



# **Elderly Accommodation Counsel**

Registered charity

Company limited by guarantee

## **Report and Financial Statements for the year ended 31<sup>st</sup> December 2023**

Company Registration Number 01955490

Charity Registration Number 292552

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# Elderly Accommodation Counsel

## Report of the Trustees

for the year ended 31<sup>st</sup> December 2023

### Declaration

The Trustees present their report and financial statements for the year ended 31 December 2023. The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS 102), applicable law and the charity's governing document.

### 1. Introduction

This report is provided by the Trustees of Elderly Accommodation Counsel (EAC), charity no 292552, whose operating office is at Brigade House, Brigade Street, London SE3 0TW. EAC is a registered Company (no 01955490) private, limited by guarantee and with no share capital.

EAC's charitable mission is to help older people make informed choices about meeting their housing and care needs. Since 1985 we have done this by compiling extensive directories of housing and care facilities and services for older people, making these widely available through our website [HousingCare.org](http://HousingCare.org), and providing a free telephone Advice Line service.

In recent years, we have focused our efforts on building our independent income earning capacity to enable us to continue maintaining our directories and investing in our website, and latterly on articulating the case for investment by Government and industry into a new national Housing Options Information and Advice (I&A) initiative.

During the last year we have been particularly pleased to work within the Housing and Ageing Alliance, and the Government-appointed Older People's Housing Taskforce (OPHTF), to start to shape a vision of what this might look like. Our previous experience of collaborative working between agencies in the voluntary, statutory and private sectors, supported by older volunteer 'peer mentors', convinces us that this remains a relevant and well evaluated model to build on – alongside exploring the potential efficiency gains that AI technology might enable.

Our focus over the next year will be to engage energetically with potential partners to continue trying to help make this happen, and then contributing as much as we are able to its successful delivery.

The charity's Trustees in the year were, and remain:-

- Professor Ann Netten (Chair)
- Dr Gemma Penn
- Dr Bruce Moore

# Elderly Accommodation Counsel

## Report of the Trustees

for the year ended 31<sup>st</sup> December 2023

### 2. Overview of the year

The Board of Trustees meet regularly to review the charity's budget, financial position and forecasts and to continue their efforts to ensure that its role is focused on helping to rebuild an 'ecosystem' of dynamic, independent housing options information and advice services (I&A) to older people, underpinned by comprehensive and trusted information about the full range of housing choices open to them.

EAC was an active participant in the Government's Taskforce, and continues working with allies in the Housing and Ageing Alliance and elsewhere, to pursue the case for a revived, national housing options I&A service. In parallel we continued to maintain the charity's unique housing information resources, which currently populate our own website, whose reach remained at around 3.7 million users in 2023 and whose content we hope will meet many of the needs of future national and local I&A services.

We made substantial progress towards implementing an ICT, web and data upgrade strategy, designed to facilitate the long term maintenance of our information assets – though some elements of this were deferred to 2024 due to a decision we made mid year to commit a substantial amount of our CEO's time to contributing to a Government-commissioned taskforce on older people's housing.

We are pleased to report that the charity's financial position has continued to strengthen, with uncommitted reserves at the end of 2023 of £241k, covering a full year's operating costs, and a stable income forecast into 2025.

### 3. Key Activities, Achievements and Performance

In 2023, EAC's main activities were:

#### **Maintaining our information directories and website [HousingCare.org](https://www.housingcare.org)**

Our directory of UK retirement housing is detailed and unique, encompassing all specialist housing available to older people. It includes comprehensive coverage of accommodation for people with limited means as well as newer 'high end' provision, and is designed to help older people, with their families, to understand and compare the increasingly diverse mix of provision now becoming available. Maintaining the directory requires regularly checking and updating information on 26,000 existing housing developments run by over 2,000 companies, using multiple sources to identify new developments and closures, and collating data on immediately available properties

Our directory of home services focuses on those which help the large majority of older people, who wish to remain in their current homes, to identify any support or services they require to 'stay put' successfully – such as home improvement, handyperson and gardening services, aids and adaptations, transport and day centres, befriending and telecare services.

