

Nightingale Hammerson
Annual Report and Financial Statements

30 September 2024

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Registered Name	Nightingale Hammerson
Registered Charity Number	207316 governed by a scheme made by the Charity Commission on 30 March 2012
Principal office	105 Nightingale Lane London SW12 8NB
Telephone	020 8673 3495
Facsimile	020 8675 2258
Website	www.nightingalehammerson.org
Life Patron	Dame Vivien Duffield DBE
President	Harvey Rosenblatt
Vice Presidents	Patricia Beecham Susan Grant
Corporate Trustee	Nightingale Hammerson Trustee Company Limited
Non-Executive Directors and Board Members:	
Chairman	Joanne Black Co-Chair (Resigned 12 October 2024) Paul Althasen Co-Chair
Honorary Treasurers	Russell Nathan
Other directors	Carolyn Balcombe Daniel Dayan (Resigned 2 August 2024) Gill Livingston Ian Grabiner Joanne Black (Resigned 12 October 2024) Keith Barnett Melvin Lawson Paul Althasen Rosalind Taylor Russell Nathan Steven Sharpe

REFERENCE AND ADMINISTRATIVE INFORMATION

Senior Leadership Team:

Chief Executive Officer	Jenny Pattinson
Director of Finance	Chelsea Bassom
Director of Care	Chipema Chitambala
Head of Human Resources	Roy Chow
Director of Operations	Ed Davidson
Director of Research, Innovation & Community Engagement	Nuno Santos Lopes

PROFESSIONAL ADVISORS

Auditor HaysMac LLP
10 Queen Street Place
London
EC4R 1AG

Principal bankers National Westminster Bank plc
98 Wandsworth High Street
London
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Investment managers Meridiem Investment Management Ltd
Riverside House
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London
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Cazenove Capital
1 London Wall Place
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Solicitors Womble Bond Dickinson (UK) LLP
4 More London Riverside
London
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CHAIRMAN'S REPORT

Nightingale Hammerson has completed another productive and successful year, filled with meaningful progress and continued dedication to exceptional care.

This year, we experienced some changes within our trustee structure. My Co-chair, Joanne Black, made the difficult decision to step down. Jo has been an invaluable asset to the charity, and I extend my heartfelt gratitude for her unwavering commitment and support—not only to me personally but also to Nightingale Hammerson, our Residents, and our care teams. She played a crucial role in making our homes a welcoming place for older members of the Jewish community and was instrumental in supporting Jenny Pattinson as she stepped into her role as Chief Executive. Jo also played a key role in the launch of our inaugural Reach by Nightingale Hammerson programme.

After 12 years of dedicated service and exceptional leadership as both Trustee and Chair of the Board, I am delighted to announce that Melvin Lawson has been appointed as President of Nightingale Hammerson. Melvin's wealth of experience, strategic vision, and remarkable fundraising success have significantly shaped our organisation. His leadership was pivotal during the challenges of the Covid-19 pandemic and the redevelopment of Hammerson House, Wohl Campus. As President, he will continue to offer his wise counsel and support me in my role as Chair.

Additionally, I am pleased to recognise Harvey Rosenblatt MBE's extraordinary dedication to Nightingale Hammerson. Harvey has been appointed Honorary President in recognition of his longstanding service as President. His leadership over more than two decades, including his tenure as Chair and Trustee, has been instrumental in many key achievements, particularly the merger of Nightingale and Hammerson and the redevelopment of Hammerson House. His unparalleled experience will continue to benefit our charity, and we owe him our deepest gratitude.

Navigating Challenges in Social Care

The past year has presented significant financial challenges, particularly following last year's budget. Social Care has long been overshadowed by the NHS in terms of funding, and despite our hopes for long-awaited reform, the recent Autumn budget was deeply disappointing. There was a glaring absence of support for the essential services our sector provides on behalf of the NHS. Instead, we face a considerable increase in operating costs due to a substantial rise in National Insurance Contributions (an additional £500k) and under-investment in Local Authority and Continuous Health Care funding for our Residents. These challenges come at a time when we have only just begun to recover from the pandemic, and the cost of care continues to rise. The disparity between the actual cost of care and available funding remains stark.

The ongoing cost-of-living crisis has further impacted our expenses for essentials such as utilities and food supplies. Additionally, the recruitment market continues to struggle, with thousands of vacancies across the care sector. Despite these hurdles, we remain steadfast in our commitment to delivering exceptional care. Under the expert leadership of our Chief Executive, Jenny Pattinson, and our dedicated Senior Leadership Team, we are confident in our ability to navigate these challenges and continue providing outstanding support for our Residents and staff.

Innovation and Community Engagement

Nightingale Hammerson has always been at the forefront of innovation in care. Key initiatives such as our Intergenerational Programme, Care Home Education Centre, and our successful Care Home Research Forum, now in its fifth year, continue to enhance our service delivery.

Last year, we appointed Nuno Lopes, our former Director of Care Services, to the role of Director of Research, Innovation, and Community Engagement. This appointment underscores our commitment to extending our expertise beyond our care homes through our newly launched Reach by Nightingale Hammerson programme. This community engagement initiative aims to provide education and guidance to help older individuals maintain their well-being and independence at home for longer.

With an ageing population and increasing care needs, many older adults face gaps in support. As fewer individuals receive local authority assistance, there is an urgent need to provide resources to help older members of the Jewish community access the care they require. Reach by Nightingale Hammerson seeks to bridge this gap by offering education and support on dementia, healthy ageing, mobility, nutrition, mental health, and carer well-being. Led by our expert professionals, this initiative will empower individuals and families with essential care-related knowledge and skills, extending our mission beyond our residential homes.

Future Developments

A key priority for our charity is the future investment in infrastructure at Nightingale House. The communal areas have not been refurbished in over 25 years, and an exciting redevelopment project is underway to upgrade the facilities and accommodation. This investment will ensure that our spaces remain fit for purpose, sustainable, and aligned with the evolving needs of our Residents.

A shining example of our commitment to modern, high-quality care environments is the recently refurbished Wohl Household at Nightingale House. This beautifully renovated space accommodates forty Residents requiring dementia or nursing care. The newly designed space features stylish furnishings, ensuite showers, and contemporary colour schemes, fostering a warm and welcoming atmosphere. The improvements, including larger ensuite bedrooms, open-plan communal areas with natural light, and enhanced technology, have significantly improved the quality of life for our Residents and created exceptional working conditions for our care teams. The project has successfully preserved the heritage of the building while ensuring its sustainability for years to come. Antonio de Assis, Wohl Household Manager, shared his thoughts on the renovation, "I am overjoyed with our newly completed renovation and am extremely proud of my team; they are strongly committed to delivering outstanding care to all our Residents."

Recognising Excellence

This year, Nightingale Hammerson has received multiple awards, affirming the excellence of our care, facilities, and dedicated teams. These accolades reflect our continuous pursuit of excellence in all areas of our work. I extend my warmest congratulations to all recipients and am deeply proud to see our teams recognised for their exceptional contributions. Please see page 14 for details.

A Sincere Thank You

I would like to extend my heartfelt thanks to everyone who plays a role in delivering care and support to our Residents and their loved ones. Our SLT, our staff, supporters, and generous donors make it possible for us to continue our mission. I look forward to working closely with my fellow Trustees and our Chief Executive, Jenny Pattinson, as we continue to strengthen Nightingale Hammerson's future.

A handwritten signature in black ink, appearing to read 'Paul Althasen', with a stylized, cursive script.

Paul Althasen

Chairman, Nightingale Hammerson

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE

The directors of the corporate trustee of Nightingale Hammerson (herein referred to as 'directors' or 'trustees'), who act as the Trustee Board of the Charity, present the statutory report and accounts for the year ended 30 September 2024. These accounts have been prepared in accordance with the accounting policies set out on pages 34-39 and comply with the charity's governing document, applicable laws and 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 United Kingdom and Republic of Ireland (FRS 102).

Our Corporate Structure

Nightingale Hammerson's corporate structure comprises two active entities, both ultimately controlled by the directors of Nightingale Hammerson and included in the consolidated accounts. These are:

- Nightingale Hammerson, a registered charity, providing residential and nursing home facilities at two London sites, Nightingale House, in Clapham, and Hammerson House Wohl Campus, in Hampstead Garden Suburb; and
- Chalkford Limited, a company registered in England and Wales, whose business is property construction.

The Charity also has one dormant entity namely, The Friends of Nightingale House.

Our Charitable Purpose

Nightingale Hammerson exists to be a leading provider of quality relationship-centred care for older Jewish people. We provide residential, dementia, nursing and palliative care services and treat all our residents with respect and dignity.

Our aim is to provide holistic care and support in a safe and stimulating environment using dedicated and trained staff and volunteers. We do this through the operation of two residential and nursing care homes – Nightingale House, in Clapham, and Hammerson House, Wohl Campus, in Hampstead Garden Suburb.

Nightingale House traces its origins back to 1840 in the East End of London. It moved to its current site in Clapham in the early 1900s and has continued to deliver excellent care. Nightingale House was purpose-built to serve residents with residential, dementia, nursing and palliative care needs, either on a permanent basis or respite. The refurbishment of Wohl Household has been completed in December 2024. This refurbishment work will extend to other areas of the home, starting with Sampson Household which has been empty since August 2021.

Nightingale House currently has 5 active households with the following maximum bed capacity:

Households	Dedicated Service	Maximum Bed Capacity
Wine	Residential	45
Sherman	Residential Dementia	45
Osha	Residential	15
Wohl	Nursing Dementia	40
Ronson	Nursing / Palliative Needs	26
Total		171

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Hammerson House was established some 55 years ago, thanks to an exceptional gift from Mrs Sue Hammerson CBE in memory of her late husband Lewis W Hammerson. For many years it was primarily a residential home although offering some nursing beds and sheltered housing. It was closed for redevelopment in 2017 and re-opened in 2021 as Hammerson House, Wohl Campus. It now provides care to those with residential, dementia, nursing and palliative care needs. Hammerson House, Wohl Campus, has 6 households with the following maximum bed capacity:

Households	Dedicated Service	Maximum Bed Capacity
Isaac Wolfson	Residential	18
Edith Wolfson	Residential	20
Audrey	Residential Dementia	18
Pat	Residential Dementia / Nursing Dementia	20
Wigoder	Nursing Dementia	20
Ronson	Nursing / Palliative Care Needs	20
Total		116

Our Vision

Our Vision is that through Research, Continual Development and Innovation, we will be the leading provider of Outstanding Care and Support within the Jewish community.

Our Mission

Our Mission is to be the leading charitable organisation recognised for providing the best Relationship-Centred Care in the UK and to widely share our knowledge, skills, and expertise.

Our Values

Our values are Compassion, Respect, Excellence, Dignity, Integrity and Teamwork.

Our Statement of Public Benefit

In setting the aims of the charity, the directors have had regard to the guidance published by the Charity Commission in respect to the provision of public benefit by charities. Nightingale Hammerson is committed to providing the quality level of care to all older Jewish people in need, regardless of their personal financial status. A substantial proportion of residents are in receipt of local authority or other government funding and the Charity raises funds from its donors and benefactors in order to meet the ever-growing shortfall between government funding and the costs of quality care provision.

