REGISTERED COMPANY NUMBER: SP002100
REGISTERED CHARITY NUMBER: SC013525

THE ABBEYFIELD KIRKCALDY SOCIETY LIMITED

REPORT OF THE EXECUTIVE COMMITTEE AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED
30TH SEPTEMBER 2025

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Auditors

S&W Audit
Statutory Auditor, Chartered Accountants
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Edinburgh
EH4 5BP

THE ABBEYFIELD KIRKCALDY SOCIETY LTD

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2025

THE ABBEYFIELD KIRKCALDY SOCIETY LTD

COMPANY INFORMATION

CHAIRMAN	Mr William Main
HONORARY SECRETARY	Mr Peter Aitken
HONORARY TREASURER	Mr Michael Symaniak
EXECUTIVE COMMITTEE	Mr Iain Mitchell Mrs Jennifer Sandilands Mr Tony Sandilands (Vice Chairman) Mrs Catherine Chalmers (appointed 11 February 2026)
REGISTERED OFFICE	Abbeyfield House 55 Meldrum Road Kirkcaldy Fife KY2 5HY
BANKERS	Bank of Scotland 163 High Street Kirkcaldy Fife KY1 1LR
SOLICITORS	Andrew K. Price Ltd Solicitors and Notaries 18 Whytescauseway Kirkcaldy Fife KY1 1XF
REGISTERED AUDITORS	S&W Audit Statutory Auditor, Chartered Accountants Q Court, 3 Quality Street Edinburgh EH4 5BP

REPORT OF THE EXECUTIVE COMMITTEE FOR THE YEAR ENDED 30TH SEPTEMBER 2025

The Executive Committee presents its report and the audited financial statements of The Abbeyfield Kirkcaldy Society Limited for the year ended 30 September 2025.

AIMS AND OBJECTIVES

The Society's principal purpose and activity have remained unchanged: the provision of the highest quality care for the elderly in accordance with the philosophy and Guiding Principles of the Abbeyfield Society. To achieve these objectives the Society continues to operate its 29 bed residential care home located in Meldrum Road and its day care centre while continuing to provide outreach meals for around 30 clients within the Society's catchment area.

Success for the Society continues to be measured qualitatively by the positive response of residents and their relatives to the services and care provided and the waiting list for entrants to the care home and can be quantified once again by the 97% occupancy level achieved over the year despite delays created by the external approval process. The high utilisation of available places in the day care centre mirrors this success although outreach number have fallen over the past two to three years.

The Society measures its performance financially against the expectation of generating a surplus to enable reinvestment within the care home and related facilities. As can be seen from the 'Report and Performance' below, this has proved very difficult for a charity of Kirkcaldy's size and ethos in the present economic and political environment. Despite this the Society has managed to generate a modest surplus in this most recent year.

ORGANISATION AND STRUCTURE

The Society is a Registered Society under The Co-operative and Community Benefits Act 2014. It is a member of both The Abbeyfield Society for the United Kingdom and The Abbeyfield Societies in Scotland Limited and is registered with the Financial Conduct Authority and with the Office of the Scottish Charity Regulator, OSCR, as a Scottish charity, with the charity registration number SC013525.

The Society is governed by an elected Executive Committee whose members are noted on page 1 of these financial statements and all of whom, unless otherwise stated, have served throughout the current year. This Executive Committee, which comprises unpaid volunteers who act as trustees and directors of the Society, is responsible for the overall management, performance and strategy of the Society and takes all the major decisions affecting the home, such as the appointment of senior staff, determining staffing levels, approving financial budgets, implementing health and safety improvements and setting development strategy. The Committee also reviews on an ongoing basis the risks to which the Society is exposed, and seeks to eliminate these, whether they arise from new legislation or external financial constraints or internal issues, as quickly and unobtrusively as possible.

Members of the Executive Committee are elected by the Members of the Society at the Society's Annual General Meeting. To be eligible for election a candidate must first be a member of the Society after having been identified as having both an interest in and contribution to make towards the running of the Society, its day care centre and its residential care home. Members are introduced to the Society through existing members and their induction to the Society's activities is through participation in the Society's committees.