# Elderly Accommodation Counsel

## Report of the Trustees

for the year ended 31<sup>st</sup> December 2023

During 2023 we reduced our investment in maintaining our own directory of registered care homes as other sources are increasingly available. We do however maintain a skeleton dataset in order to identify those which form part of 'retirement village' complexes.

Our searchable directories, along with explanatory materials, are the centrepiece of EAC's main website [www.housingcare.org](http://www.housingcare.org), which has been redesigned to make it more easily navigable and user friendly. This redesign work is ongoing. In 2023 the site received 3.7 million visits.

Our linked 'Housing Options for Older People' web 'app' [hoop.eac.org.uk](http://hoop.eac.org.uk) provides an alternative interface to EAC resources structured as suggestions in response to a range of concerns that users identify. HOOP attracted over 13,000 visitors during the year.

### **Services to housing providers and related organisations**

9 housing providers and 4 estate agencies use our service to augment the presentation of their housing facilities on our website. This subscription service is regarded as marketing by subscribers, but in EAC's terms it enables us to present more informative profiles of housing facilities than we could otherwise.

We also license use of our specialist housing data to 12 housing researchers, planning advisors, developers, investment brokers and social landlords. This data product has earned a reputation as the most comprehensive and independently monitored information about specialist housing for older people available anywhere.

Revenue from both these business streams remained stable in 2023 and provides a substantial contribution to our income.

## **4. Legal and Financial Report**

### **Our Charitable and Business Activities**

Our main charitable activities during 2023 were to maintain a number of datasets and a library of information and guidance materials, and to make these widely available via two websites in order to offer free, independent and authoritative information, advice and guidance to older people and their families about housing and care options for later life.

### **Public Benefit**

In setting the charity's objectives, the Trustees have paid due regard to the Public Benefit guidance published by the Charity Commission. All of the work we do is intended to contribute to our mission – to help older people make informed choices about meeting their housing and care needs.

### **Staffing and staff costs**

EAC currently employs 2 salaried staff (1.8fte) - John Galvin (Chief Executive) and Alex Billeter (Projects Manager) who were EAC's key management personnel during the year. As required, EAC engages the services of consultants with expertise in ICT and web development and support, data management and charity finance.

# Elderly Accommodation Counsel

## Report of the Trustees

for the year ended 31<sup>st</sup> December 2023

### Financial Out-turn

Core income during the last 3 years has been stable, totalling £190k (2021), £215k (2022) and £208k (2023).

Annual expenditure has reduced over the same period from £222k (2021) to £198k (2022) to £137k (2023) – though the 2023 figure is significantly lower than originally budgeted due to delayed spend on our ICT/Web/Data upgrade programme.

### Reserves Policy

Trustees conducted a detailed review of the Charity's Reserves Policy in March 2022, under the following headings: protection against disaster, cushion against the unforeseen and protection against / mitigating risk. It was agreed to set an interim reserves requirement equal to the charity's actual reserves at the end of 2021 which we felt was both prudent and commensurate with the charity's then current turnover and scale of operation.

Subsequently we have routinely reviewed requirements and concluded that nothing material has changed to impact on either our approach to determining reserves requirements or the figure we adopted in 2022. Both will however be kept under review as the charity's future plans evolve.

### Treasury Management

Total income in 2023 was £208,018. Funds were held across 3 accounts in 2 banks, both members of the Financial Services Compensation Scheme.

### Risk Management

Our attitude to risk has evolved over recent years, as we have adapted to the fast changing priorities of both funders and allied older people's charities post-Covid. We have learned to be self-sufficient while cutting costs and significantly reducing our staff complement.

The risk we have focused on most during the last two years is failing to ensure the continuation of EAC's pioneering work on housing options for older people into the future. To counter this risk, we are thinking creatively, and looking afresh at opportunities to partner or work collaboratively with other organisations that share or could support our ambitions. Our priority for the remainder of 2024 is to accelerate this work.