Our Trustees

The directors of the corporate trustee act as the Trustee Board of the Charity and their names are as set out on Page 4. The Trustee Board meets formally at least five times a year. Between meetings, directors engage with the Charity, its volunteers and staff in many and varied ways, such as providing guidance on projects, raising funds, serving formally on committees or supporting new initiatives. Directors are appointed via proposal to the Nominations and Governance Committee and serve 3-yearly terms up to a maximum of 10 years (the first year of service is deemed an induction year).

No director received any remuneration or expenses from the Charity during the year.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Our Committees

The Charity's committee structure is set up to ensure it can adapt and adequately respond to the evolving challenges facing the charity and the adult social care sector, as a whole.

The main committees of the Board are:

- **Nominations Committee:** Provides guidance on governance, lead on the recruitment of new directors (or trustees), reviews terms of office, and leads on directors' induction, appraisal and training.
- **Finance Committee:** Oversees all financial matters including the budget setting, financial performance, financial planning and the operations and efficiencies committee which consists of SLT members only.
- **Service & Quality Committee:** Oversees service and quality assurance as well as volunteer and events programmes.
- **Audit and Risk Committee:** Oversees the organisational risk assurance framework. It is also responsible for ensuring that the Board is apprised of the principal risks and plans are put in place to mitigate those risks.
- **Nightingale House 2.0 Working Group:** This committee oversees the major refurbishment project for Nightingale House.
- **Investment Committee:** Oversees the investment portfolio and provides instruction to the investment managers in line with the charity's investment policy.
- **Fundraising & Marketing Committee:** Oversees the planning and implementation of fundraising plans, marketing materials and communications externally to boost voluntary donations and capital fundraising income.

The Board of Trustees may also on occasion, set up a task and finish group to provide support to the executive team and oversee the delivery of specific tasks, over a specific period of time.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Our Committees (continued)

Directors, who served during the year, also served on the various committees of the Board as set out below. Every committee and group is supported by lay leaders who are also members of the committees and contribute a wealth of experience and expertise to their respective committees and / or groups.

	NOMS	FINANCE	CARE	AUDIT & RISK	NGH 2.0	INVESTMENT	FUND-RAISING
CAROLYN BALCOMBE			✓	✓			✓
GILL LIVINGSTON			✓				
IAN GRABINER		✓					✓
KEITH BARNETT	✓			✓			
MELVIN LAWSON	✓	✓			✓	✓	✓
PAUL ALTHASEN	✓	✓		✓	✓	✓	✓
ROSALIND TAYLOR			✓	✓			
RUSSELL NATHAN		✓		✓		✓	
STEVEN SHARPE		✓			✓		

Our People

This year, we had an average of 465 staff, across both homes. One of our areas of focus was the retention and recognition of our amazing people. With the challenges around the cost of living, it was important for the Senior Leadership Team to prioritise the introduction of the London Living Wage as a minimum for our staff. We also reviewed our benefits on offer and surveyed our people to see what is important to them and where we need to invest. This resulted in introducing a new benefits platform, Perkbox as well as initiating a project around the staff pension scheme. We are continuing to enhance the opportunities for our workforce and support their personal and professional development.

Our Volunteers

Volunteer participation was consistent during 2023-2024 with 135-140 volunteers. Volunteers continue to provide essential support to improve the quality of life of our Residents. By the year end we had an average of 12 active volunteers daily with 50 active hours a day in both Nightingale and Hammerson House.

This year we launched a new Volunteer Strategy with a 12-point delivery plan which include further developing the volunteer programme, improve support for the volunteers and involve volunteers in making key decisions. A new Trustee led Volunteer Committee was formed to support the delivery of the Volunteer Strategy.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Remuneration of Our Senior Team

Our Senior Leadership Team (SLT) form the key management personnel of the charity and are responsible for the charity's affairs on a day to day basis. Remuneration is benchmarked and set with reference to current market conditions so to ensure that the charity can recruit and retain high calibre staff. Annual pay reviews are approved by the Finance Committee.

Employment Policy

We strive to be an equal opportunity employer and apply objective criteria to assess merit. We aim to ensure that no job applicant or employee receives less favourable treatment on the grounds of age, race, colour, nationality, religion, ethnic or national origin, gender, marital status, sexual orientation or disability. Selection criteria and procedures are reviewed to ensure individuals are selected, promoted and treated on the basis of their relevant merits and abilities. All employees are given equal opportunity and, where appropriate, special training to enable them to progress. Volunteers are coordinated by the Volunteer Development Manager, with recruitment, management, training and supervision policies in place.

Our Achievements

Intergenerational Care

Nightingale House was the first UK Care Home to open an onsite nursery for children aged 2-5 years. The nursery has introduced a full one day programme each week in the concert hall for various intergenerational programmes involving Residents, staff and both Nursery children and school age children from a local primary school. As always, there are daily programmes for our nursery children and residents to come together and join in fun and active things to do. Nightingale Hammerson and Apples & Honey Nightingale Education and Training now bring regular intergenerational one-day+ courses to our own staff and external attendees.

Nightingale House

Nightingale House has retained its 'Outstanding' rating by the Care Quality Commission (CQC), following their inspection at the end of 2022. Nightingale House continues to be the only CQC Outstanding care home serving the older Jewish community in the UK and is currently undergoing a significant refurbishment programme to ensure the quality of the environment matches the quality of care.

Hammerson House, Wohl Campus

Hammerson House became fully occupied in December 2023. In order to keep at full or near full occupancy, we advertise within the Jewish press and have strong relationships with the NHS discharge teams and Local Authority Social work teams. Hammerson House provides residential, residential dementia, nursing dementia, respite, rehabilitative and palliative care for up to 116 people.

Education

Nightingale Hammerson continues to be endorsed by Skills for Care for the delivery of our educational programmes. This recognises the quality of the education and highlights our commitment to delivering education to all within the organisation. We are very proud of the educational development programme that is available to all staff, at whatever level they may join us. Should a staff member wish to develop

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

their career and skill set, our education team are able to take steps to support this financially and practically.

Research

Research is important to support our ethos of providing innovative and best care practice for all, supporting our residents and staff team on many levels. We partner with universities and senior health professionals to carry out in depth and important studies which directly relate to the provision of best care practice. To support this, we hold our annual Care Home Research Conference, which is now in its 4th year. The conference showcases presentations from up to ten health professionals in social care or education who reflect on recent research activities and findings. The conference is hybrid with a wide range of attendees from health care settings, universities, Care England and senior officials in social care, right through to our own staff teams.

Therapies and Integrated Care

We continually review our therapies provision so that it will best support the health outcomes for our residents. Our physiotherapists, occupational therapists, moving & handling specialist and associated therapies' assistants are able to provide more one-to-one sessions for our residents, which also translates into a new form of income for the charity through our private therapies model. We have now welcomed four postgraduate Speech and Language Therapy students and are very pleased to now add our Clinical Psychologist and her students to our wider range of support.

Awards

Nightingale Hammerson have received a number of awards between October 2023 and September 2024, including winning The Nursing Times Workforce Summit & Awards Winner for Non-Clinical Manager of the year, Roshni Shah. As well as an inspiring volunteer award at the National Dementia Care Awards 2024, the Intergenerational Ambassadors Award for our IG work, and the Compassion Award at the 3rd Sector Care Awards. We have also recently been awarded the Chief Nursing Officer for Adult Social Care Team award for Outstanding Services to Social Care.

Our Plans

We have been providing exceptional care to the Jewish community for 185 years. Nightingale House is the only Jewish Home for older people in the UK to be rated Outstanding by CQC and we seek to continually build on our strengths and successes to remain a centre of care excellence. We do this by engaging with research, embedding best practice and continually learning from others such as our collaborations with universities and senior health professionals. Importantly, we continue to put pressure on government and use our voice to keep social care on the agenda and to drive the much needed change and investment that is needed to ensure better care provision for all. We do this by embracing research and engaging with key Stakeholders such as Care England, National Institute for Healthcare Research (NIHR) and Social Care Nursing Advisory Boards.

Our strategic priorities, as approved by the Board, are as follows:

1. Those we support will be at the heart of all we do

- by being the exemplar of Relationship-centered Care (RCC) which will enrich our residents' lives

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Our Plans (continued)

- by supporting our volunteers and team members to deliver an exceptional quality of life for those we serve
- by exceeding expectations in the quality and delivery of meals
- by embracing the concept of 'professional love' in everything we do; this is demonstrated through showing kindness and compassion, devoting time and attention to people and mostly about creating connection through our shared humanity.

2. We will support and embed a culture of innovative care practice, research and education across the organisation

- by investing in the environment in Nightingale House to ensure it meets and exceeds the changing needs of our residents and provides exceptional facilities for education, development and community engagement
- by embracing new technologies to enhance the lives of our residents and all those we are able to support
- by ensuring we maintain our reputation for providing the 'Best of Care' by continual improvement systems and delivering best practice.

3. We will embed strong financial stewardship to protect the assets and future of the charity for the benefit of the whole community.

- by telling the incredible stories about the value of what we do to generate income through various sources
- by delivering a culture of financial accountability ensuring we are receiving best value for money and operating efficiently
- by protecting and monitoring the assets of the charity, ensuring they are used to further our charitable objectives.

4. We will be a great organisation to work for

- by creating a people strategy that will trust, support and develop our people to achieve their goals and ambitions
- by looking after our people by supporting their wellbeing, personal and professional development, define their career paths and ensure fair pay and benefits
- by creating an inclusive, values led place to work where everyone is welcomed, celebrated and supported

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Our Plans (continued)

5. We will demonstrate our commitment to providing exceptional care by extending our skills and expertise to the wider community

- be a recognized centre of excellence for education and development in social care by working with innovative external partners
- by partnering with experts in research and innovation
- by maximising our resources to scale up our offer to meet identified community needs.

6. We will deliver and maintain a high quality, safe and compliant environment for the benefit and wellbeing of all.

- by introducing a mindset of continuous improvement by measuring our output and evidencing our compliance with regulations and safety requirements.
- by ensuring all environments that residents and team members live and operate within provide a compliant, comfortable and safe place to receive and deliver the best service possible
- by recognizing our responsibility to reduce our carbon footprint and protect the environment for future generations by making wise, cost effective decisions that embed sustainable benefits for our residents and team members.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Financial Review

This review focuses on the year ended 30 September 2024.

At the end of the year, our total income from our charitable activities was £21.6m, an increase of £2.6m from the previous year. Both homes were fully open throughout the year and Hammerson House was full in December 2023. Occupancy rates continue to be a focus of the Senior Leadership Team, particularly at Nightingale House which needs to be managed carefully alongside the refurbishment project. At the year end, we had 98 residents at Nightingale House and 110 at Hammerson House, Wohl Campus, a decrease of 2 and increase of 7 respectively.

As expected, the overall increase in resident numbers resulted in increases to our operational costs, including staffing costs, catering and accommodation costs. Staff costs account for 59% of our total operational expenditure (2023: 60%). Our average staff number decreased slightly from 499 last year to 465. Our vision continues to be extending exceptional care services to Hammerson House, Wohl Campus, and delivering personalised Relationship Centred Care across both homes. To maximise resources, we adopted a cross-site working policy for some administrative staff and the Senior Leadership Team.

