	<u>338</u>	<u>6</u>	<u>733</u>	<u>5</u>	<u>709</u>	<u>1,780</u>

Contingent liabilities on housing stock

Under the terms of the sale of properties at Strathclyde House, the Strathclyde House Trust has the right of first refusal when freehold flats are offered for sale and it is the practice of the charity to exercise that right to maintain the ethos and atmosphere on the site. The total potential value of the flats not held by the charity at 31 March 2022 is £3.8 million.

Under the terms of the sale of leases at Royd Court, Pilgrim Homes Trust is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2022 is £3.45 million.

Under the terms of the sale of leases at Pilgrim Gardens, Pilgrim Homes Trust is committed to repurchase leases should leaseholders cease to be residents. The total potential value of the flats not held in stock at 31 March 2021 is £1.31 million.

14. DEBTORS AND PREPAYMENTS

	2022 £000	2021 £000
Arrears of local authority and residents' contribution	315	161
Amounts owed from Pilgrim Gardens service charge	116	80
Amounts owed from Royd Court service charge	111	72
Amounts owed from Strathclyde service charge	60	151
Other debtors and prepayments	<u>2,150</u>	<u>1,461</u>
	<u>2,752</u>	<u>1,925</u>

15. CREDITORS AND ACCRUALS: amounts falling due within one year

	2022 £000	2021 £000
Short terms loans	425	-
Trade creditors	152	322
Taxation and social security	127	119
Other creditors and accruals	<u>1,060</u>	<u>1,496</u>
	<u>1,764</u>	<u>1,937</u>

16. CREDITORS AND ACCRUALS: amounts falling due after more than one year

	2022 £000	2021 £000
Bank loans	<u>1,250</u>	<u>-</u>

The bank loan is secured on Dorothea Court and Brighton properties. Interest on the bank loan is payable at 2.6% above base rate over the period until May 2027.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds £000	Designated Funds £000	Restricted Funds £000	Total Funds £000
2022				
Fixed assets				
Tangible	5,784	1,481	25,432	32,697
Investments	-	-	1,633	1,633
Current assets	2,512	441	5,056	8,009
Current liabilities	(1,744)	(20)	-	(1,764)
Non-current liabilities	(1,250)	-	-	(1,250)
Total Net Assets	<u>5,302</u>	<u>1,902</u>	<u>32,121</u>	<u>39,325</u>
2021				
Fixed assets				
Tangible	5,960	664	24,621	31,245
Investments	-	-	2,719	2,719
Current assets	2,249	1,602	3,373	7,224
Current liabilities	(1,724)	(213)	-	(1,937)
Total Net Assets	<u>6,485</u>	<u>2,053</u>	<u>30,713</u>	<u>39,251</u>

18. DESIGNATED FUNDS

	Brought forward at 1 April 2021 £000	Income £000	Expenditure £000	Net assets gifted/ transfers £000	Carried forward at 31 March 2022 £000
2022					
Strathclyde House Trust	<u>2,053</u>	<u>676</u>	<u>(827)</u>	-	<u>1,902</u>
	<u>2,053</u>	<u>676</u>	<u>(827)</u>	-	<u>1,902</u>
2021					
Futures Fund	199	218	(263)	(154)	-
Strathclyde House Trust	<u>2,113</u>	<u>613</u>	<u>(673)</u>	-	<u>2,053</u>
	<u>2,312</u>	<u>831</u>	<u>(936)</u>	<u>(154)</u>	<u>2,053</u>