### Data Protection

EAC is committed to ensuring that it is compliant with the requirements of the Data Protection Act 2018 and General Data Protection Regulation (GDPR).

## 5. Structure, Governance and Management

### Trustees

EAC's Trustees are appointed by invitation of the Board, informed by regular skills audits.

The Board of Trustees met 5 times in 2023, communicating regularly between meetings and offering support to our CEO as and when needed.

# Elderly Accommodation Counsel

## Report of the Trustees

for the year ended 31<sup>st</sup> December 2023

### Trustees' Responsibilities Statement

The Trustees (who are also directors of Elderly Accommodation Counsel for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as we are aware:

- There is no relevant independent examination information of which the charitable company's independent examiner is unaware; and
- The Trustees have taken all steps necessary to make themselves aware of any relevant examination information and to establish that the independent examiner is aware of that information.

### Staff Responsibilities

See Section 4: Staffing and staff costs.

## 6. Acknowledgements

### Thank You to Trustees and staff

We owe particular thanks to our small band of Trustees, staff and consultants for whom this has been a particularly busy and demanding year. Thank you for your energy and determination.

# Elderly Accommodation Counsel

## Report of the Trustees

for the year ended 31<sup>st</sup> December 2023

### **Thank You to colleagues working in allied services and organisations**

EAC's network includes people working or volunteering in a wide range of roles that relate to older people and their families. Thank you all for your support, encouragement, and in many cases friendships. And a particular Thank You to colleagues in the Housing and Ageing Alliance for continuing to articulate a vision of how we as a society can create better futures for all older people.

### **Thank You to our service subscribers and licensees**

An important part of EAC's income comes from those housing and care providers who subscribe to our web marketing services and the developers, investors, consultants and planners who licence our specialist accommodation supply data. We are grateful to you all for your continuing support.

## **7. Looking Ahead**

The detailed work we have done over the last two years to understand the evolving landscape of information and advice services to older people and their families has been a valuable and necessary exercise, and has proved an important stimulus to thinking about EAC's role and responsibilities going forward. Our ongoing research has highlighted how patchy and precarious the availability of fully independent 'housing and care options' advice services has become.

Funding for most voluntary sector organisations has come under increasing pressure, and the priorities of those serving older people have become more focused on relieving immediate challenges of poverty and loneliness. In this climate preventative work, like providing housing options advice, can easily be squeezed – and has been.

So as the national charity most strongly identified with housing advice to older people, we feel a responsibility to continue pressing the case that ageing successfully requires thinking and planning ahead to ensure that the home we live in is 'age friendly' and the support services we might need are available, accessible and affordable.

Our imperative must and will be to find ways of leveraging EAC's limited resources, its networks, IP assets and expertise to make maximum impact on the availability and quality of 'housing options' information and advice to all older people.

**Signed on behalf of the Board of Trustees**



**Professor Ann Netten, Chair of Trustees**

**Date: 16th September 2024**



# Elderly Accommodation Counsel

## Independent Examiners's Report

for the year ended 31<sup>st</sup> December 2023

### Independent Examiner's Report for the year ended 31 December 2023

#### Independent Examiner's Report to the Trustees of Elderly Accommodation Counsel

I report to the charity trustees on my examination of the accounts of Elderly Accommodation Counsel for the year ended 31 December 2023.

#### Responsibility and basis of report

As the charity's trustees and also its directors for the purposes of company law, you are responsible for the preparation of the accounts in accordance with the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of Elderly Accommodation Counsel are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### Independent examiner's statement

Although the charity's gross income did not exceed £250,000 and therefore require an examiner from a listed body, I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Company as required under section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with accounting requirements under section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a body for my work or for this report.