Our net expenditure before transfers and gains at the end of the year was £1.6m (2023: net expenditure £1.9m). This upturn in performance is due to a successful fundraising year, in particular a number of legacies left to the charity. Fundraising generated £4.4m in donations and legacies (2023: £3.9m) at a cost of £0.7m (2023: £0.6m), means that for every pound spent we raised £6.50 (2023: £6.36).

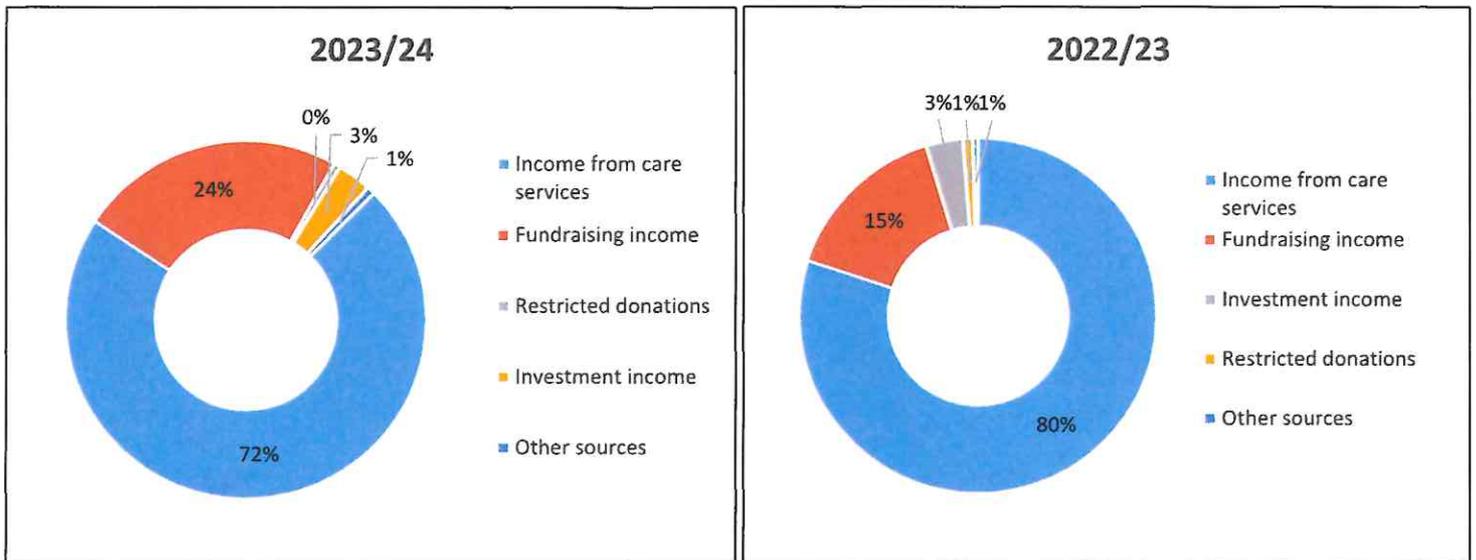
	2024	2023
	£m	£m
Income from care provision	21.6	19.1
Cost of care provision including depreciation	(28.0)	(25.0)
Government related infection control and furlough grants	-	-
Other operating income	0.2	0.1
Operating deficit	(6.2)	(5.8)
Net revenue fundraising income (excluding legacies)	1.4	1.0
Legacies	2.3	2.2
Net income from investments	1.0	0.6
Profit on disposal of fixed assets	-	-
Deficit before investment gains and capital fundraising	(1.5)	(2.0)
Realised gains from investments	0.3	0.2
Unrealised gains/ (losses) from investments	2.3	0.8
Actuarial gains from pension scheme	0.6	0.3

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

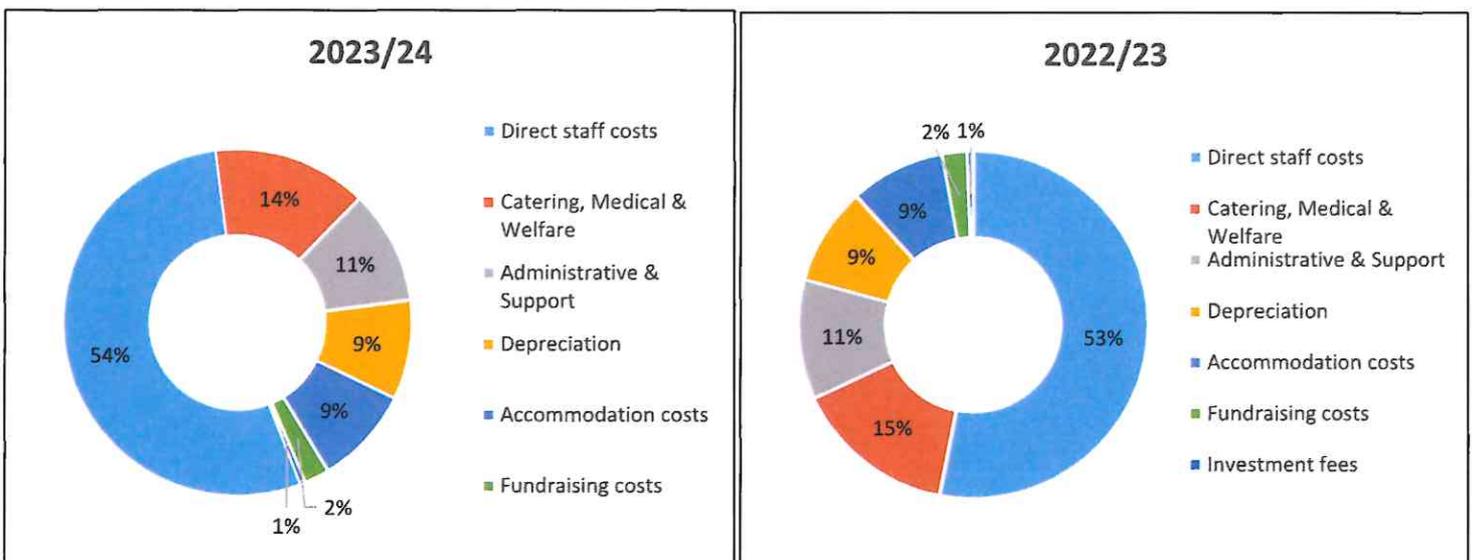
Financial Review (continued)

Resident numbers averaged 205 for 2023/24 compared to 195 in 2022/23. This resulted in an increase in both fee income and operational expenditure. A deficit before investment and pension asset gains of £1.5m was generated, compared to a deficit of £2.0m in 2023. Fundraising income, including legacies increased by £0.5m. The performance of the investment portfolios improved resulting in an unrealised gain of £2.3m compared to £0.8m in 2022/23.

Where our income came from



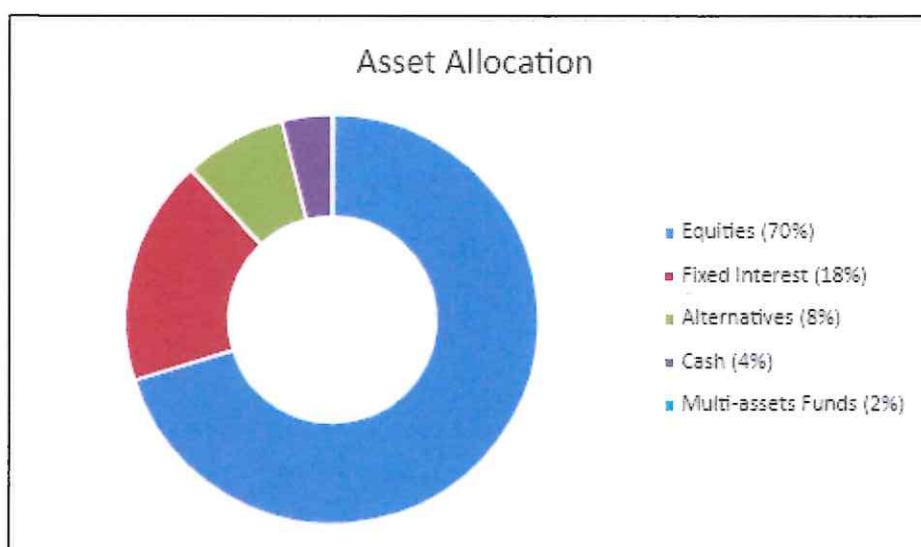
Where the money was spent



REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Investment Policy and Performance

As at the end of September 2024, the charity's listed investments totalled £26.20m (2023: £23.32m), of which £1.02m relates to cash instalments (2023: £0.65m), £4.68m is fixed interest and other bonds (2023: £4.30m), £18.39m is equities (2023: £15.72m) and £2.11m is alternative investments (2023: £2.28m). the asset allocation is illustrated below:



As part of maintaining good financial stewardship of the charity's resources, the directors appoint two fund managers to manage the investment portfolio. The Board sets the investment mandate which is targeted at achieving total or real returns on a rolling 5 year period with an emphasis on capital growth. The Board's risk appetite is set as medium risk, in line with the Asset Risk Consultants (ARC) Group indices. The fund managers have full discretion to invest the charity's funds according to the investment mandate and the set target of attaining (or outperforming) UK CPI +3%, net of all fees. The Investment Committee receives periodic updates from both fund managers and provides an update on performance at every Trustee Board meeting.

The two fund managers are Meridiem (formally known as Veritas) and Cazenove. Unrealised gains for 2023/24 totalled £2.36m (2023: £0.89m) of which 60% (2023: 99%) was generated by the Meridiem portfolio. The total return for Meridiem over the last 12 months was 12.1%, for Cazenove this was 12.7% and estimated annual income yield 1.1% for Meridiem and 1.85% for Cazenove.

The continued rally in global equity markets which was noted in the first quarter of 2024 has persisted, after a brief pause in April. Since then, the further rise in stock markets has been concentrated very heavily in the leading US technology stocks (particularly those associated with the AI theme), at least until towards the end of 2023/24 when the market gains began to broaden, following a short-lived shake out in the prices of the leading stocks in late July and early August. Over the course of 2023/24, returns from bonds have now entered positive territory and interest rate cuts have begun or are anticipated in

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Investment Policy and Performance (continued)

many of the major economies. Against this backdrop, it is also worth noting that Sterling strengthened, which has reduced the returns from global equities for Sterling dominated investors.

Both managers have generated sound returns this year, in line with expectations given the market environment and their respective styles and approaches, and also broadly in line with the peer group average.

Free Reserves

An important role for our Board of Trustees is to manage the long-term sustainability of the charity. We have therefore set our reserves policy to:

1. Partly fund the funding gap between fee income and cost of care
2. Ensure we are resilient and have the financial capability to momentarily respond to unforeseen financial difficulties
3. Allow investment in the refurbishment of Nightingale House, technological advancement, energy efficiency schemes and estates and facilities management
4. Enable future expansion of our services to the elderly members of the community.

We have calculated our free reserves as that part of the charity's unrestricted income funds that is freely available after taking account of the tangible fixed assets, restricted, endowment and designated funds earmarked for specific projects. We have considered that given the nature of the charity's work, political uncertainty around social care funding, economic uncertainties, impact on disposable income, stock market volatilities and the growing demand for elderly care, the level of free reserves should be equivalent to at least 6 to 12 months' expenditure.