19. a) RESTRICTED FUNDS – PILGRIM HOMES

	Brought forward at 1 April 2021 £000	Income £000	Expenditure £000	Revaluations and transfers £000	Carried forward at 31 March 2022 £000
2022					
Funds restricted by Pilgrim Homes articles:					
<i>General unrestricted funds</i>					
Pilgrim Homes Fund	<u>3,254</u>	<u>10,100</u>	<u>(8,548)</u>	<u>(1,392)</u>	<u>3,414</u>
<i>Designated Funds</i>					
Operational Assets Equity Fund	23,906	-	-	1,119	25,025
Operational Risk Reserve	1,030	-	-	-	1,030
Property Emergency Repair Fund	<u>50</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>50</u>
<i>Total designated funds restricted by Pilgrim Homes articles</i>	<u>24,986</u>	<u>-</u>	<u>-</u>	<u>1,119</u>	<u>26,105</u>
<i>Pilgrim Homes Restricted Funds</i>					
St Albans Home	441	85	-	-	526
Lucy McNeil Home	1,849	-	-	-	1,849
Homes Voluntary Support Funds (see note 19c)	<u>88</u>	<u>27</u>	<u>(1)</u>	<u>2</u>	<u>116</u>
<i>Total restricted funds restricted by Pilgrim Homes articles</i>	<u>2,378</u>	<u>112</u>	<u>(1)</u>	<u>2</u>	<u>2,491</u>
Total restricted funds – Pilgrim Homes	<u>30,618</u>	<u>10,212</u>	<u>(8,549)</u>	<u>(271)</u>	<u>32,010</u>

19. b) RESTRICTED FUNDS – GENERAL

NYCC Grant	1	-	(1)	-	-
Faith in Later Life	-	10	-	-	10
Homes Voluntary Support Funds (see note 19c)	8	8	(1)	(1)	14
Local Homes Project Funds	15	-	-	-	15
Carey Gardens	65	-	-	-	65
Covid-19 LA Grants Fund	-	558	(558)	-	-
Dementia Fund	<u>6</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>7</u>
Total restricted funds - general	<u>95</u>	<u>577</u>	<u>(560)</u>	<u>(1)</u>	<u>111</u>
Total restricted funds	<u>30,713</u>	<u>10,789</u>	<u>(9,109)</u>	<u>(272)</u>	<u>32,121</u>

19. c) RESTRICTED FUNDS – HOMES VOLUNTARY SUPPORT FUNDS

2022	Brought forward at 1 April 2021 £000	Income £000	Expenditure £000	Revaluations and transfers £000	Carried forward at 31 March 2022 £000
Funds restricted by Pilgrim Homes articles:					
Chippenham	3	-	-	-	3
Great Finborough	34	13	(1)	13	59
Evington	15	5	-	(2)	18
Tunbridge Wells	5	-	-	(1)	4
Wantage	10	7	-	(3)	14
Shottermill	20	2	-	(5)	17
Bedford	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1</u>
Total funds restricted by Pilgrim Homes articles	88	27	(1)	2	116
Other restricted funds					
Ernest Luff Care	1	-	-	-	1
Bethany Christian Home	3	-	-	(1)	2
Emmaus House	2	-	-	-	2
Florence House	2	-	-	-	2
Kirby Muxloe	-	5	-	-	5
Middefields	<u>-</u>	<u>3</u>	<u>(1)</u>	<u>-</u>	<u>2</u>
Total Homes Voluntary Support Funds	<u>96</u>	<u>35</u>	<u>(2)</u>	<u>1</u>	<u>130</u>

20. a) RESTRICTED FUNDS – PILGRIM HOMES

	Brought forward at 1 April 2020 £000	Income £000	Expenditure £000	Revaluations and transfers £000	Carried forward at 31 March 2021 £000
2021					
<i>Funds restricted by Pilgrim Homes articles:</i>					
<i>General unrestricted funds</i>					
Pilgrim Homes Fund	<u>8,386</u>	<u>8,542</u>	<u>(8,094)</u>	<u>(5,580)</u>	<u>3,254</u>
<i>Designated Funds</i>					
Operational Assets Equity Fund	15,992	-	-	7,914	23,906
Operational Risk Reserve	1,030	-	-	-	1,030
Property Emergency Repair Fund	50	-	-	-	50
Futures Fund	<u>2,338</u>	<u>-</u>	<u>-</u>	<u>(2,338)</u>	<u>-</u>
<i>Total designated funds restricted by Pilgrim Homes articles</i>	<u>19,410</u>	<u>-</u>	<u>-</u>	<u>5,576</u>	<u>24,986</u>
<i>Pilgrim Homes Restricted Funds</i>					
St Albans Home	441	-	-	-	441
Lucy McNeil Home	1,849	-	-	-	1,849
Homes Voluntary Support Funds (see note 19c)	<u>66</u>	<u>36</u>	<u>(14)</u>	<u>-</u>	<u>88</u>
<i>Total restricted funds restricted by Pilgrim Homes articles</i>	<u>2,356</u>	<u>36</u>	<u>(14)</u>	<u>-</u>	<u>2,378</u>
Total restricted funds – Pilgrim Homes	<u>30,152</u>	<u>8,578</u>	<u>(8,108)</u>	<u>(4)</u>	<u>30,618</u>

20. b) RESTRICTED FUNDS – GENERAL

NYCC Grant	1	-	-	-	1
Faith in Later Life	41	84	(125)	-	-
Homes Voluntary Support Funds (see note 19c)	7	4	(3)	-	8
Local Homes Project Funds	15	-	-	-	15
Carey Gardens	-	65	-	-	65
Covid-19 LA Grants Fund	-	688	(688)	-	-
Dementia Fund	<u>4</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>6</u>
Total restricted funds - general	<u>68</u>	<u>843</u>	<u>(816)</u>	<u>-</u>	<u>95</u>
Total restricted funds	<u>30,220</u>	<u>9,421</u>	<u>(8,924)</u>	<u>(4)</u>	<u>30,713</u>

20. c) RESTRICTED FUNDS – HOMES VOLUNTARY SUPPORT FUNDS

2021	Brought forward at 1 April 2020 £000	Income £000	Expenditure £000	Revaluations and transfers £000	Carried forward at 31 March 2021 £000
Funds restricted by Pilgrim Homes articles:					
Chippenham	1	4	(2)	-	3
Great Finborough	24	10	-	-	34
Evington	17	9	(11)	-	15
Tunbridge Wells	3	2	-	-	5
Wantage	3	7	-	-	10
Shottermill	18	3	(1)	-	20
Bedford	<u>-</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>1</u>
Total funds restricted by Pilgrim Homes articles	66	36	(14)	-	88
Other restricted funds					
Ernest Luff Care	-	1	-	-	1
Bethany Christian Home	2	1	-	-	3
Emmaus House	5	-	(3)	-	2
Florence House	<u>-</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>2</u>
Total Homes Voluntary Support Funds	<u>73</u>	<u>40</u>	<u>(17)</u>	<u>-</u>	<u>96</u>

21. FURTHER DETAILS ABOUT RESTRICTED AND DESIGNATED FUNDS

Pilgrim Homes Fund

This heading includes the reserves of Pilgrim Homes and the Pilgrim Homes Restricted Fund which were transferred from those charities to Pilgrim Homes Trust on 31 March 2020.

Operational Assets Equity Fund

Established to reflect the value of fixed asset properties owned by Pilgrim Homes Trust which would not be capable of disposal without affecting the ongoing work of the charity.

Operational Risk Reserve

This fund consists of funds required to ensure the continuity of care in the event of a major disruption to the operation of the charity.

Property Emergency Repair Fund

This fund has been established within Pilgrim Homes to meet the costs of emergency repairs to that charity's properties.

Futures Funds

The trustees have agreed to designate all legacies received over £100,000 to these funds, which would then be available to meet the costs of redeveloping the properties owned by the group. The balance was transferred out last year to meet the costs of the Middlefields development.

Strathclyde House Trust Fund

This represents the value of the assets held within Strathclyde House Trust.

St Albans and Lucy McNeil Home Funds

These funds relate to the receipt of donations and the proceeds of various fundraising activities for the purpose of establishing new homes.

Watford funds

During 2004, Pilgrim Homes became responsible for the management of the various funds which constitute the Watford Tabernacle Almshouse Trust. The site was then sold, and suitable accommodation was found for the two remaining residents. The funds were utilised in the year for the purchase of the Redbourn flats and a transfer to the general fund was made.

Faith in Later Life

This represents donations from the Outlook Trust and a number of partner charities for use towards the costs of the 'Faith in Later Life' initiative mentioned in the Trustees' report. This initiative is in the course of being incorporated as a separate charity and following incorporation the balance of funds held will be transferred to this new charity.

Local Homes Project Funds

These represent the amounts raised and spent by local homes towards specific locally agreed initiatives within specific homes.

Dementia Fund

This fund is utilised to assist in meeting the costs of new initiatives to better look after our residents with dementia.

Homes Voluntary Support Funds

Homes Voluntary support funds represent donations made by supporters for the purpose of improving care at specific homes. These funds are also available, in the event of a home making a trading loss in a financial year, to reduce the loss sustained.

21. FURTHER DETAILS ABOUT RESTRICTED AND DESIGNATED FUNDS (continued)

Covid grants

This relates to grants received by local authorities to deal with increased costs of dealing with the pandemic (e.g. staff and personal protective equipment).

Carey Gardens

This represents a donation to fund substantial capital improvements at Carey Gardens, as a supplement to the sinking fund contributions paid by residents.

22. LEASING COMMITMENTS

Operating leases

The charitable company's total future minimum lease payments under operating leases at 31 March 2022 were payable as set out below:

	2022	2021
	£000	£000
Within one year	38	95
Within two to five years	<u>84</u>	<u>-</u>
	<u>122</u>	<u>95</u>

The operating lease charges for the year were:

	2022	2021
	£000	£000
Land and buildings	88	85
Hire of plant and machinery	<u>85</u>	<u>101</u>
	<u>173</u>	<u>186</u>

The lease over 175 Tower Bridge Road, London expired on 31 December 2014. Since that date the charity has continued to pay rent at the existing annual rate of £67,000. The charity is required to give 3 months' notice under Section 27 of the Landlord & Tenant Act 1954 of its intention to vacate the premises.

23. PENSION COMMITMENTS

The pension cost charge represents contributions payable by the group to the pension funds. There were contributions of £49,000 due to the fund at the period end (2021: £20,000).

The Society also makes a small number of *ex gratia* pension payments to former employees. The annual commitment to make these payments has been reducing over the past few years and currently stands at around £3,000 per annum. A few years ago the trustees considered whether to accrue for this liability but, given the amounts payable, the age of those receiving a pension and the complexity of determining an appropriate reserve, no provision was made.

24. CAPITAL COMMITMENTS

The subsidiary company, PFG Trading Ltd, has engaged Midas Construction Limited as sub-contractor for the development at Middlefields, a site in Chippenham, and entered into a building contract sum of £5,403,109 in 2019-20. At the year end there was £141,893 outstanding, which has yet to be invoiced.

25. CONTINGENT LIABILITY

A gift of £500,000 was made to Strathclyde House Trust by the Souter Charitable Trust in June 2019. This gift was made subject to a repayment clause which stated that in the event that Strathclyde House was to be disposed of by the charity within a period of the ten years commencing 3 June 2019, Strathclyde House Trust would be obliged to repay a proportion of the gift to the Souter Charitable Trust. The amount due to be repaid reduces by £50,000 for each complete year that Strathclyde House is owned by the Pilgrim Friends Group. At the date of these accounts, the maximum repayment due would be £400,000. The Pilgrim Friends Group has no plans to dispose of Strathclyde House.

26. RELATED PARTY TRANSACTIONS

Details of trustees' and key management personnel and remuneration are disclosed in note 8 to the financial statements.

27. LIFE TENANCY

In 2012 the charity was notified of a legacy which included a share of a freehold property, which is subject to a life tenancy. The conditions for recognition of this income have not been met and therefore this legacy is not included as income in the accounts. The estimated value of the legacy is unknown at present.

28. WELLSBOROUGH OVERAGE RECEIPT

An overage agreement entered into on the sale of the site of the former Wellsborough Care Home has resulted in a cash receipt of £584,000 (2021: £195,000) which has been recognised as income in the statement of financial activities. This is the final amount to be received under the terms of the agreement.

29. CHURSTON FERRERS OVERAGE

The sale of the land at Churston Ferrers included an overage agreement stating that Pilgrim Homes Trust will receive payment if planning permission is granted on the land disposed of within the next 30 years.

30. COMPANY LIMITED BY GUARANTEE

The organisation is a charitable company limited by guarantee and has no share capital. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

31. POST BALANCE SHEET EVENTS

The group acquired the trade and net assets of Koinonia care home and Melbourne Hall Home Trust from 1 April 2022. Melbourne Hall has closed as a care home and the property is now on the market. Koinonia is a care home in Worthing, which will be run by Pilgrims' Friend Society.

The Leonora care home plus the three neighbouring investment properties in Chippenham have been put up for sale for £1,280,000.

Statutory information

DIRECTORS AND TRUSTEES

Alan Copeman (Chairman until 31 March 2022)
John Edwards
Michael Abbott (Chairman from 1 April 2022)
Max Robinson
Genefer Espejo
Dr Judy McLaren

Bryan Jarvis (Vice-Chairman)
Andrew Symonds (Vice-Chairman)
Sheila Warnes
Robin Turnbull
Philip Oliver

COMPANY SECRETARY

Debbie Buggs

REGISTERED OFFICE

175 Tower Bridge Road
London
SE1 2AL

COMPANY NUMBER 07169875
CHARITY NUMBER 1134979

BANKERS

Lloyds Bank plc
25 Gresham Street
London
EC2V 7HN

AUDITORS

Jacob Cavenagh & Skeet
Chartered Accountants
5 Robin Hood Lane
Sutton
Surrey SM1 2SW

KEY MANAGEMENT PERSONNEL

The Key Management Personnel of the charity were the Trustees and the members of Senior Management Team whose names and responsibilities are listed below:

Stephen Hammersley	<i>Chief Executive Officer</i>
Maureen Sim	<i>Director of Operations</i>
Debbie Buggs	<i>Director of Finance and Company Secretary</i>
Andy Walsh	<i>Director of Property Services</i>
Joshua Field	<i>Director of Human Resources</i>
Alexandra Davis	<i>Director of Marketing</i>

Independent auditor's report to the trustees of The Pilgrims Friend Group

OPINION

We have audited the financial statements of The Pilgrims Friend Group (the 'parent charity') and its subsidiaries (the 'group') for the year ended 31 March 2022 which comprise the consolidated Statement of Financial Activities, the consolidated and company's Balance Sheets, the consolidated Statement of Cash Flows and the 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, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the charitable company's affairs as at 31 March 2022 and of the group's incoming resources and application of resources, including the group 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 Auditor's 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 director's 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 charity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

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

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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.

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 course of 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 trustees' report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report and the strategic report included within the trustees' report have 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report or the strategic report included with the trustees' report.

We have nothing to report in respect of the following matters in relation to which 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.

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the trustees' responsibilities statement set out in the trustees' report, 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 charity'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 company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under section 145 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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 an auditor's report 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.

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:

Based on our understanding of the charity, we identified that the principal risks of non-compliance with laws and regulations related to charity financial reporting, employment, health & safety and care and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities Act 2011.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management, considering the internal controls in place and discussion amongst the engagement team.

We determined that the principal risks were related to:

- accounting measurements of property
- disclosure of capital commitments or provisions
- recognition of legacy income
- fraudulent extraction of cash
- government grants

In response to the risks identified we designed procedures which included, but were not limited to:

- reviewing third party evidence of investment property valuations
- agreeing financial statement disclosures to underlying supporting documentation
- identifying and reviewing journal entries
- discussions with management and review of legal correspondence
- reviewing Trustees' meeting minutes
- evaluating the charity's internal controls
- testing the calculation of claims made under Coronavirus grants

There are inherent limitations in the audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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 auditor's report.

USE OF OUR REPORT

This report is made solely to the 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 company's members those matters we are required to state to them in an auditor's 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

P Newton

**Paul Newton FCA (Senior Statutory Auditor)
for and on behalf of Jacob Cavenagh & Skeet**

**Chartered Accountants
Statutory Auditor**

Date: 25 July 2022



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Sutton
Surrey
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