The Executive Committee aims to ensure the highest quality of care for its elderly residents and is mindful of its obligations under health and safety legislation. It is equally aware of its responsibility to maintain sufficient resources for the Society's financial stability and future development. In this context salary awards are set at levels which are considered affordable to the Society, compliant with legislation and comparable with the local pay rates. Ongoing experience makes it fully conscious of its responsibilities for staffing matters, of the need to refresh membership of the Executive Committee, and of the requirement to ensure continuity of good practice and governance.

SENIOR MANAGEMENT TEAM

The senior management team of the Society comprises Ms Heather Bethune, a state registered nurse who is the care home manager, and its financial manager, Mrs Elaine Simpson with the continuing support of Mr Peter Martin, formerly the Society's accountant and administrator. While the role previously performed by the deputy has been reallocated among senior care staff this position is kept under review by the Executive Committee.

RESULTS AND PERFORMANCE

Heather Bethune has continued to demonstrate her leadership qualities by ensuring first class care to residents and while supporting and mentoring staff. Enormous credit is owed to all the staff who have continued to work in difficult circumstances in a challenging environment.

The financial position becomes more difficult each year that passes. The biggest and recurring issue is the underfunding of care by local and central government where increases in the national minimum wage are not replicated by similar increases in grant awards for those who cannot afford to pay for their own care. This position has been exacerbated in the year under review by the increase in employer's national insurance contributions, particularly the reduction in the starting threshold to £5,000 which in simple terms can be expected to add a further £37,000 to employment costs for the Society with no commensurate funding from government. This and earlier pay rises has reluctantly forced the Society to introduce once again substantial increases in room rates.

It is against this environment that the Society generated a surplus of £34,741 in the year ended 30 September 2025 (2024 – deficit of £4,957). As at 30 September 2025 the Society's net assets stood at £1,715,784 (2024 - £1,681,042) of which £805,748 (2024 - £766,068) represents unrestricted funds and £910,036 (2024- £914,974) restricted funds, the latter either invested in or earmarked for development of the Society's property. Within these figures the Society's overall cash position stood at £231,485 compared with £323,679 at the previous year end. The decrease in liquid funds reflects the Society's investment in a new laundry.

Currently the Society has modest expectations over the next two accounting years based on an expected increase in income from the creation of an additional room in the care home but fears in the longer term if it increasingly has to rely on government funded placements. As in all recent years the outcome will depend very largely on the attitude of the Scottish government to funding of the care sector and the longer term future continues to look challenging.

In view of the continuing uncertainty as to the future level of government funding and the future role of private and voluntary organisations in the provision of care services the Committee remains cautious in its overall approach to the strategic development of the Society.

FUNDING

The Society's principal source continued to be income from the provision of accommodation to residents of the care home and day care centre which in 2024/2025 accounted for 98% of total income.

RESERVES

The Society continues to provide a number of care services in exchange for consideration and in this respect acts as a normal business but on a charitable basis where surpluses are reinvested for the benefit of the Society and its users. Over time the Society must generate surpluses from its activities in order to be able to repay borrowings, to re-invest in the fabric of the property and to initiate improvements and undertake further development. The Executive Committee believes it appropriate that the generation of surpluses is the ultimate benchmark against which to determine the Society's financial performance and strength. However, at present the Society maintains sufficient resources to maintain its properties through which it provides it care activities, to provide ongoing high quality care and to ensure the Society is able to continue for the foreseeable future. In the event of a shortfall the Society is able to raise finance through borrowing.

The Executive Committee's aim is to generate surpluses from its activities and other sources for the re-investment of these surpluses to improve its provision of care for the elderly. In view of the Society's net assets and future projections, and despite its current year deficit, the Executive Committee is satisfied that the Society has the resources to continue for the foreseeable future and its financial statements can be prepared on the going concern basis.

FUTURE DEVELOPMENTS
During 2025 the Executive Committee moved forward with its plans to replace its old laundry as part of a broader plan to develop the existing bungalow and enhance existing facilities within the care home. The laundry has now been completed and after delays with the installing of utilities has finally been commissioned. The Society is now in the process of applying for consent to create a further bedroom in the area vacated by the former laundry. The other areas requiring attention are phased repairs to the care home's roof.

EVENTS SINCE THE BALANCE SHEET DATE
There have been no significant developments since the balance sheet date other than the completion and commissioning of the new laundry building. The committee have agreed to the conversion of the former laundry into a new bedroom, to try and strengthen the Society's financial position as well as assisting in meeting the constant the demand for its services.

RISKS
The provision of care for the elderly is a high risk, low reward activity subject to significant and ever -changing regulatory overview and insufficient funding. Nothing has changed in this respect in recent years.

To guard against perceived risks as best as possible the Executive Committee recognises the inherent risks involved in the provision of care for the elderly which requires strict recruitment practices, ongoing staff training, the detailed recording and monitoring of care and ongoing testing against coronavirus and similar viruses.

Beyond the risks posed to health and care, the constant risk to the future of the Society remains insufficient funding for local authority funded residents with resultant pressure on the quality of care and ultimately on the Society's ability to continue to remain viable. Year after year the cost of statutory wage increases has not being matched by increases in government funding of care.

Despite these risks and obstacles, the Executive Committee remains committed to the Society's providing the highest quality of care to the elderly embracing outreach, day and residential care and will make every effort to achieve and maintain these highest standards despite the financial and regulatory pressures under which it is required to operate.

STATEMENT OF EXECUTIVE COMMITTEE'S RESPONSIBILITIES
Law applicable to the Society requires the Executive Committee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Society and of the surplus or deficit of the Society for that period. In preparing those financial statements, the Executive Committee is required to:

- select suitable policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Society will continue in business.
-

The Executive Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and to enable it to ensure that the financial statements comply with the Registered Social Landlords Accounting Requirements (Scotland) Order 2007 and are based, where appropriate and consistent with the foregoing, on the Scottish Housing Regulator recommended form of published accounts for housing associations**.** The financial statements have been prepared in accordance with the provisions of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Ireland" (FRS 102), "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102", the Companies Act 2006 and with the Charities and Trustee Investment (Scotland) Act 2005 and associated Charities Accounts (Scotland) Regulations 2006. The Executive Committee is also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

COMPLLANCE AND GOVERNANCE

The Executive Committee confirms that the financial statements comply with current statutory requirements, with the Society's governing document and with the Statement of Recommended Practice "Accounting and Reporting by Charities" applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities. The Executive Committee also confirms that it has kept under review throughout the year the major risks to which the Society is exposed, of which the most significant are ensuring health and safety standards are maintained to the highest quality and securing sufficient funding to allow the Society's activities to continue uninterrupted. The Executive Committee is satisfied that those risks have been addressed so far as is practically possible and undertakes to monitor these and other risks on an ongoing basis.

The full Executive Committee met eight times since the date of the last report. In addition, the Chairman, Secretary and Treasurer individually meet with or discuss with the care manager to monitor developments on an ongoing basis. There is no Audit committee, the relevant responsibilities being discharged by the Executive Committee as a whole. As at the date of approval of the Executive Committee's Report, so far as its members are aware, there is no relevant audit information of which the Society's auditors are unaware and each member of the Executive Committee has taken all necessary steps that he or she ought to have taken in this role in order to make himself or herself aware of any relevant audit information and to establish that the Society's auditors are aware of that information.

William Main

William Main
Chairman of Executive Committee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF THE ABBEYFIELD KIRKCALDY SOCIETY LTD

Opinion

We have audited the financial statements of The Abbeyfield Kirkcaldy Society Ltd (the 'Society') for the year ended 30 September 2025 which comprise the income and expenditure account, balance sheet, statement of cashflows 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, 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 Society's affairs as at 30 September 2025 and of its incoming resources and application of resources 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 Co-operative and Community Benefits Societies Act 2014, the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 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 Society 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 Executive Committee’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 Society’s ability to continue as a going concern for a period of at least twelve months from where the financial statements are authorised for issue.

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

Other information

The Executive Committee 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 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, 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Accounts (Scotland) Regulations 2006 (as amended) and Co-operative and Community Benefits Societies Act 2014 require us to report to you if, in our opinion:

- the information given in the Report of the Executive Committee is inconsistent in any material respect with the financial statements ; or
- a satisfactory system of control over transactions has not been maintained; or
- proper accounting records have not been kept; or

- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Executive Committee
As explained more fully in the Statement of Executive Committee's Responsibilities set out on page four, the Executive Committee are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Executive Committee determines 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 Executive Committee are responsible for assessing the Society'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 Executive Committee either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statement
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 Auditors that include 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 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:

- The engagement director ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the Society through discussions with directors and other management, and from our commercial knowledge;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Society, including taxation legislation, employment, data protection and charity regulations;
- We assessed the extent of compliance with the laws and regulations identified above through making enquires of management and inspecting legal correspondence;
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assess the susceptibility of the Society's financial statements to material misstatement, including obtaining an understanding of how fraud might occur by;

- Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Tested journal entries to identify unusual transactions;
- Assessed whether judgement and assumptions made in determining the accounting estimates were indicative of potential bias; and

Investigated the rationale behind any significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading the minutes of meetings of those charged with governance;
- Enquiring of management as to actual potential litigation and claims; and
- Reviewing correspondence.

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/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Use of our report

This report is made solely to the Society's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Society'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 Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

S&W Audit

Craig Hunter, Senior Statutory Auditor
for and on behalf of S&W Audit
Statutory Auditors
Q Court
3 Quality Street
Edinburgh
EH4 5BP

Dated: 29/06/2026

THE ABBEYFIELD KIRKCALDY SOCIETY LTD
SUMMARY INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2025
(INCORPORATING THE STATEMENT OF FINANCIAL ACTIVITIES)

	Notes	2025 Restricted Funds £	2025 Unrestricted Funds £	2025 Total Funds £	2024 Total Funds £
Income resources					
Incoming resources from generated funds:					
Donations		-	6,509	6,509	880
Bank interest		-	1,718	1,718	3,296
Net income from rents & service charges		-	1,809,774	1,809,774	1,701,445
Other income		-	26,820	26,820	29,342
Income from listed investments		2,000	-	2,000	6,539
Total income		2,000	1,844,821	1,846,821	1,741,502
Charitable expenditure		8,538	1,808,065	1,816,603	1,749,158
Net incoming resources before adjustments		(6,538)	36,756	30,218	(7,656)
Depreciation adjustment		-	2,923	2,923	3,354
Net incoming resources after adjustments		(6,538)	39,679	33,141	(4,302)
Other recognised gains and (losses)					
Gain/(Loss) on revaluation of investments		1,600	-	1,600	(655)
Net movement in funds		(4,938)	39,679	34,741	(4,957)
Total funds brought forward		914,974	766,022	1,680,996	1,685,953
Total funds carried forward	15	910,036	805,701	1,715,737	1,680,996

The notes form part of these financial statements

THE ABBEYFIELD KIRKCALDY SOCIETY LTD
BALANCE SHEET
AT 30 SEPTEMBER 2025

	Notes	2025 £	2024 £
TANGIBLE FIXED ASSETS			
Housing land and buildings cost	6	415,173	415,173
Less: Housing Association Grant		(365,268)	(365,268)
		49,905	49,905
Other schemes	7	829,193	829,193
Furnishings, fittings and equipment	7	27,871	38,638
Property improvements	7	150,335	166,970
Building extension and upgrade	7	470,896	287,519
TOTAL FIXED ASSETS		1,528,200	1,372,225
CURRENT ASSETS			
Debtors	8	26,800	64,768
Investments	9	44,650	43,050
Abbeyfield Society for Scotland Ltd - 1 share	9	1	1
Cash at bank and in hand		231,485	323,679
TOTAL CURRENT ASSETS		302,936	431,498
CREDITORS			
Amounts falling due within one year	10	(90,352)	(122,681)
NET CURRENT ASSETS		212,584	308,817
TOTAL ASSETS LESS CURRENT LIABILITIES		1,740,784	1,681,042
CREDITORS			
Amounts falling due after more than one year	11	(25,000)	(-)
NET ASSETS		1,715,784	1,681,042
FUNDS	15		
Share Capital		46	46
Unrestricted Funds			
Accumulated surplus		554,042	515,744
Replacement reserve		78,734	75,811
Capital reserve		83,173	83,173
Property equity fund		53,365	54,906
Development fund		36,388	36,388
Restricted Funds			
New development fund		910,036	914,974
TOTAL FUNDS		1,715,784	1,681,042

The financial statements were approved by the Executive Committee on 17 June 2026 and were signed on its behalf by:

Chairman of Executive Committee   Secretary of Executive Committee   Treasurer

The notes form part of these financial statements

THE ABBEYFIELD KIRKCALDY SOCIETY LTD

STATEMENT OF CASHFLOWS FOR THE YEAR ENDED 30 SEPTEMBER 2025

	Note	2025 £	2024 £
Cash flows from operating activities	1	100,129	(19,934)
Interest paid		(150)	(150)
Net cash from operating activities		99,979	(20,084)
Cash flows from investing activities			
Purchase of tangible fixed assets		(195,891)	(32,722)
Interest and other investment income received		3,718	9,835
Net cash from investing activities		(192,173)	(22,887)
Cash flows from financing activities			
Loan repayments in year		-	-
Loans taken out in the year		-	-
Shares issued		-	-
Net cash from financing activities		-	-
Change in cash and cash equivalents in the reporting period		(92,194)	(42,971)
Cash and cash equivalents at the beginning of the reporting period		323,679	366,650
Cash and cash equivalents at the end of the reporting period		231,485	323,679

1	Cash flows from operating activities	2025	2024
		£	£
	Surplus for the year	34,742	(4,958)
	Depreciation	39,918	42,083
	Finance costs	150	150
	Investment income	(3,718)	(9,835)
	(Gain).Loss in value of investments	(1,600)	655
		69,492	28,097
	Decrease/ (increase) in trade and other debtors	37,967	(36,267)
	(Decrease) in trade and other creditors	(7,330)	(11,762)
		100.129	(19,932)

2 ANALYSIS OF CHANGES IN NET DEBTS

	At 1.10.24	Cash flow	At 30.9.25
	£	£	£
Net cash			
Cash at bank and in hand	323,679	(92,194)	231,485
	323,679	(92,194)	231,485
Debt			
Debts falling due within 1 year	(25,000)	25,000	-
Debts falling due after 1 year	-	(25,000)	(25,000)
	(25,000)	-	(25,000)
Total	298,679	(92,194)	206,485

1. ACCOUNTING POLICIES

Basis of accounting
The Financial Statements have been prepared in accordance with applicable accounting standards, the Co-operative and Community Benefits Act 2014, the Charities and Trustee Investment (Scotland) Act 2005 the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and 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)'.

Turnover
Turnover represents rental and service charge income receivable. Donations and Investment Income are included when they are received.

Valuation of housing properties
Housing land and buildings are stated at cost. No depreciation is charged on housing properties as they are maintained in a state of repair such that the residual value of land and buildings at the balance sheet date is not less than their net book value.

Grants
Housing Association Grants (HAG) were made by the Scottish Government and were utilised to reduce the capital costs of an approved scheme to an amount of required loan finance, which it was estimated could be serviced by the net annual income of the scheme. The amount of HAG was calculated on qualifying costs of the scheme in accordance with instructions issued from time to time by the Scottish Government. HAG was repayable under certain circumstances. A grant was approved towards the residential element of the 2015 building extension. Part of the grant was (£95,661) received in financial year 2014/15 and the remainder (£27,500) was received in financial year 2015/16. Following housing regulation changes including the creation of The Scottish Housing Regulator, Abbeyfield Societies were not granted registration with the new body and therefore no longer qualify for such grants. In return it was accepted that no future repayment of grants would be sought should a Society cease to operate.

Depreciation
Depreciation is provided on a straight line basis at the following annual rates in order to write off the cost less residual value of each asset over its residual life:

Fixtures and fittings	-	10% to 33.33%
Property improvements	-	4% to 20%
Vehicles	-	10%

Taxation
The charity is exempt from corporation tax on its charitable activities. The Society is not registered for VAT. No VAT is therefore charged to residents and expenditure incurred is inclusive of VAT.

Leasing
Rentals payable under operating leases are charged against income on a straight line basis over the period of the lease.

Investments
Current asset investments are stated at their current market value. The increase (decrease) in value is included in the SOFA as unrealised gains (losses) for investments still held. The increase (decrease) in value is included in the SOFA as realised gains (losses) for investments sold in the year.

2. NET INCOMING RESOURCES

Net resources are stated after charging/ (crediting):

	2025	2024
	£	£
Auditors' remuneration	7,700	7,700
Depreciation - owned assets	37,766	42,083

3. REMUNERATION OF EXECUTIVE COMMITTEE

There was no remuneration, other benefits or expenses paid to any member of the Executive Committee for the year ended 30th September 2025 nor for the year ended 30th September 2024. Mr Mitchell is a partner in Sinclair Watt architects who are engaged by the Society to carry out the design work for its current development schemes. Fees of £3,815 have been paid to Sinclair Watt (£7,260 in 2023/24).

4. EMPLOYEE REMUNERATION

	2025 £	2024 £
Salaries and wages	1,164,481	1,124,890
Social security costs	100,012	76,466
Pension costs	11,887	11,327
	1,276,380	1,212,683

One employee received remuneration of more than £60,000 in the year ended 30th September 2025 (one for the year ended 30th September 2024). The average number of employees in the year was 63 (2024 - 64).

5. PRIOR PERIOD COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Restricted £	Unrestricted £	Total £
Incoming resources			
Donations	-	880	880
Bank interest	-	3,296	3,296
Net income	-	1,701,445	1,701,445
Other income	-	29,342	29,342
Income from listed investments	6,539	-	6,539
Total income	6,539	1,734,963	1,741,502
Charitable expenditure	8,538	1,740,620	1,749,158
Net incoming resources before adjustments	(1,999)	(5,657)	(7,656)
Depreciation adjustment	-	3,354	3,354
Net incoming resources after adjustments	(1,999)	(2,303)	(4,302)
Other recognised gains			
Gain on revaluation of investments	(655)	-	(655)
Net movement in funds	(2,654)	(2,303)	(4,957)

6. HOUSING LAND AND BUILDINGS: HAG ASSISTED SCHEMES

	Land and buildings £	En- suite facilities £	Total £
Cost			
At 1st October 2024 and 30 September 2025	297,804	117,369	415,173
Housing Association Grant			
At 1st October 2024 and 30 September 2025	(297,804)	(67,464)	(365,268)
NET BOOK VALUE			
At 30th September 2025	-	49,905	49,905
At 30th September 2024	-	49,905	49,905

7. TANGIBLE FIXED ASSETS

	Heritable Property	Furnishings And Fittings	Property Improvements	New build Works & Extension	Total
Cost	**£**	**£**	**£**	**£**	**£**
At 1st October 2024	829,193	417,777	369,367	324,548	1,940,885
Additions		3,734	7,450	184,707	195,891
Disposals	-	(4,462)	-	-	(4,462)
At 30th September 2025	829,193	417,049	376,817	509,255	2,132,314
Depreciation					
At 1st October 2024	-	379,139	202,397	37,029	618,565
Charge for the year	-	12,351	24,085	1,330	37,766
Disposal adjustment		(2,312)	-	-	(2,312)
At 30th September 2025	-	389,178	226,482	38,359	654,019
Net Book Value					
At 30th September 2025	829,193	27,871	150,335	470,896	1,478,295
At 30th September 2024	829,193	38,638	166,970	287,519	1,322,320

N.B. Property expenditure now includes expenditure on earlier extension schemes so that the expenditure on the 2015 extension project can be seen separately.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Room rents – Council	13,705	50,954
Room rents – Private	1,380	2,760
Daycare – Other	660	660
Outreach services	3,290	3,404
Prepayments	7,765	6,990
	26,800	64,768

9. CURRENT ASSET INVESTMENTS

	2025	2024
	£	£
Listed investments	44,650	43,050
Other (The Abbeyfield Society £1 share)	1	1
	44,651	43,051

LISTED INVESTMENTS HELD

		Holding	Price (p)	Value
Murray Income Trust	Ord Shares @ 25p	5,000	893.00	44,650

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10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Loans	-	25,000
Trade creditors	30,803	34,170
Taxation and social security	21,073	21,806
Accrued wages	19,118	23,365
Accrued audit fee	7,700	7,700
Replacement Minibus Fund	9,336	9,336
Other accruals	2,322	1,304
	90,352	122,681

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

	2025	2024
	£	£
Loans:		
Due one to two years	25,000	-
Due two to five years	-	-
	25,000	-

£25,000 was borrowed from Pathhead Feuars Trust (January 2014). This was an interest only loan repayable after three years with an option to extend it for a further two years which the Feuars Trust took up and later extended again. A further three-year extension period was agreed followed by a further three-year extension period to 2027.

12. OPERATING LEASE COMMITMENTS

The following operating lease payments are committed to be paid within one year

	2025	2024
	£	£
Expiring: Between one and five years	1,560	2,542

13. CAPITAL COMMITMENTS

	2025	2024
	£	£
Expiring: Between one and five years – Construction of New Laundry	-	150,000
Creation of additional Bedroom	£70,000	

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds	Designated Funds	Restricted Funds	Total Funds
	£	£	£	£
Fund Balances at 30th September 2025 as represented by:				
Fixed assets	367,836	250,328	910,036	1,528,200
Net current assets	212,584	-	-	212,584
Long Term liabilities	(25,000)	-		(25,000)
	555,420	250,328	910,036	1,715,784

15. MOVEMENT IN FUNDS

	At 1/10/24	Net movement in Funds	At 30/9/25
	£	£	£
Shareholders' Capital	46	-	46
Unrestricted funds			
General fund	515,744	38,298	554,042
Designated funds			
Property equity fund	54,906	(1,541)	53,365
Development fund	36,388	-	36,388
Replacement reserve	75,811	2,923	78,734
Capital reserve	83,173	-	83,173
	766,022	39,680	805,702
Restricted funds			
New Building fund	914,974	(4,938)	910,036
TOTAL FUNDS	1,681,042	34,742	1,715,784

Notes regarding Funds:

General Fund: Represents the Society's uncommitted cumulative operating revenue surplus

Property Equity Fund: Represents the value of property improvements carried out using donated funds. Being written down at a fixed rate.
Development Fund: Funds originally set aside towards minor general development schemes.
Replacement Reserve: Fund set up to provide for the replacement of depreciated assets. The fund is being created by a provision equal to 10% of the in year fixed asset depreciation.
Capital Reserve: Funding set aside for property enhancements
New Building Fund: Set up using donated funds towards the Society's major expansion programme.

N.B. Since the bulk of the then accumulated and donated finance was used during the years 2008 and 2009 in purchasing and adapting the properties for the Day Care Centre and the planned Dementia Unit, the above funds are mainly represented by the Society's fixed assets rather than by available cash. Further recent donations and grants increased bank balances pending being used on capital expenditure that will take place in future years.

16. RELATED PARTY TRANSACTIONS

There were no payments made to any related parties during the financial year.

Analysis of staff costs and remuneration by key management personnel:

The Society considers its key management personnel to comprise of Care Manager, Administrator, Finance Manager and Accountant.

Total employment pay and benefits including pension cost contributions for these were £131,794 (2024 £164,820).

One employee had employee benefits in excess of £60,000 (2024: 1).

17. HOUSING

	2025	2024
The number of bed spaces available during the year was	29	29

The Society is registered for 30 places.

18. SHARE CAPITAL

	2025	2024
Share Capital	46	46

ABBEYFIELD KIRKCALDY SOCIETY LTD
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2025

	Notes	Restricted funds £	Unrestricted funds £	2025 Total Funds £	2024 Total Funds £
Income					
Accommodation charges		-	1,610,542	1,610,542	1,511,882
Respite unit			-	-	-
Daycare services		-	161,635	161,635	147,288
Outreach services		-	37,597	37,597	42,275
Donations		-	6,509	6,509	880
Bank interest		-	1,718	1,718	3,296
Profit on revaluation of investments		-	-	-	(655)
Other income		-	26,820	26,820	29,342
Income from listed investments		2,000	-	2,000	6,539
Total income		2,000	1,844,821	1,846,821	1,740,847
Expenditure					
Management expenses:					
Affiliation fees		-	2,556	2,556	4,175
Auditors' remuneration		-	7,200	7,200	8,951
Legal and other professional fees		-	136	136	-
Staff expenses		-	17,048	17,048	12,859
Advertising		-	474	474	1,473
		-	27,414	27,414	27,458
Repairs and maintenance		-	90,827	90,827	57,180
Service costs					
Employee costs	4	-	1,276,380	1,276,380	1,212,683
Food costs		-	145,974	145,974	145,708
		-	1,422,354	1,422,354	1,358,391
Other costs					
Insurances		-	6,213	6,213	5,461
Heating and lighting		-	69,515	69,515	74,630
Water charges		-	9,543	9,543	8,924
Cleaning		-	10,731	10,731	16,696
Medical supplies etc.		-	53,841	53,841	69,515
Bank interest and charges		-	150	150	150
Postage and telephone		-	8,684	8,684	11,606
Registration fees		-	6,968	6,968	7,552
Waste disposal		-	23,311	23,311	24,054
Vehicle running costs		-	11,166	11,166	9,285
Sundry expenses		-	16,315	16,315	10,806
Depreciation		8,538	32,151	40,689	45,437
Course fees		-	9,054	9,054	10,116
Stationery and administration		-	9,828	9,828	11,897
		8,538	267,470	276,008	306,129
Total expenditure		8,538	1,808,065	1,816,603	1,749,158
Net (deficit) / surplus for the year		(6,538)	36,756	30,218	(8,311)

The Abbeyfield Kirkcaldy Society
FORECASTS FOR 2025/26 & 2026/27

	2025/26 £'s	2026/27 £'s
INCOME		
Room Rents	1,685,800	1,773,000
Day Care	167,700	179,000
Outreach Services	34,400	37,000
Bank Interest Received	1,000	1,000
Other Income	37,100	35,000
Total Income	**1,926,000**	**2,025,000**
EXPENDITURE		
Management Expenses		
Affiliation Fees	3,270	4,000
Auditors Remuneration	8,600	9,000
Professional fees	1,100	1,100
Staff Expenses	18,439	15,000
Advertising	3,000	3,000
Sub Total	34,409	32,100
Service Costs		
Pay Costs	1,365,000	1,495,000
Provisions	146,400	151,000
Sub Total	1,511,400	1,646,000
Other Costs		
Repairs & Maintenance	43,700	43,000
Medical Supplies & Equipt	28,000	30,000
Crockery & Furnishings	6,400	7,000
Uniforms	2,400	2,600
Care Systems	11,300	12,000
Insurance	7,000	7,500
Heating & Lighting	65,000	61,000
Cleaning	13,600	14,500
Posts & Telephones	10,300	10,700
Admin & Stationery	10,100	13,000
Registration fees	7,500	8,000
Bank Interest & Charges	100	100
Course Fees	10,000	10,000
Miscellaneous	5,000	5,500
Vehicle Costs	12,500	13,000
Water Charges	9,000	8,500
Waste Disposal	22,300	23,000
Residents' Recreational	17,000	17,000
Depreciation	36,000	39,500
Sub Total	317,200	325,900
Total Expenditure	**1,863,009**	**2,004,000**
Surplus/(Deficit)	**62,991**	**21,000**

NB Statutory pay rates and the weekly income rate for state funded residents are set by governments(s) each fiscal year. While these figures for 2025/26 incorporate the April 2026 values, only estimates of what have been made for both from April 2027. Therefore, the forecasts for 2026/27 financial year will be subject to change by the effects of whatever levels both UK and Scottish governments set.