We are also of the opinion that the free reserves should afford the charity the flexibility to cover temporary shortfalls in incoming resources either due to the timing difference in cash flow or funding shortfall. As at 30th September 2024 the charity held free reserves of £22.8m. Based on the 2023/24 results, the free reserves cover 9.8 months of operational expenditure. Free reserves are therefore in line with requirements.

Going Concern

The charity continues to benefit from support from the community, high performing investment portfolios and currently has a waiting list of potential residents for Hammerson House. The 3 and 10-year financial forecasts shows the charity's ability to meet its financial commitment for the foreseeable future. As such, the Board of Trustees is comfortable that the accounts have been prepared on a going concern basis.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Fundraising for our Charitable Objectives

Fundraising continues to be one of the most important activities we undertaken to ensure the longevity of our charity and the delivery of exceptional care. Care needs have become increasingly more complex and the impact of government initiatives such as the increases to the National Living Wage, pension reform and with future plans for an increase in employer National Insurance costs, the need to fundraise to support core funding has never been greater.

There was hope within the sector that a change of government would bring Social Care funding reform to tackle the on-going funding crisis. However, it is clear that this will not be forthcoming until at least 2028. Without significant additional funding for Local Authorities and Integrated Care Boards, so they can cover the real cost of high quality care, we will continue to rely on fundraising to fill the gap between the cost of care and the funds received to deliver it. We are a voice in the social care sector through our membership of the policy Board of Care England and through the Jewish Leadership Council and will continue to raise these serious concerns at a higher level until our voice is heard.

In order to provide the same level of care to all residents, we have to raise in the region of £4.0m per annum through fundraising activities and legacies. This amount will only increase as the differential grows between costs of care on the one hand and government funding on the other.

Our donors and benefactors have continued to give generously, for which we are very grateful. We raised £1.42m (net fundraising income) in the year to support day to day operations with an additional £2.32m received from legacies. The publicity within the community surrounding the Hammerson House, Wohl Campus, development created a natural opportunity for us to raise awareness of what makes Nightingale Hammerson special. Building development does not stop and our upcoming planned renovation and capital programme for Nightingale House is our new fundraising challenge for 2024 onward. Nightingale House is huge and costly to manage and our plans to 'right size' the home is vital so that we can ensure the home is sustainable for the future community that we serve.

Our heartfelt thanks go to all our donors.

Our Commitment to the Fundraising Code of Practice

Nightingale Hammerson is registered with the Fundraising Regulator and adheres to the Code of Fundraising Practice. We aim to achieve best practice in the way we communicate with our donors and other supporters. Our supporters are at the heart of our ability to fulfil our mission. Following continued scrutiny of fundraising practices across the sector, we have reviewed our systems to ensure that formal consent is gained from all those whom we wish to contact for fundraising purposes. By reviewing our processes, we aim to achieve the standards set out in the Fundraising Code of Practice and ensure compliance with the General Data Protection Regulation. We do not employ third party professional fundraisers or commercial organisations to fundraise on our behalf. We recently undertook a crowd funding fundraising event where the service of a third party charity was employed to provide the technology and campaign expertise needed to make the event a success. We remained the Data Controller and ensured appropriate due diligence were undertaken prior to engaging that firm.

Also in compliance with the Fundraising Code of Practice, we do not take part in any intrusive or high-pressure fundraising activities such as street fundraising, door-to-door or cold-calling. We listen to

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

feedback and investigate any complaints regarding our fundraising activities. During the year, we received no complaints about our fundraising activities.

Principal Risks and Uncertainty

Our Approach to Risk Management

Risk is inherent in our operations and the decisions made in pursuit of our charitable goals. The Board of Trustees is responsible for the nature and extent of the principal risks that we are willing to take. It reviews the principal risks to the organisation and ensures that risks are effectively managed through our governance structure. The Board delegates the detailed review of operational risks to the Audit and Risk Committee who review both financial and non-financial risk registers. Our principal risk portfolio will continue to be reviewed by the Board as relating to our strategic priorities. The sub-committees of the Board, namely the Care, Finance and Investment Committees, have continued to focus on more in-depth management of our day-to-day responses to risks. Our principal risks with mitigating actions are:

Risk of harm/injury to Residents

The very nature of the Residents living in the homes means they are at risk of injury. Each resident has a suite of risk assessments relating to their mobility and all care related risks. Those assessed at high risk of falls have mitigating actions in place, such as one to one care, mobility equipment, movement alarms and impactful physiotherapy. We have a number of policies, procedures and guidance for staff as well as access to expert clinicians on-site.

Adequate Buildings

Failure to maintain the buildings to a safe/fit for purpose or compliant states represents a risk to both Residents and Team Members. This risk is higher at Nightingale House given the age and condition of the building. The Nightingale 2.0 Steering Committee has agreed a strategy to uplift all residential areas of the home including updated equipment and furniture as well as décor. A building conditions survey for Nightingale House has been undertaken and outcomes aligned with planned maintenance schedules. Business Continuity Plans are in place to cover any likely incidents and there are agreements in place with specialised contractors.

Cyber Security

The failure to develop and maintain adequate or effective cyber security and controls would increase the risk of potential exposure or loss resulting from a cyberattack or data breach. The Charity was subject to a cyber attack in December 2024. Since this incident third party audits have taken place and all recommendations have been implemented. Staff have been trained on cyber security threats and regular tests are carried out.

Occupancy Levels

Occupancy levels at Nightingale House have been steadily falling over a number of years. The inability to stabilise occupancy levels and maintain high levels at Hammerson House would have a significant financial impact for the charity. The previously mentioned refurbishment programme at Nightingale House will bring the accommodation standards in line with those at Hammerson House. A sales and marketing initiative has been implemented with additional staff resource brought in to respond to this

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Principal Risks and Uncertainty (continued)

risk. Nightingale House is a large building, management continue to explore opportunities to generate income from currently empty space.

Recruitment and Retention

The failure to recruit and retain the right people with relevant skills, values and behaviours would create a number of challenges to the charity, including reputational damage. In April 2024 Nightingale Hammerson made the decision to pay staff the London Living Wage. Employee benefits are also being looked at with a number of improvements planned for 2025. An Investors in People (IIP) Survey took place during 2023/24 with an action plan in place to drive employee satisfaction. The charities values are at the heart of recruitment and supervision processes. Management lead by example and staff are cared for well.

Security Incidents, including Terrorism

The crisis in Israel has increased the risk of anti semitic incidents and possible terror threat in both homes. Senior management are in regular contact with Community Security Trust (CST) and the Metropolitan Police and are constantly monitoring the situation internally and externally. Staff have had Project Griffin training and, Crime Awareness & Counter Terrorism training, delivered by the Metropolitan police. Access control is in place across both sites and the buildings have the necessary alarms and CCTV in communal and outside areas.

Financial

The cost of providing outstanding care continues to grow and exceeds the level of income generated by care fees. In particular the recent changes to employers national insurance has resulted in an additional £0.5m of cost per year. The number of residents that require funding and therefore a charitable subsidy continues to grow. Commissioners' uplifts do not come close to meeting the cost of care. The charity has good financial stewardship and regularly monitors performance through monthly management accounts and other reporting. Quarterly reforecasts are carried out in addition to the annual budget process and any risks or potential challenges are reported to Trustees. There are a number of strategic projects underway to support efficiencies and reduce expenditure and/or increase income. The charities investments are monitored by a highly skilled investment committee.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Energy and Greenhouse Gas Report

We remain committed to measuring and reducing our energy consumption and the carbon impact of our operations on the physical environment. Nightingale Hammerson has appointed Carbon Footprint Ltd, a leading carbon and energy management company, to independently assess its Greenhouse Gas (GHG) emissions in accordance with the UK Government's 'Environmental Reporting Guidelines: Including Streamlined Energy and Carbon Reporting Guidance'.



CO₂e
Assessed
Organisation

The GHG emissions have been assessed following the GHG Protocol Corporate Standard and has used the 2023 emission conversion factors published by Department for Environment, Food and Rural Affairs (Defra) and the Department for Business, Energy & Industrial Strategy (BEIS). The assessment follows the dual reporting approach for assessing Scope 2 emissions from electricity usage. The operational control approach has been used.

There has been a change to the baseline year emissions to include emissions from Well-to-Tank as these were not previously calculated. The new baseline year total GHG emissions can be found in the 2022/23 Carbon Footprint report.

The table below summarises the GHG emissions for reporting year: **1st October 2022 to 30th September 2023.**

Scope	Emission Source	Location-Based (tCO ₂ e)	Market-Based (tCO ₂ e)
1	Natural Gas	370.42	370.42
	Owned Vans	9.77	9.77
Scope 1	Subtotal	380.19	380.19
2	Electricity	549.71	976.18
Scope 2	Subtotal	549.71	976.18
3.3	Scopes 1 and 2 WTT	185.42	185.42
	Transmission and Distribution	58.11	58.11
Scope 3	Subtotal	243.53	243.53
All	Total tCO₂e	1,173.43	1,599.89
	Total tCO₂e per employee (FTE)	2.35	3.21
	Total tCO₂e per £M Turnover	49.23	67.13
SECR	Total energy consumption (kWh)	4,718,347	

We are delighted to be able to show we have reduced our total greenhouse gas emissions by 19.9% since last year.

During the year, working areas were moved around and condensed at Nightingale House to allow a floor of the building to be 'switched off' and save of energy emissions. This is still underway with the final moves expected in February 2025. The SLT also made a decision to remove all disposables used by the outsourced catering providers. These were re-introduced during the covid pandemic for infection control.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

Streamlined Energy and Carbon Reporting (continued)

During the last year we also completed a detailed Energy Savings Opportunity Scheme (ESOS) energy audit of our energy use and have a number of recommendations we are now in the process of implementing.

Activity	Baseline Year 2019/20	Previous Year 2021/22	Current Year 2022/23
Total energy consumed (kWh)	4,882,296	2,469,442	4,718,347
Total Gross Location-Based Emissions (tCO ₂ e) *	999.95	1,178.21	929.90
Total Gross Market-Based Emissions (tCO₂e) *	-	-	1,356.37
Total Net Market-Based Emissions (tCO₂e)	-	-	TBC
Intensity ratio: tCO₂e (gross Scope 1 & 2, market-based) per £M revenue	82.56	60.40	39.02

Our energy efficiency and sustainability policy is still focussed on:

- **Measuring our carbon footprint:**
We will continue to measure our carbon footprint and report this as part of the charity's annual reports, annual review and on our website. Measuring our emissions will enable us to analyse our consumption levels and set SMART targets to reduce levels year on year.
- **Going green:**
We will seek ways of making our homes and offices more environmentally friendly such as choosing an energy provider that uses renewable energy or use low carbon alternatives where safe. As part of our property refurbishment programme, we will replace our fluorescents with LED lighting, install lighting controls and sensors and promote switching off lights when not needed. We will also encourage staff to switch off computers and any other appliances, improve our Heating, Ventilation and Air-Conditioning (HVAC) systems and look to re-schedule timing of some activities, where practicable, to conserve energy.
- **Reduce, reuse, recycle:**
We will recycle what we can, reduce what we use and reuse or upcycle items. We promote recycling by ensuring there are recycling bins around the homes and offices. We will also seek to move away from single use plastics as best as possible.
- **Our Stakeholders:**
We will maximise our residents' access to the natural environment for the benefit of health and wellbeing. We will seek donors and partners with energy efficiency focus to support us on our journey to net zero carbon. Where net zero carbon emission cannot be achieved, we will invest in projects that allow the charity to offset its net emissions. We will ask our suppliers and contractors about how they are demonstrating their commitment to energy efficiency and sustainability as part of our procurement processes.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

- ***Reduce your digital footprint:***

We will endeavour to reduce our digital footprint too by assessing how environmentally friendly our website and digital products are, promoting a digital culture above print, using recycled papers for our printing and embracing other digital energy efficiency initiatives. We will embrace new technologies and enhance existing technologies wherever possible.

REPORT OF THE DIRECTORS OF THE CORPORATE TRUSTEE (CONTINUED)

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the report of the directors of the corporate trustee and accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity, of the income and expenditure of the charity for that period.

In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The directors are responsible for keeping proper accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the charity's governing document.

They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



Director

Date of approval: 25th April 2025

INDEPENDENT AUDITOR'S REPORT

Independent auditor's report to the corporate trustee of Nightingale Hammerson

Opinion

We have audited the financial statements of Nightingale Hammerson for the year ended 30 September 2024 which comprise the consolidated and parent charity statement of financial activities, group and parent charity balance sheets, the consolidated statement of cash flows 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 group's and of the parent charity's affairs as at 30 September 2024 and of the group's net movement in funds 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 Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder. 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 group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Chairman's Report and the Trustees' 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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 in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent charity; or
- sufficient accounting records have not been kept; or
- the parent charity 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 trustees for the financial statements

As explained more fully in the trustees' responsibilities statement set out on page 26, the trustees 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 group's and the parent 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 group or the parent charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue 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.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

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 group and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to the Care Standards Act 2000 and the Care Quality Commission (CQC) (Registration) Regulations 2009, 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 evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Audit procedures performed by the engagement team included:

Inspecting correspondence with regulators and tax authorities;

- Discussions with management including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity's trustees as a body for our audit work, for this report, or for the opinions we have formed.

HaysMac LLP

HaysMac LLP

Statutory Auditors

Date: 16/05/2025

10 Queen Street Place

London

EC4R 1AG

HaysMac LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 30 September 2024

		Unrestricted Funds			2024	2023	
		General	Designated	Restricted	Total	Total	
		Fund	Fund	Fund	Funds	Funds	
Note		£'000	£'000	£'000	£'000	£'000	
Income from:							
Donations and legacies							
	Revenue purposes	2	4,198	-	222	4,420	3,832
	Capital purposes	2	-	-	(35)	(35)	21
	Investments and short term deposits	3	952	-	65	1,017	793
Charitable activities							
	Provision of residential and nursing care	4	21,632	-	-	21,632	19,055
	Government's infection control grant		-	-	-	-	20
	Other sources		118	-	99	217	113
Total income			26,900	-	351	27,251	23,834
Expenditure on:							
Raising funds							
	Generating donations and legacies	5	624	-	51	675	606
	Investment management costs		149	-	-	149	147
Charitable activities							
	Provision of residential and nursing care	6	25,084	2,043	861	27,988	24,977
Total expenditure			25,857	2,043	912	28,812	25,730
Net income/(expenditure) for the year before transfers and gains/(losses) on investments			1,043	(2,043)	(561)	(1,561)	(1,896)
Transfers between funds							
		19	(2,606)	2,643	(37)	-	-
Gains/(losses) on investments							
	Realised gains on disposal of investments	16	274	-	-	274	196
	Unrealised gains/ (losses) on investments	16	2,364	-	-	2,364	848
Net income/(expenditure) for the year			1,075	600	(598)	1,077	(852)
Other recognised gains and losses							
	Actuarial gains on pension scheme		555	-	-	555	288
Net movement in funds			1,630	600	(598)	1,632	(564)
Funds brought forward at 1 October 2023			24,474	52,712	12,415	89,601	90,165
Funds carried forward 30 September 2024		21	26,104	53,312	11,817	91,233	89,601

The consolidated statement of financial activities includes the results of Nightingale Hammerson and Chalkford Limited.

All of the figures included in the above consolidated statement of financial activities derive from continuing activities of the charity and its subsidiaries.

BALANCE SHEET

As at 30 September 2024

		2024		2023	
	Note	Group	Charity	Group	Charity
		£'000	£'000	£'000	£'000
Fixed assets					
Tangible assets	14	48,206	50,498	48,222	50,517
Investments	16	26,449	26,450	23,573	23,574
		74,655	76,948	71,795	74,091
Current assets					
Debtors	17	7,467	7,466	5,457	5,842
Short term deposits		8,121	8,121	10,151	10,151
Cash at bank and in hand		1,915	1,855	3,309	3,117
		17,503	17,442	18,917	19,110
Creditors:					
amount falling due within one year	18	(4,186)	(4,134)	(3,817)	(4,050)
		13,317	13,308	15,100	15,060
Net current assets		13,317	13,308	15,100	15,060
Total assets less current liabilities		87,972	90,256	86,895	89,151
Pension scheme asset	23	3,261	3,261	2,706	2,706
Total net assets		91,233	93,517	89,601	91,857
Funds and reserves					
Charitable funds					
Restricted funds	19	11,817	11,828	12,415	12,426
Unrestricted funds					
Designated funds					
Hammerson House building fund	20	-	-	-	-
Nightingale House building fund	20	8,500	8,500	8,500	8,500
Maintenance fund	20	3,500	3,500	3,500	3,500
Tangible fixed assets fund	20	41,312	43,594	40,712	42,994
		53,312	55,594	52,712	54,994
General fund		22,843	22,834	21,768	21,731
Pension reserve	23	3,261	3,261	2,706	2,706
	21	91,233	93,517	89,601	91,857

Approved by the directors of the corporate trustee

And signed on their behalf by:



Director of corporate trustee

Approved on: 25th April 2025

CONSOLIDATED STATEMENTS OF CASH FLOW

For the year ended 30 September 2024

		2024	2023
		£'000	£'000
Cash flows from operating activities			
Net Cash (used in) operating activities	A	(1,285)	(1,957)
Cash flows from investing activities			
Investment income		1,017	793
Purchase of tangible fixed assets		(2,644)	(1,138)
Investment additions		(6,673)	(5,008)
Investment disposals		6,398	9,288
Movement in investment cash		(237)	266
Cash matured from/(placed on) deposit		2,030	(2,137)
Net cash provided by (used in) investing activities		(109)	2,064
Change in cash and cash equivalents in the year		(1,394)	107
Cash and cash equivalents at 1 October 2022		3,309	3,202
Cash and cash equivalents at 30 September 2023	B	1,915	3,309

Notes to the consolidated statement of cash flows for the year to 30 Sept 2023

A Reconciliation of net movement in funds to net cash (used in) operating activities

	2024	2023
	£'000	£'000
Net movements in funds (as per the statement of financial activities)	1,632	(564)
Adjustments for:		
Depreciation charge	2,660	2,342
Gains on investments	(2,364)	(848)
Investment income	(1,017)	(793)
Increase in value of pension asset	(555)	(288)
Increase in debtors	(2,010)	(2,143)
Increase in creditors	369	337
Net cash used in operating activities	(1,285)	(1,957)

B Analysis of cash and cash equivalents

	2024	2023
	£'000	£'000
Cash at bank and in hand	1,915	3,309
Total cash and cash equivalents	1,915	3,309
Short term deposits	8,121	10,151
Cash held with investment managers	882	645
Total	10,198	14,105

No separate reconciliation of net debt has been prepared as there is no difference between the net cash (debt) of the group and the above cash and cash equivalents.

NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the accounts are laid out below.

Basis of preparation

These accounts have been prepared for the year to 30 September 2024 with comparative information given in respect to the year to 30 September 2023.

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant accounting policies below or the notes to these accounts.

The accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The accounts are presented in sterling and rounded to the nearest thousand pounds.

Going Concern

The directors, after reviewing the charity's financial performance, operating budget, investment plans, fundraising strategy and financial forecasts, consider that the charity have sufficient funding to continue to provide residential, nursing, dementia and palliative care for the foreseeable future. The directors have assessed the prospects of the charity over a three-year period to September 2025. This has taken into account the business models, strategic aims, risks and mitigations of the micro and macro-economic factors as affecting the charity. Based on this assessment, the directors continue to adopt the going concern basis in preparing the accounts.

In determining the going concern basis of preparing the accounts for the year ended 30 September 2024, the directors are required to consider whether the charity can continue in operational existence for a period of at least 12 months from the approval of the accounts. As at 30 September 2024, the total assets less current liabilities of the group were £88m while the total net assets were £91m. Liquidity as at that date was £10.9m made up of £1.9m cash and cash equivalents, £8.1m of short term deposits and £0.9m cash held with investment managers.

In addition to the increased operational growth capacity, the charity:

- Does not have or intend to have long term borrowings over the assessed period. Gearing ratio and interest cover is nil.
- Reviewed the true cost of care and plan to increase fees accordingly.
- Plans to invest in Nightingale House to improve resident numbers and grow the charitable activities
- Has an investment portfolio, including investment property, of £26.4m as at 30 September 2024.

NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES (continued)

The operating model included some downside scenarios such as occupancy numbers falling below budget, higher pay rates, higher costs or lower fundraising income than projected. The impact of the downside scenarios were reviewed against the charity's projected cash position and investments. Should the worst case scenario occur, mitigating actions will include divesting part of the charity's investments to maintain the ideal liquidity level and financially viable in the going concern assessment period.

Basis of consolidation

The statement of financial activities and balance sheet consolidate the accounts of the charity and its group undertakings (listed below) made up to the balance sheet date.

- Chalkford Limited, a UK trading subsidiary which is a property construction company.
- Friends of Nightingale House, a charitable trust no longer operational but having had the purpose of raising funds on behalf of Nightingale Hammerson.

Intra-group transactions are eliminated in full.

Critical accounting estimates and areas of judgement

Preparation of the accounts requires the directors of the corporate trustee and management to make significant judgements and estimates.

The items in the accounts where these judgements and estimates have been made include:

- assessing the probability of the receipt of legacy income
- estimating accrued expenditure
- determining the apportionment of expenditure between governance and support costs and between support costs and the various categories of expenditure
- estimating the useful economic life of tangible fixed assets for the purposes of determining a depreciation charge
- estimating the market value of investment property
- assessing the recoverability of outstanding debtors for residential and care home fees
- assessing the appropriateness of the assumptions made by the actuary in arriving at the actuarial valuation of the charity's defined benefit pension scheme
- determining the value of designated funds set aside at the year end.

Income recognition

Income is recognised in the period in which the group and/or charity has entitlement to the income, the amount of income can be measured reliably and it is probable that the income will be received.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1. Principal Accounting Policy (continued)

The group's main income source of income is from its charitable activities including care home residential, dementia and nursing fee income. Other income sources include donations, legacies, income from fundraising events, income from investments and interests from short term bank deposits and other sources.

Donations are recognised when the charity and/or group has confirmation of both the amount and settlement date. In the event of donations pledged but not received, the amounts are only accrued once formal pledge agreements are in place; if no such agreements exist the donations are recognised on receipt. In the event that a donation is subject to conditions that require a level of performance before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacies are included in the statement of financial activities when the Charity is entitled to the legacy, the amount can be reasonably estimated, the executors have established that there are sufficient surplus assets in the estate to pay the legacy, and any conditions attached to the legacy are within the control of the Charity.

Entitlement is taken as the earlier of the date on which the Charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor to the Charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured, or estimated, reliably and the Charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity and/or group, or the charity is aware of the granting of probate, but the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measurable with a degree of reasonable accuracy and the title of the asset having being transferred to the Charity.

Investment income is recognised once the dividend or similar income has been declared and notification has been received of the amount due.

Interest on funds held on short term deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Interest on fixed interest, fixed term deposits is recognised evenly across the deposit term.

Fees for residential and nursing care are recognised to the extent that it is probable that the economic benefits will flow to the charity and the revenue can be reliably measured. They are measured at the fair value of the consideration received or receivable based on agreements with residents and funding agencies, excluding any relevant value added tax.

Income from other sources is measured at fair value and on an accruals basis.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1. Principal Accounting Policy (continued)

Expenditure recognition

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to make a payment to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. Expenditure comprises direct costs and support costs. All expenses, including support costs, are allocated or apportioned to the applicable expenditure headings as described in Note 7. The classification between activities is as follows:

- Expenditure on raising funds includes: the salaries, direct costs and overheads associated with generating donated income and legacies; the fees paid to investment managers in connection with maintaining the portfolio of listed investments; and the expenditure of the Charity's trading subsidiary in the UK.
- Expenditure on charitable activities includes all costs associated with furthering the charitable purposes of the charity through the provision of charitable activities i.e. the provision of holistic quality care to older Jewish people. This includes expenditure on residential and nursing care and the depreciation of those assets used for care purposes.

All expenditure is stated inclusive of irrecoverable VAT.

Allocation of support and governance costs

Support costs represent indirect charitable expenditure. In order to carry out the primary purposes of the Charity, it is necessary to provide support in the form of personnel development, financial procedures, provision of office services and equipment and a suitable working environment.

Governance costs comprise the costs involving the public accountability of the Charity (including audit costs) and costs in respect to its compliance with regulation and good practice. Support costs and governance costs are apportioned based on the allocation basis as described in Note 7 to these accounts.

Tangible fixed assets

All items of furniture, fittings and equipment with a value in excess of £1,000 and which have an expected useful life exceeding one year are capitalised and depreciated. Depreciation is not charged on buildings under construction or on freehold land. The depreciation charges applied to assets on a straight line basis over their estimated useful life are as below:

Property (Freehold and Leasehold):	Development substructure	100 years
	Development super structure	65 years
	Freehold property	25 to 50 years
	Development external works	30 years
	Development Mechanical and Engineering	25 years
	Development finishes, fittings (not loose)	20 years
	Café and kitchen	15 years
Plant:	Plant	10 years
Furniture, Equipment & Vehicles:	Loose fixtures and fittings	5 years
	Motor vehicles	4 years

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1. Principal Accounting Policy (continued)

Investments

Listed investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. The charity does not acquire put options, derivatives or other complex financial instruments.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors or sub sectors.

Properties held for investment are included in the accounts at their estimated current market value as determined by the directors of the corporate trustee after consultation with their professional property advisers.

Investments in UK trading subsidiaries are included in the accounts at cost with provision being made for any permanent diminution in value.

Realised gains (or losses) on investment assets are calculated as the difference between disposal proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value at that date. Realised and unrealised investment gains (or losses) are combined in the statement of financial activities and are credited (or debited) in the year in which they arise.

Debtors

Debtors are recognised at their settlement amount, less any provision for non-recoverability. Prepayments are valued at the amount prepaid. They have been discounted to the present value of the future cash receipt where such discounting is material.

Cash at bank and in hand

Cash at bank and in hand represents such accounts and instruments that are available on demand or have a maturity of less than three months from the date of acquisition. Deposits for more than three months but less than one year have been disclosed as short term deposits. Cash placed on deposit for more than one year is disclosed as a fixed asset investment. Cash held by investment managers as part of their management strategy is included in fixed asset investments.

Creditors and provisions

Creditors and provisions are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Creditors and provisions are recognised at the amount the charity anticipates it will pay to settle the debt. They have been discounted to the present value of the future cash payment where such discounting is material.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1. Principal Accounting Policy (continued)

Fund structure

The general fund comprises those monies which may be used towards meeting the charitable objectives of the charity and which may be applied at the discretion of the directors.

The designated funds are monies or assets set aside out of general funds and designated for specific purposes by the directors.

The tangible fixed assets fund represents the net book value of the tangible fixed assets used for the support of the work of the charity and/or group.

The restricted funds are monies raised for, and their use restricted to, a specific purpose, or donations subject to donor imposed conditions.

Non-charitable trading funds consist of the retained assets of activities conducted through non-charitable trading subsidiary.

Pension contributions

The charity has a defined benefits pension scheme which is closed to new members. The assets of the scheme are held and managed separately from those of the charity. Pension scheme assets are measured at fair value at each balance sheet date. Liabilities are measured on an actuarial basis using the projected unit method. The net of these two figures is recognised as an asset to the extent that the charity is able to recover the surplus either through reduced contributions in the future or through refunds from the scheme. Any change in the asset or liability between balance sheet dates is reflected in the statement of financial activities in recognised gains and losses for the period.

The charity also contributes to the defined contributions scheme and contributions to the scheme are charged to the statement of financial activities in the year in which they are payable to the scheme.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

2. INCOME FROM DONATIONS AND LEGACIES

Group	General Fund	Restricted Fund	2024 Total Funds	2023 Total Funds
	£'000	£'000	£'000	£'000
Donations:				
Revenue donations	1,878	222	2,100	1,589
Hammerson House capital fund	-	(35)	(35)	16
Legacies				
Revenue donations	2,320	-	2,320	2,243
Capital fund	-	-	-	5
2024 Total Funds	4,198	187	4,385	3,853
2023 Total Fund	3,643	210	3,853	

3. INCOME FROM INVESTMENTS

Group	General Fund	Restricted Fund	2024 Total Funds	2023 Total Funds
	£'000	£'000	£'000	£'000
Income from listed investments by fund manager				
Investment Income Meridiem	138	-	138	87
Investment Income Cazenove	170	65	235	213
	308	65	373	300
Rental income	8	-	8	8
Interest receivable	636	-	636	485
2024 Total Funds	952	65	1,017	793
2023 Total Funds	728	65	793	

4. INCOME FROM PROVISION OF RESIDENTIAL CARE AND NURSING

Group	General Fund	Restricted Fund	2024 Total Funds	2023 Total Funds
	£'000	£'000	£'000	£'000
Maintenance contributions receivable	21,632	-	21,632	19,055
Total maintenance contributions receivable	21,632	-	21,632	19,055

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5. EXPENDITURE ON GENERATING DONATIONS AND LEGACIES

	General Fund	Designated Fund	Restricted Fund	2024 Total Funds	2023 Total Funds
	£'000	£'000	£'000	£'000	£'000
Group					
Staff costs	204	-	-	204	270
Fundraising, legacy and appeal expenses	395	-	51	446	302
Support costs (Note 7)	25	-	-	25	34
2024 Total Funds	624	-	51	675	606
2023 Total Fund	606	-	-	606	

6. EXPENDITURE ON PROVISION OF RESIDENTIAL CARE AND NURSING

	General Fund	Designated Fund	Restricted Fund	2024 Total Funds	2023 Total Funds
	£'000	£'000	£'000	£'000	£'000
Group					
Staff costs	15,281	-	184	15,465	13,629
Catering and food	3,034	-	1	3,035	2,766
Premises day to day costs	2,606	-	15	2,621	2,249
Medical, care and welfare costs	1,051	-	43	1,094	1,088
Support costs (Note 7)	3,112	-	-	3,112	2,903
Depreciation (Note 14)	-	2,043	618	2,661	2,342
2024 Total Funds	25,084	2,043	861	27,988	24,977
2023 Total Fund	22,605	1,802	570	24,977	

7. SUPPORT COSTS

The support costs and the basis of their allocation were:

	Generating donations and legacies	Provisions of residential and nursing care	Total	Basis of apportionment
	£'000	£'000	£'000	
Group				
Support Staff Cost	11	1,340	1,351	Head count
Administrative and Governance costs	4	469	473	Head count
Information and Communication				
Technology	3	409	412	Head count
Insurance	3	351	354	Head count
Human Resources and Volunteering	4	543	547	Head count
2024 Total - Group and Charity	25	3,112	3,137	

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

8. UK TRADING SUBSIDIARY

Nightingale Hammerson owns the entire called up ordinary share capital of Chalkford Limited, a property construction company (company registration number 01001396).

	2024	2023
	£'000	£'000
Chalkford Limited		
Turnover	-	68
Cost of sales	-	(6)
Administrative expenses	-	(4)
Operating profit	-	58
Interest payable	-	-
Profit before Gift Aid	-	58
Amount donated to Nightingale Hammerson	-	(58)
Gift aid adjustment in respect to earlier periods	-	-
Profit on ordinary activities before taxation	-	-
Taxation	-	-
Retained profit	-	-

At 30 September 2024, Chalkford Limited had retained profits of £8k (2023: retained profits of £8k) and called up share capital of £1k (2023: £1k). The results and the balance sheet figures have been consolidated on a line by line basis within the accounts of Nightingale Hammerson.

9. NET (EXPENDITURE) INCOME FOR THE YEAR

This is stated after charging:

	General Fund	Designated Fund	Restricted Fund	2024 Total Funds	2023 Total Funds
Group	£'000	£'000	£'000	£'000	£'000
Staff costs (Note 10)	16,860	-	184	17,044	15,350
Auditor's remuneration:					
Audit services- relating to current year	46	-	-	46	36
Audit services- relating to prior year	-	-	-	-	11
Other services	-	-	-	-	2
Depreciation (Note 14)	-	2,043	618	2,661	2,342

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

10. STAFF COSTS

	2024	2023
Group	£'000	£'000
Wages and salaries	13,619	11,788
Social security costs	1,302	1,105
Other Pension costs	313	271
	15,234	13,164
Payments to agency	1,687	2,186
Redundancy costs	123	-
	17,044	15,350

Of payments to agency staff, £587k (2023: £466k) represents payments in respect of one to one care provision. These costs were covered by one to one care fee income.

The number of employees who earned £60,000 per annum or more (including taxable benefits but excluding employer's pension contributions) were as follows:

	2024	2023
£60,000 - £70,000	4	5
£70,001 - £80,000	4	4
£80,001 - £90,000	2	-
£90,001 - £100,000	2	1
£110,001 - £120,000	1	1

Of those employees who earned £60,000 or more during the year (as defined above), employer contributions totalling £23,494 (2023: £24,726) were made to defined contribution schemes in respect of ten (2023: ten) of them. No contributions were made to defined benefit schemes (2023: £nil).