Trevor James FCA DChA FCIET  
Dormer Cottage  
West Broyle  
Chichester  
West Sussex  
PO19 3PR

# Elderly Accommodation Counsel

## Statement of Financial Activities

for the year ended 31<sup>st</sup> December 2023

		Unrestricted funds	Restricted funds		
	Notes	General	Other	Total funds 2023	Total funds 2022
		£	£	£	£
<b>Income from:</b>					
<b><i>Donations and legacies</i></b>					
Legacy & client donations		77	-	77	5
Organisations		0	-	0	40,500
<b><i>Charitable activities</i></b>					
Research & Development		48,503	-	48,503	51,361
Miscellaneous Charity Services		-	-	-	-
<b><i>Other trading activities</i></b>					
		155,749	-	155,749	162,871
<b><i>Investments</i></b>					
		3,689	-	3,689	-
<b>Total income</b>		<b>208,018</b>	<b>-</b>	<b>208,018</b>	<b>255,651</b>
<b><i>Less: Expenditure on raising funds</i></b>					
Fundraising and publicity		(2,776)	-	(2,776)	(2,946)
<b>Net income</b>		<b>205,242</b>	<b>-</b>	<b>205,242</b>	<b>252,705</b>
<b>Expenditure on:</b>					
<b><i>Charitable activities</i></b>					
Research & Development	1	34,045	-	34,045	42,812
Advice Service	1	20,789	-	20,789	60,365
Miscellaneous Charity Services	1	17,276	-	17,276	18,458
ICT infrastructure	1	61,651	-	61,651	70,365
<b>Total expenditure on charitable activities</b>		<b>133,761</b>	<b>-</b>	<b>133,761</b>	<b>195,000</b>
<b>Total expenditure</b>	1	<b>136,537</b>	<b>-</b>	<b>136,537</b>	<b>197,946</b>
<b>Net income/(expenditure)</b>		<b>71,480</b>	<b>-</b>	<b>71,480</b>	<b>57,705</b>
<b>Transfer between funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net movement in funds</b>		<b>71,480</b>	<b>-</b>	<b>71,480</b>	<b>57,705</b>
<b>Reconciliation of funds:</b>					
Fund balances brought forward at 1 January 2023		192,555	-	192,555	134,850
<b>Fund balances carried forward at 31 December 2023</b>		<b>264,035</b>	<b>-</b>	<b>264,035</b>	<b>192,555</b>

The accompanying notes form part of these financial statements.

# Elderly Accommodation Counsel

## Balance Sheet

At 31<sup>st</sup> December 2023

	Notes	£	2023	£	2022	£
<b>FIXED ASSETS</b>						
Intangible fixed assets	4			1		1
<b>CURRENT ASSETS</b>						
Debtors	5	15,396			30,894	
Cash at bank and in hand		<u>329,893</u>			<u>247,141</u>	
		345,289			278,035	
<b>CREDITORS: amounts falling due within one year</b>	6	<u>(81,254)</u>			<u>(85,481)</u>	
<b>NET CURRENT ASSETS</b>				264,034		192,554
<b>NET ASSETS</b>				<u>264,035</u>		<u>192,555</u>
<b>FUNDS</b>						
Unrestricted funds						
General				264,035		192,555
Restricted Funds				-		-
				<u>264,035</u>		<u>192,555</u>

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.


The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The Financial Statements were approved and authorised by Trustees on 16th September 2024 and were signed on its behalf by



**A Netten**  
Chair



**B Moore**  
Trustee

Company registration number: 01955490

# Elderly Accommodation Counsel

## Statement of Cash Flows

For the year ended 31<sup>st</sup> December 2023

### Statement of cash flows

	Note	2023 £	2022 £
<b>Cash flows from operating activities:</b>			
<b>Net cash provided by (used in) operating activities</b>	1	<b>79,063</b>	<b>53,846</b>
<b>Cash flows from investing activities:</b>			
Dividends, interest and rents from investments		3,689	913
<b>Change in cash and cash equivalents in the reporting period</b>		<b>82,752</b>	<b>54,760</b>
<b>Cash and cash equivalents at the beginning of the reporting period</b>	2	<b>247,141</b>	<b>192,381</b>
<b>Cash and cash equivalents at the end of the reporting period</b>	2	<b>329,893</b>	<b>247,141</b>

### 1. Reconciliation of net movement in funds to net cash flow from operating activities

	2023	2022 £
<b>Net movement in funds for the reporting period (as per the statement of financial activities)</b>	<b>71,480</b>	<b>57,705</b>
Adjustments for:		
Dividends, interest and rents from investments	(3,689)	(913)
(Increase)/decrease in debtors	15,498	16,417
Increase/(decrease) in creditors	(19,362)	(19,368)
<b>Net cash provided by (used in) operating activities</b>	<b>79,063</b>	<b>53,846</b>

### 2. Analysis of cash and cash equivalents

	2022	2021 £
Cash in hand	329,893	247,141
<b>Total cash and cash equivalents</b>	<b>329,893</b>	<b>247,141</b>

# Elderly Accommodation Counsel

## Notes to the accounts

For the year ended 31<sup>st</sup> December 2023

### Accounting policies

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

#### (a) Basis of preparation

The financial statements 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 UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

#### (b) Preparation of accounts on a going concern basis

The trustees have considered and reviewed the charity's financial position, reserves levels and future plans, and have confidence that the charity remains a going concern for the foreseeable future. The trustees consider there are no material uncertainties about the charity's ability to continue as a going concern.

#### (c) Fund accounting

Unrestricted general funds comprise accumulated surpluses and deficits on general funds. They are available for use at the discretion of the Trustees in furtherance of the general charitable objectives. Designated funds are unrestricted funds earmarked by the Trustees for a specific purpose.

Restricted funds are funds subject to specific trusts which may be declared by the donors or with their authority, but are still within the objects of the charity.

#### (d) Income

Income from charitable activities includes income received from grant funding or received under contract. Grant income and donations included in this category are recognised where there is entitlement, probability of receipt and the amount can be measured with sufficient reliability.

#### (e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure consists of costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Central overheads are allocated to charitable activities and fundraising functions on the basis of the use of central support services.

Governance costs include expenditure on the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

# Elderly Accommodation Counsel

## Notes to the accounts

For the year ended 31<sup>st</sup> December 2023

### **(f) Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

- Office equipment – 25% per annum
- Cost of computer equipment is expended in the year which it is incurred.

### **(g) Amortisation of Database costs**

The value of the charity's accommodation databases have been capitalised and amortised to a nominal value of £1. They remain a unique and indispensable asset without which the charity could not fulfil its primary purpose, and from which the charity derives considerable income to support its charitable activities.

### **(h) Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

### **(i) Cash at bank and in hand**

Cash at bank and cash in hand includes cash and short term highly liquid investments.

### **(j) Creditors and provisions**

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

### **(k) Employee benefits**

#### *Short term benefits*

Short term benefits including holiday pay are recognised as an expense in the period in which the service is received.

#### *Employee termination benefits*

Termination benefits are accounted for on an accrual basis and in line with FRS 102.

#### *Pension scheme*

The charity operates a defined contribution pension scheme for the benefit of its employees. The assets of the scheme are held independently from those of the charity in an independently administered fund. The pensions costs charged in the financial statements represent the contributions payable during the year.

### **(l) Operating leases**

Operating lease rentals are charged to the Statement of Financial Activities over the period in which the cost is incurred.

# Elderly Accommodation Counsel

## Notes to the accounts

For the year ended 31<sup>st</sup> December 2023

<b>Note 1 - Analysis of total expenditure</b>	<b>Staff costs</b>	<b>Overheads</b>	<b>Other direct costs</b>	<b>Total 2023</b>	<b>%</b>	<b>Total 2022</b>	<b>%</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>		<b>£</b>	<b>£</b>
<i>Cost of generating funds</i>							
Fundraising and publicity	2,368	408	-	2,776	2%	2,946	1%
<i>Charitable activities</i>							
Research & Development	29,047	4,999	-	34,045	25%	42,812	22%
Advice Service	17,737	3,052	-	20,789	15%	60,365	30%
Miscellaneous Charity Services	14,740	2,536	-	17,276	13%	18,458	9%
IT Infrastructure	52,599	9,052	-	61,651	45%	73,365	37%
<b>Subtotal</b>	<b>114,122</b>	<b>19,639</b>	<b>0</b>	<b>133,761</b>	<b>99%</b>	<b>195,000</b>	<b>99%</b>
<b>Total expenditure</b>	<b>116,491</b>	<b>20,046</b>	<b>0</b>	<b>136,537</b>	<b>100%</b>	<b>197,946</b>	<b>100%</b>

### Support Costs

	<b>Office-related costs</b>	<b>Other costs</b>	<b>Total 2023</b>	<b>Total 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Fundraising and publicity	306	102	408	564
Research & Development	3,752	1,247	4,999	8,198
Miscellaneous Charity Services	4,195	1,394	5,589	11,135
IT Infrastructure development	6,794	2,258	9,052	14,048
	<b>15,045</b>	<b>5,001</b>	<b>20,046</b>	<b>33,945</b>

### Governance Costs

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Independent Examiner's fee	725	700
Reimbursement of expenses to Trustees	-	-
	<b>725</b>	<b>700</b>

### Note 2 - Staff Costs

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<u>Regular payroll staff</u>		
Gross salary	39,282	39,282
Social security cost	-	-
Pension contributions	-	-
Recruitment	-	-
	<b>39,232</b>	<b>39,232</b>
Independent Consultants & Service Providers	77,209	104,300
<b>Total</b>	<b>116,491</b>	<b>143,332</b>

### Note 3 - Trustees' Remuneration and

# Elderly Accommodation Counsel

## Notes to the accounts

For the year ended 31<sup>st</sup> December 2023

### Reimbursed Expenses

Expenses of £nil were reimbursed to Trustees in the year (2022: £nil).

### Note 4 - Intangible Fixed Assets

	2023	2022
	£	£
Notional value of EAC datasets	1	1

### Note 5 - Debtors

	2023	2022
	£	£
Trade debtors	13,080	23,460
Prepayments and accrued income	2,316	7,434
	<u>15,396</u>	<u>30,894</u>

### Note 6 - Creditors: Amounts falling due within one year

	2023	2022
	£	£
Other creditors and accruals		
Accruals	22,619	19,218
Deferred Income	1,636	2,694
Other taxes and social security payable	53,690	59,647
	<u>3,309</u>	<u>3,921</u>
	<u>81,254</u>	<u>85,481</u>

### Note 7 – Restricted funds

None

### Note 8 – Donations

None

### Note 9 - Operating Lease Commitments

#### Land & Buildings

	2023	2022
	£	£
Amounts due:		
Within 1 year	9,100	8,600
Later than 1 year not later than 5 years	15,925	26,926
More than 5 years	-	-
	<u>25,026</u>	<u>35,526</u>

### Note 10 – Related Party Transactions

During the year, EAC provided web & data services to Housing21 whose Chief Executive, Bruce Moore, is a Trustee of the charity. Housing 21 paid a fee of £10,950 (2022: £10,950) to EAC for these services.

There were no other related party transactions in either the current or the preceding year.



# Elderly Accommodation Counsel

## Reference and administrative information

For the year ended 31<sup>st</sup> December 2023

### Status

Elderly Accommodation Counsel (more usually known as EAC) is:

- A Company Limited by Guarantee no.01955490, registered under The Companies Act 2006
- An incorporated charity, no. 292552

It is registered for VAT with HMRC (VAT reg. no. 386 3167 27)

The objects of the Charity are defined in its Memorandum and Articles of Association as “to promote the relief of the elderly by the provision of information and advice to those seeking to meet the needs of the elderly”.

The Charity is governed by a Board of Trustees. All of the Charity’s Trustees also serve as Directors of the Company.

### Board of Trustees

Professor Ann Netten (Chair)

Dr Gemma Penn

Dr Bruce Moore

### Chief Executive & