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REGISTERED COMPANY NUMBER: 1880R (Scotland)
REGISTERED CHARITY NUMBER: SC007636

The Abbeyfield Bearsden Society Limited

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 October 2025

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The Abbeyfield Bearsden Society Limited

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The Abbeyfield Bearsden Society Limited

Chairman's Report
for the Year Ended 31 October 2025

Once again this year, on behalf of the Board of Trustees, it is my privilege to present the annual report and accounts for Abbeyfield Bearsden for the financial year ending October 2025.

This has been a year marked by dedication, progress, and continued care. As ever, the heart of Abbeyfield Bearsden lies in the people who make our house a home. Our staff have worked with exceptional commitment throughout the year, showing an unwavering focus on the wellbeing of our residents. Their compassion is evident in every interaction, and it is their hard work that ensures our residents experience dignity, respect, and genuine choice each day.

Our residents remain at the centre of every decision we make. Throughout the year, we have continued to provide a stable, supportive, and welcoming environment. Occupancy has remained strong, and we have welcomed several new residents. While we have also said goodbye to others, whether due to changing care needs or bereavement, we remain honoured to have been part of their lives.

Our commitment is to ensure that Abbeyfield Bearsden remains a place where older people feel safe, valued, and at home. This continues to guide our work every day.

As a board we have continued to invest significantly in the property over the past year. Maintaining an older building brings ongoing challenges, particularly in the current economic climate, but these investments are essential to preserving the high standards our residents deserve.

This year's improvements have included essential maintenance, upgrades to the conservatory, and enhancements designed to improve comfort and safety. Alongside these planned works, we have also faced rising day-to-day maintenance costs, reflecting both the age of the building. The Board will continue to explore long-term, sustainable solutions to ensure we remain financially resilient while protecting the quality of our environment.

The wider cost-of-living pressures continue to affect all charities, and we have had to navigate rising energy bills and increased operational costs. In response, we are actively exploring additional income opportunities, including grants, trusts, and potential service enhancements that align with our mission.

We also continue to engage closely with the wider Abbeyfield movement, we have recently signed the new membership agreement, to remain as part of Abbeyfield Scotland. With the new membership, there are a number of changes, one of these being the introduction of a new Abbeyfield Quality Standard which will bring both opportunities and challenges, and we remain committed to meeting these standards while maintaining our identity as an independent charity serving the local community.

This year has also been one of renewal within our governance structure. We have welcomed several new trustees who bring valuable expertise, fresh perspectives, and a shared commitment to our future. Their arrival strengthens an already dedicated Board, and together we are shaping a long-term vision that ensures Abbeyfield Bearsden remains a vibrant, sustainable, and compassionate place for older people.

I would like to thank my fellow trustees for their time, insight, and unwavering support.Their collective expertise is a tremendous asset to the charity.

Lastly I would like to thank the staff and volunteers. Their dedication is the foundation of Abbeyfield Bearsden.

Kind Regards

Chris Mollins
Chair
Board of Trustees
Abbeyfield Bearsden

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The members of the executive committee present their report with the financial statements of the society for the year ended 31 October 2025.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The principal activity of the society is provision of supported housing for older people.

The trustees will continue to promote Abbeyfield as an attractive alternative living choice to those no longer wishing to live alone.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

Full details of the various activities which took place during the year are included in the Chairman's Report.

FINANCIAL REVIEW

Reserves policy

It is the policy of the trustees to retain surpluses to be available to offset deficits should they arise and to fund improvements.

The cash reserves held represent approximately six months costs should income from residents reduce or cease.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The society is registered as a non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014. This Act came into force on 1 August 2014 and consolidates various enactments relating to co-operative societies, community benefit societies and other societies registered under the Industrial and Provident Societies Act 1965.

The society is constituted under its rule book, is a limited company, limited by guarantee, as defined by the Companies Act 2006 and is a Scottish Registered Charity. It is also registered with the Financial Conduct Authority.

Recruitment and appointment of new trustees

The Trustees fill vacancies arising in the Committee using a variety of appropriate channels to recruit volunteers.

Organisational structure

The trustees meet on a regular basis to manage the society's finances and affairs.

Induction and training of new trustees

Volunteers are briefed in all aspects of the charity's work as part of their induction and encouraged to become involved immediately in those areas most appropriate to their talents. Training is ongoing, working with experienced fellow committee members.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

1880R (Scotland)

Registered Charity number

SC007636

Registered office

16 Grange Road
Bearsden
Glasgow
G61 3PL

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The Abbeyfield Bearsden Society Limited

Report of the Trustees
for the Year Ended 31 October 2025

Trustees
Mrs G Hamblen
M Esdaile (resigned 25.12.2024)
C Mollins
Mrs S Roy
D Hettle (appointed 30.6.2025)
S Robinson (appointed 30.6.2025)

Each member of the Executive Committee holds 1 share in the Society.

In accordance with the Rules of the Society, C Mollins and Mrs G Hamblen retire by rotation, and being eligible, offer themselves for re-election at the forthcoming Annual General Meeting.

Independent Examiner
Bell Barr & Company
Chartered Accountants
2 Stewart Street
Milngavie
Glasgow
G62 6BW

Approved by order of the board of trustees on 21 September 2026 and signed on its behalf by:

Signed by:
Susan Roy
B403088349AE415...
Mrs S Roy - Trustee

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Independent Examiner's Report to the Trustees of
The Abbeyfield Bearsden Society Limited

I report on the accounts for the year ended 31 October 2025 set out on pages five to twelve.

Respective responsibilities of trustees and examiner
The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). The charity's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of the independent examiner's report
My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement
In connection with my examination, no matter has come to my attention :

(1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with Section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
- to prepare accounts which accord with the accounting records and to comply with Regulation 8 of the 2006 Accounts Regulations

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

I confirm that the financial statements for the year ended 31 October 2025 are in agreement with the Society's books and records as maintained under s75 of the Co-Operative and Community Benefits Society Act 2014 and that the Statement of Financial Activities and Balance Sheet at 31 October 2024 comply with the requirements of the Act.

Statement in Connection with the Preceding Year
In my opinion the financial criteria for the exercise of power conferred by s84 of the Act were met in relation to the preceding year.

DocuSigned by:
Jennifer Irvine
B9D12ECD2A59422...
Jennifer Irvine
The Institute of Chartered Accountants of Scotland

Bell Barr & Company (Eligible to act as auditors under section 1212 of the Companies Act 2006))
Chartered Accountants
2 Stewart Street
Milngavie
Glasgow
G62 6BW

Date: 25-09-26 .....

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The Abbeyfield Bearsden Society Limited

Statement of Financial Activities
for the Year Ended 31 October 2025

	Notes	Unrestricted funds £	Restricted fund £	31.10.25 Total funds £	31.10.24 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		200	-	200	-
Charitable activities					
Supported housing for older people		214,695	-	214,695	189,280
Investment income	2	1,090	-	1,090	216
Total		215,985	-	215,985	189,496
EXPENDITURE ON					
Charitable activities					
Supported housing for older people		214,232	-	214,232	205,256
Other		5,056	-	5,056	-
Total		219,288	-	219,288	205,256
NET INCOME/(EXPENDITURE)		(3,303)	-	(3,303)	(15,760)
RECONCILIATION OF FUNDS					
Total funds brought forward		316,313	-	316,313	332,073
TOTAL FUNDS CARRIED FORWARD		313,010	-	313,010	316,313

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

Signed by:
Susan Roy
B403088349AE415...
S Roy - Trustee

Signed by:
G Hamblen
76DC3FC254874C3...
G Hamblen - Trustee

Signed by:
C Mollins
A9F0C7E22FC441B...
C Mollins - Trustee

The notes form part of these financial statements

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The Abbeyfield Bearsden Society Limited

Balance Sheet
31 October 2025

	Notes	Unrestricted funds £	Restricted fund £	31.10.25 Total funds £	31.10.24 Total funds £
FIXED ASSETS					
Tangible assets	6	205,798	-	205,798	218,390
CURRENT ASSETS					
Stocks	7	180	-	180	180
Debtors	8	10,226	-	10,226	11,166
Cash at bank and in hand		124,511	-	124,511	102,615
		134,917	-	134,917	113,961
CREDITORS					
Amounts falling due within one year	9	(27,705)	-	(27,705)	(16,038)
NET CURRENT ASSETS		107,212	-	107,212	97,923
TOTAL ASSETS LESS CURRENT LIABILITIES		313,010	-	313,010	316,313
NET ASSETS		313,010	-	313,010	316,313
FUNDS	10				
Unrestricted funds:					
General fund				312,991	316,294
Share Capital				19	19
				313,010	316,313
TOTAL FUNDS				313,010	316,313

The Society has opted out of audit under Section 84 of the Co-Operative and Community Benefits Society Act 2014.

The trustees acknowledge their responsibilities for

(a) ensuring that the charitable company keeps accounting records that comply with Sections 75 of the Co-Operative and Community Benefits Society Act 2014 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year and which comply with the requirements of the Co-Operative and Community Benefits Society Act 2014 relating to financial statements, so far as applicable to the charitable company.

The notes form part of these financial statements

continued...

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The financial statements were approved by the Board of Trustees and authorised for issue on 21 September 2026 and were signed on its behalf by:

Signed by:
Susan Roy
B403088349AE415...

S Roy - Trustee

Signed by:
G Hamblen
76DC3FC254874C3...
G Hamblen - Trustee

Signed by:
C Mollins
A9F0C7E22FC441B...
C Mollins - Trustee

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1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The trustees have reviewed the charity's operating costs for the next twelve months, and the sources of funds available, and are satisfied that the charity is a going concern.

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

Residential charges are accounted for when receivable. Donations are accounted for when received. Legacies and similar income are recognised at fair value when the executor is satisfied that the gift will not be required to meet claims on the estate and any conditions have been met or are within the control of the charitable company.

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

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

Freehold property	-	2% on cost
Improvements to property	-	5% on cost
Fixtures and fittings	-	15% on reducing balance

Work on the existing Freehold Property is capitalised only to the extent that it provides an enhancement to its economic benefit.

Stocks
Stocks are valued at the lower of cost or net realisable value.

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

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Pension costs and other post-retirement benefits
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

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1. ACCOUNTING POLICIES - continued

Cash at bank and in hand
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 acquisition or opening of the account.

Financial instruments
The charity only has financial assets and financial 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. INVESTMENT INCOME

	Unrestricted funds	Restricted funds	31.10.25 Total funds	31.10.24 Total funds
	£	£	£	£
Deposit account interest	1,090	-	1,090	216

3. NET INCOME/(EXPENDITURE)

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

	31.10.25	31.10.24
	£	£
Depreciation - owned assets	12,592	13,209

4. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 October 2025 nor for the year ended 31 October 2024.

5. STAFF COSTS

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

	31.10.25	31.10.24
Residential house staff	8	11

No employees received emoluments in excess of £60,000.

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6. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 1 November 2024 and 31 October 2025	352,337	51,041	122,655	526,033
DEPRECIATION				
At 1 November 2024	163,047	45,228	99,368	307,643
Charge for year	6,547	2,552	3,493	12,592
At 31 October 2025	169,594	47,780	102,861	320,235
NET BOOK VALUE				
At 31 October 2025	182,743	3,261	19,794	205,798
At 31 October 2024	189,290	5,813	23,287	218,390

Included in cost or valuation of land and buildings is freehold land of £25,000 (2024 - £25,000) which is not depreciated.

Cost of £352,337 is represented by gross costs of £445,846 less grants of £93,509.

7. STOCKS

	31.10.25 £	31.10.24 £
Stocks	180	180

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.25 £	31.10.24 £
Debtors and accrued income	8,836	10,771
Prepayments	1,390	395
	10,226	11,166

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9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.25	31.10.24
	£	£
Tenant deposits held	16,955	9,740
Social security and other taxes	623	629
Accrued expenses	10,127	5,669
	27,705	16,038

10. MOVEMENT IN FUNDS

	At 1.11.24	Net movement in funds	At 31.10.25
	£	£	£
Unrestricted funds			
General fund	316,294	(3,303)	312,991
Share Capital	19	-	19
	316,313	(3,303)	313,010
TOTAL FUNDS	316,313	(3,303)	313,010

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	215,985	(219,288)	(3,303)
TOTAL FUNDS	215,985	(219,288)	(3,303)

Comparatives for movement in funds

	At 1.11.23	Net movement in funds	Transfers between funds	At 31.10.24
	£	£	£	£
Unrestricted funds				
General fund	332,049	(15,760)	5	316,294
Share Capital	24	-	(5)	19
	332,073	(15,760)	-	316,313
TOTAL FUNDS	332,073	(15,760)	-	316,313

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10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	189,496	(205,256)	(15,760)
TOTAL FUNDS	189,496	(205,256)	(15,760)

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 October 2025.

12. SHARE CAPITAL

The members each hold one share in the society.

The number of members, each of whose liability is limited to £1, was 19 at the year end.

13. ADDITIONAL REPORTING REQUIREMENT

As the society is registered under the Co-operative and Community Benefit Societies Act 2014 and is also a Scottish Registered Charity, it is noted that the Independent Examiner's Report is carried out under Section 85 of the Co-operative and Community Benefit Societies Act 2014 in addition to examination in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006.

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The Abbeyfield Bearsden Society Limited

Detailed Statement of Financial Activities
for the Year Ended 31 October 2025

	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
INCOME AND ENDOWMENTS				
Donations and legacies				
Donations	200	-	200	-
Investment income				
Deposit account interest	1,090	-	1,090	216
Charitable activities				
Residential Charges Receivable	284,600	-	284,600	258,380
Losses from Vacancies	(69,905)	-	(69,905)	(69,100)
	214,695	-	214,695	189,280
Total incoming resources	215,985	-	215,985	189,496
EXPENDITURE				
Charitable activities				
Wages	86,581	-	86,581	88,166
Social security	41	-	41	-
Pensions	1,110	-	1,110	741
Insurance	4,877	-	4,877	4,858
Light and heat	33,063	-	33,063	31,177
Telephone	2,083	-	2,083	2,060
Advertising	338	-	338	803
Sundries	614	-	614	510
Garden Maintenance	1,040	-	1,040	350
Hourcare 24	2,861	-	2,861	1,943
Repairs & maintenance	43,149	-	43,149	33,391
Food & household costs	21,413	-	21,413	24,720
TV & music licences	261	-	261	244
Bank charges	397	-	397	319
Training	444	-	444	-
Depreciation freehold property	6,547	-	6,547	6,547
Depn - property improvements	2,552	-	2,552	2,552
Depn - fixtures & fittings	3,493	-	3,493	4,110
Interest on paye	-	-	-	29
	210,864	-	210,864	202,520
Support costs				
Governance costs				
Accountancy fees	1,844	-	1,844	1,790
Membership fee-Abbeyfield Soc	1,259	-	1,259	632
Health & Safety	265	-	265	314
Carried forward	3,368	-	3,368	2,736

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The Abbeyfield Bearsden Society Limited

Detailed Statement of Financial Activities
for the Year Ended 31 October 2025

	Unrestricted funds £	Restricted funds £	31.10.25 Total funds £	31.10.24 Total funds £
Governance costs				
Brought forward	3,368	-	3,368	2,736
Legal fees	5,056	-	5,056	-
	8,424	-	8,424	2,736
Total resources expended	219,288	-	219,288	205,256
Net (expenditure)/income	(3,303)	-	(3,303)	(15,760)