The total remuneration, including benefits, employers pension contributions and employer's national insurance contributions, paid to key management personnel in the year was £639k (2023: £516k).

The average number of employees, excluding agency staff, analysed by function, was:

	2024	2023
Generating funds	4	6
Residential and nursing care services	461	493
	465	499

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

11. TRUSTEES' REMUNERATION AND EXPENSES

No director received any remuneration or expenses from the group or charity during the year (2023 - £nil).

The nature of the charity's activities means that from time to time relatives of the directors of the corporate trustee or staff may be cared for by the Charity. In 2024, two directors of the corporate trustee had a relative cared for by the charity and all fees were set at arm's length (2023: one).

12. TRUSTEES' INDEMNITY INSURANCE

The insurance provides cover up to £5 million (2023 - £5 million) and the total premium paid in respect of such insurance was £44k (2023 - £43k). The cost of this insurance is included in the total insurance cost.

13. TAXATION

Nightingale Hammerson is a registered charity and therefore not liable to income tax or capital gains tax on income or gains derived from their charitable activities, as they fall within the various exemptions available to registered charities.

Chalkford Limited donates any taxable profits to Nightingale Hammerson via Gift Aid each year, in the prior year there was a tax charge of £46k.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

14. TANGIBLE FIXED ASSETS

	Freehold Property	Leasehold Property	Plant	Furniture, Equipment and Vehicles	2024 Total
Group	£'000	£'000	£'000	£'000	£'000
Cost					
At 1 October 2023	45,900	38,896	1,938	4,011	90,745
Additions	2,408	18	107	111	2,644
At 30 September 2024	48,308	38,914	2,045	4,122	93,389
Depreciation					
At 1 October 2023	36,245	2,792	1,014	2,473	42,523
Charge	908	1,106	90	555	2,660
At 30 September 2024	37,153	3,898	1,104	3,028	45,183
Net book values					
At 30 September 2024	11,155	35,016	941	1,094	48,206
At 30 September 2023	9,655	36,104	925	1,538	48,222

No value has been attributed to the leasehold land of the Hammerson House, Wohl Campus, site as lease covenants require its use as a residential care facility. Part of Hammerson House is being depreciated over 65 and 100 years. These elements have been reviewed for impairment and determined to be reflected accurately.

	Freehold Property	Leasehold Property	Plant	Furniture, Equipment and Vehicles	2024 Total
Charity	£'000	£'000	£'000	£'000	£'000
Cost					
At 1 October 2023	45,899	41,181	2,000	4,051	93,131
Additions	2,408	18	106	111	2,643
Disposals	-	-	-	-	-
At 30 September 2024	48,307	41,199	2,106	4,162	95,774
Depreciation					
At 1 October 2023	36,244	2,817	1,041	2,512	42,614
Charge	908	1,107	91	556	2,662
Disposals	-	-	-	-	-
At 30 September 2024	37,152	3,924	1,132	3,068	45,276
Net book values					
At 30 September 2024	11,155	37,275	974	1,094	50,498
At 30 September 2023	9,655	38,364	959	1,539	50,517

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

15. FINANCIAL COMMITMENTS

At 30 September 2024, the charity had £6m financial commitment that had been authorised but not contracted for to refurbish Nightingale House (2023: £4m). There was a financial commitment contracted for the refurbishment of Wohl Household totalling £0.3m but which had not been provided for (2023 – £2m). This refurbishment project was completed in December 2024.

16. FIXED ASSET INVESTMENTS

	Investment Property	Listed Investments	2024 Total	2023 Total
Group	£'000	£'000	£'000	£'000
Market value at 1 October 2023	251	22,677	22,928	26,360
Additions at cost	-	6,673	6,673	5,008
Disposals at book value (proceeds:£7.81m with realised gain of £0.27m)	-	(6,398)	(6,398)	(9,288)
Net unrealised investment (losses)/gains	-	2,364	2,364	848
Market value at 30 September 2024	251	25,316	25,567	22,928
Cash awaiting investment		882	882	645
Market value at 30 September 2024	251	26,198	26,449	23,573
Cost of Investments at 30 September 2024	238	21,176	21,414	21,407

	Shares in subsidiary company	Investment Property	Listed Investments	2023 Total	2022 Total
Charity	£'000	£'000	£'000	£'000	£'000
Market value at 1 October 2023	1	251	22,677	22,929	27,781
Additions at cost	-	-	6,673	6,673	5,670
Disposals at book value (proceeds:£7.81m with realised gain of £0.27m)	-	-	(6,398)	(6,398)	(5,457)
Net unrealised investment (losses)/gains	-	-	2,364	2,364	(1,633)
Market value at 30 September 2024	1	251	25,316	25,568	26,361
Cash awaiting investment	-	-	882	882	911
Market value at 30 September 2024	1	251	26,198	26,450	27,272
Cost of Investments at 30 September 2024	1	238	21,176	21,415	21,415

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

16. FIXED ASSET INVESTMENTS (CONTINUED)

Listed Investments

All listed investments are dealt in on a recognised stock exchange. Listed investments comprised the following:

	2024 Total	2024 Total	2023 Total	2023 Total
Group and Charity	%	£'000	%	£'000
Fixed Interest	18%	4,669	18%	4,297
Equities	70%	18,392	67%	15,723
Alternatives	8%	2,109	10%	2,284
Multi-assets funds	0%	-	2%	373
Cash Instalments and unit funds	4%	1,028	3%	645
	100%	26,198	100%	23,322

Investment property

Investment property comprises of a long leasehold flat in a property situated in North London purchased by the charity during the year ended 30 September 2014. The directors of the corporate trustee have valued the property based upon information publicly available relating to similar properties in the same location. The property is being put up for sale in 2025.

Subsidiary Undertaking

At 30 September 2024, Nightingale Hammerson owned the entire called up share capital of the following company:

Company	Country of incorporation	Principal activity during the year
Chalkford Limited	England	Property development

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

17. DEBTORS

	2024		2023	
	Group	Charity	Group	Charity
	£'000	£'000	£'000	£'000
Maintenance contributions	2,252	2,252	2,369	2,369
Amount due from subsidiary undertaking (Note 24)	-	-	-	458
Legacies receivable	4,053	4,053	2,002	2,002
Donations pledged	418	418	334	334
Other debtors	442	441	142	141
Prepayments	302	302	509	508
VAT debtor	-	-	101	30
	7,467	7,466	5,457	5,842

18. CREDITORS – AMOUNT FALLING DUE WITHIN ONE YEAR

	2024		2023	
	Group	Charity	Group	Charity
	£'000	£'000	£'000	£'000
Amounts held on behalf of residents	1,168	1,168	1,080	1,080
Maintenance contributions received in advance	781	781	413	413
Expense creditors	833	833	1,372	1,391
Capital Creditors	-	-	108	108
Social security and other taxation	337	290	257	257
Other creditors	97	97	75	75
Accruals	970	965	512	508
Amount due to subsidiary undertaking (Note 24)	-	-	-	218
	4,186	4,134	3,817	4,050

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

19. RESTRICTED FUNDS

The income funds of the group and charity include restricted funds comprising the following balances of donations and grants held on trusts to be applied for specific purposes:

	At 1 October 2023	Income	Expenditure	Transfer	At 30 September 2024
Group	£'000	£'000	£'000	£'000	£'000
Nightingale House Fixed Assets Fund	7,509	-	(618)	-	6,891
Nightingale House Capital Fund	600	1	-	-	601
Hammerson House Capital Fund	70	(39)	-	(26)	5
Weinberg Funds	3,375	65	-	-	3,440
Donations Special Purpose	409	124	(30)	(67)	436
Janet and Howard Bloch funds	233	-	-	-	233
Intergenerational fund	31	2	(12)	-	21
REACH	-	190	(246)	56	-
Other restricted funds	188	8	(6)	-	190
	12,415	351	(912)	(37)	11,817

The transfers between funds relate to releasing grant income for Hammerson House Capital fund and transferring staff costs from unrestricted funds to Donations Special Purpose for allocation against a restricted grant.

	At 1 October 2023	Income	Expenditure	Transfer	At 30 September 2024
Charity	£'000	£'000	£'000	£'000	£'000
Nightingale House Fixed Assets Fund	7,523	-	(618)	-	6,905
Nightingale House Capital Fund	600	1	-	-	601
Hammerson House Capital Fund	70	(39)	-	(26)	5
Weinberg Funds	3,375	64	-	-	3,439
Donations Special Purpose	409	124	(30)	(68)	435
Janet and Howard Bloch funds	232	-	-	-	232
Intergenerational fund	31	2	(11)	-	22
REACH	-	190	(246)	56	-
Other restricted funds	186	9	(6)	-	189
	12,426	351	(911)	(38)	11,828

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

19. RESTRICTED FUNDS (CONTINUED)

Nightingale House Fixed Assets Fund

This fund comprises the net book value of buildings and equipment used for the operation of Nightingale House, purchased with restricted funds. Each year the depreciation on these assets is charged to the fund.

Nightingale House Capital Fund

This fund comprises monies donated specifically towards the construction and development of new building projects on the site of Nightingale House which are as yet unspent.

Hammerson House Capital Fund

This fund comprise donations pledged specifically for the redevelopment of Hammerson House and as yet unspent.

Weinberg Funds

These funds were donated by The Harry and Jeanette Weinberg Fund and are held for the purpose of substantially upgrading the charity's care homes for the elderly at both Nightingale House and Hammerson House.

Donations Special Purpose

These funds comprise donations received towards a specific purpose.

Janet and Howard Bloch funds

These funds comprise monies to be used to provide additional services for the residents, specifically in terms of activities, and the provision of training.

Intergenerational Fund

This comprises monies received specifically for operation of the intergenerational programme.

Infection control Grant

Government grant received to provide support with Covid-19 infection control costs

20. DESIGNATED FUNDS

The income funds of the group and charity include the following designated funds which have been set aside for major capital projects:

	At 1 October 2023	New designations and transfers	Utilised / released	At 30 September 2024
Group	£'000	£'000	£'000	£'000
Hammerson House building fund	-	1	(1)	-
Nightingale House building fund	8,500	-	-	8,500
Maintenance fund	3,500	-	-	3,500
	12,000	1	(1)	12,000
Hammerson House tangible fixed assets fund	35,518	18	(1,504)	34,032
Nightingale House tangible fixed assets fund	5,194	2,624	(538)	7,280
	52,712	2,643	(2,043)	53,312

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

20. DESIGNATED FUNDS (CONTINUED)

	At 1 October 2023	New designations and transfers	Utilised / released	At 30 September 2024
Charity	£'000	£'000	£'000	£'000
Hammerson House building fund	-	8	(8)	-
Nightingale House building fund	8,500	-	-	8,500
Maintenance fund	3,500	-	-	3,500
	12,000	8	(8)	12,000
Hammerson House tangible fixed assets fund	37,429	18	(1,504)	35,943
Nightingale House tangible fixed assets fund	5,565	2,625	(539)	7,651
	54,994	1,268	(2,051)	55,594

Hammerson House building fund

This was fund set aside by the directors for the redevelopment of Hammerson House, Wohl Campus. This was duly allocated or released at the year-end given the completion of Hammerson House, Wohl Campus development

Nightingale House building fund

This comprises monies set aside by the directors to provide funds for redevelopment at Nightingale House.

Maintenance fund

This comprises monies set aside by the directors to provide funds for the ongoing building maintenance of our homes.

Hammerson House tangible fixed assets fund

This fund comprises the net book value of the fixed assets related to Hammerson House, used for the operation and designated. Every year, depreciation charges is allocated against this fund.

Nightingale House tangible fixed assets fund

The tangible fixed assets fund comprises the net book value of the charity's tangible fixed assets (excluding those accounted for the Nightingale House Fixed Assets Restricted Fund). A decision was made by the directors to separate this fund from the general fund in recognition of the fact that the tangible fixed assets are used in the day to day work of the charity and group and hence the fund value would not be easily realisable if needed to meet future contingencies.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

21. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General funds	Designated funds	Restricted funds	2024 Total
Group	£'000	£'000	£'000	£'000
Fund balances at 30 September 2024 are represented by:				
Tangible fixed assets	-	41,314	6,892	48,206
Investments	23,009	-	3,440	26,449
Current assets	4,020	11,998	1,485	17,503
Current liabilities	(4,186)	-	-	(4,186)
Pension scheme asset	3,261	-	-	3,261
Total net assets	26,104	53,312	11,817	91,233

	General funds	Designated funds	Restricted funds	2024 Total
Charity	£'000	£'000	£'000	£'000
Fund balances at 30 September 2024 are represented by:				
Tangible fixed assets	-	43,593	6,905	50,498
Investments	23,011	-	3,439	26,450
Current assets	3,957	12,001	1,484	17,442
Current liabilities	(4,134)	-	-	(4,134)
Pension scheme asset	3,261	-	-	3,261
Total net assets	26,095	55,594	11,828	93,517

22. ANALYSIS OF UNREALISED GAINS / LOSSES

	General funds	Designated funds	Restricted funds	2024 Total
Group and Charity	£'000	£'000	£'000	£'000
Accumulated gains on listed investments	4,369	-	653	5,022
Accumulated gains on property	12	-	-	12
Total	4,381	-	653	5,034
Reconciliation of movements in unrealised gains (losses)				
Unrealised gains at 1 October 2023	5,154	-	702	5,856
Less: cumulative unrealised losses released from disposals	(2,731)	-	(408)	(3,139)
Add: Net unrealised gains on listed investments unrealised gains in year	2,016	-	301	2,317
Reallocation between funds in year	(58)	-	58	-
Accumulated unrealised gains	4,381	-	653	5,034

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

23. PENSION COMMITMENTS

Nightingale Hammerson operates a defined benefit scheme for certain former employees, providing benefits based on final pensionable pay. It also contributes to personal pension plans for current employees.

The defined benefit scheme is a separate trustee administered fund holding the pension scheme assets to meet long term pension liabilities. A full actuarial valuation was carried out at 31 March 2020 and updated to 30 September 2024 by a qualified actuary and in line with FRS 102. The major assumptions used by the actuary are shown below.

This most recent actuarial valuation showed a shortfall of £15,000 (2023: shortfall of £15,000). However, no additional contributions were required to correct the shortfall. This is because it was estimated that the Scheme was in surplus at the date of recovery plan. As there are no active members accruing benefits within the scheme, no further contributions are payable. The employer has agreed to meet all expenses of the scheme and levies to the Pension Protection Fund, other than investment management charges which are borne by the Scheme.

Present values of defined benefit obligation, fair value of assets and defined benefit asset	2024 £'000	2023 £'000
Fair value of plan assets	5,704	5,073
Present value of defined benefit obligation	(2,443)	(2,367)
Defined benefit asset at 30 September	3,261	2,706
Reconciliation of opening and closing balances of the defined benefit obligation	2024 £'000	2023 £'000
Defined benefit obligation at start of period	2,367	2,452
Interest expense	131	129
Actuarial gains	76	(89)
Benefits paid	(131)	(125)
Defined benefit obligation at end of period	2,443	2,367
Reconciliation of opening and closing balances of the fair value of plan assets	2024 £'000	2023 £'000
Fair value of plan assets at start of period	5,073	4,870
Interest income	285	260
Actuarial gains / (losses)	477	71
Benefits paid and expenses	(131)	(128)
Fair value of plan assets at end of period	5,704	5,073

The actual return on the plan assets over the period ended 30 September 2023 was £331k (2022: (£448k)).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

	At 30 September 2024 £'000	At 30 September 2023 £'000
Defined benefit costs recognised in other comprehensive income		
(Losses)/gains on plan assets (excluding amounts included in net interest cost)	477	71
Experience (losses)/gains arising on plan liabilities	51	(37)
Gain resulting from changes in the demographic and financial assumptions underlying the present value of plan liabilities	(127)	126
Net interest income	154	131
Expenses	-	(3)
Total gain recognised in other comprehensive income	555	288

	At 30 September 2024 £'000	At 30 September 2023 £'000
Assets		
Cash and cash equivalents	34	55
Equity instruments	3,550	3,010
Debt instruments	1,837	1,663
Other	283	345
Total Assets	5,704	5,073

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

	At 30 September 2024 %	At 30 September 2023 %
Assumptions		
Discount Rate	5.00	5.70
Inflation (RPI)	3.20	3.40

The mortality assumptions adopted at 30 September 2022 imply the following life expectancies at age 65:

Retiring today / current pensioners		
Males	22.7	22.7
Females	23.8	23.8
Retiring in 20 years / future pensioners		
Males	24.0	24.0
Females	25.3	25.3

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

23. PENSION COMMITMENTS (CONTINUED)

The best estimate of contributions to be paid by the employer to the scheme for the period commencing 1 October 2024 is £nil (2023: £nil). Any expenses of the scheme, other than investment management costs, are expected to be met directly by the employer or reimbursed by the employer if paid by the scheme.

Personal Pension Plans and auto enrolment Schemes

The total pension cost in respect to personal pension plans and auto enrolment schemes for the year was £0.27m (2023 - £0.27m).

24. RELATED PARTY TRANSACTIONS

Chalkford Limited

Chalkford Limited became a wholly owned subsidiary of Nightingale House on 2 March 2004 and continues as a wholly owned subsidiary of Nightingale Hammerson post-merger. Two directors of Nightingale Hammerson Trustee Company Limited, Daniel Dayan and Steven Sharpe were also directors of Chalkford Limited.

Chalkford Limited made charitable contributions of £nil to Nightingale Hammerson during the year to 30 September 2024 (2023 - £58k). At 30 September 2023 Chalkford Limited owed Nightingale Hammerson £nil (2023: £0.4m) in accordance with a loan facility and a further £nil (2023: £58k) being charitable contributions payable to Nightingale Hammerson in respect to the year ended 30 September 2024. At 30 September 2024, Nightingale Hammerson owed Chalkford Limited £nil (2023: £218k) under a contract for the construction of property.

Trustees donations

During the year the charity received donations totalling £121,688 from 11 of the charity's Trustees and organisations to which they are connected (2023 - £179,608 from 7 trustees and connected organisations). In addition, £111,700 (2023 - £32,750) was received from the President and Vice President and organisations to which they are connected.

25. POST BALANCE SHEET EVENTS

There were no post balance sheet events to report (2023: none).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

26. COMPARATIVE FIGURES WITH FULL ANALYSIS BETWEEN FUNDS

Consolidated Statement of Financial Activities

	Note	Unrestricted Funds			2023
		General Fund	Designated Fund	Restricted Fund	Total Funds
		£'000	£'000	£'000	£'000
Income from:					
Donations and legacies					
Revenue purposes	2	3,643	-	189	3,832
Capital purposes	2	-	-	21	21
Investments and short term deposits	3	728	-	65	793
Charitable activities					
Provision of residential and nursing care	4	19,055	-	-	19,055
Government's infection control and furlough grants		-	-	20	20
Surplus on disposal of tangible fixed assets		-	-	-	-
Other sources		113	-	-	113
Total income		23,539	-	295	23,834
Expenditure on:					
Raising funds					
Generating donations and legacies	5	606	-	-	606
Investment management costs		147	-	-	147
Charitable activities					
Provision of residential and nursing care	6	22,605	1,802	570	24,977
Taxation	13	-	-	-	-
Total expenditure		23,358	1,802	570	25,730
Net (expenditure) for the year before transfers and gains/(losses) on investments		181	(1,802)	(275)	(1,896)
Transfers between funds		(876)	1,138	(262)	-
Gains/(losses) on investments					
Realised gains on disposal of investments		196	-	-	196
Unrealised (losses) on investments	16	848	-	-	848
Net (expenditure) income for the year		349	(664)	(537)	(852)
Other recognised gains and losses					
Actuarial gains on pension scheme		288	-	-	288
Net movement in funds		637	(664)	(537)	(564)
Funds brought forward at 1 October 2021		23,837	53,376	12,952	90,165
Funds carried forward 30 September 2022	21	24,474	52,712	12,415	89,601

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

26. COMPARATIVE FIGURES WITH FULL ANALYSIS BETWEEN FUNDS (CONTINUED)

Income from donations and legacies

Group	General Fund	Restricted Fund	2023 Total Funds
	£'000	£'000	£'000
Donations:			
Revenue donations	1,400	189	1,589
Hammerson House capital fund	-	16	16
Legacies			
Revenue donations	2,243	-	2,243
Capital fund	-	5	5
2023 Total Funds	3,643	210	3,853
2022 Total Fund	2,729	380	3,109

Income from investments

Group	General Fund	Restricted Fund	2023 Total Funds
	£'000	£'000	£'000
Income from listed investments by fund manager			
Investment Income Veritas	87	-	87
Investment Income Schroders	148	65	213
	235	65	300
Rental income	8	-	8
Interest receivable	485	-	485
2023 Total Funds	728	65	793
2022 Total Fund	333	48	381

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

26. COMPARATIVE FIGURES WITH FULL ANALYSIS BETWEEN FUNDS (CONTINUED)

INCOME FROM PROVISION OF RESIDENTIAL CARE AND NURSING

	General Fund	Restricted Fund	2023 Total Funds
Group	£'000	£'000	£'000
Maintenance contributions receivable	19,055	-	19,055
Total maintenance contributions receivable	19,055	-	19,055

EXPENDITURE ON GENERATING DONATIONS AND LEGACIES

	General Fund	Designated Fund	Restricted Fund	2023 Total Funds
Group	£'000	£'000	£'000	£'000
Staff costs	270	-	-	270
Fundraising, legacy and appeal expenses	302	-	-	302
Support costs	34	-	-	34
2023 Total Funds	606	-	-	606

Expenditure on provision of residential and nursing care

	General Fund	Designated Fund	Restricted Fund	2023 Total Funds
	£'000	£'000	£'000	£'000
Staff costs	13,611	-	18	13,629
Catering and food	2,766	-	-	2,766
Premises day to day costs	2,249	-	-	2,249
Medical, care and welfare costs	1,076	-	12	1,088
Support costs	2,903	-	-	2,903
Depreciation	-	1,802	540	2,342
2023 Total Funds	22,605	1,802	570	24,977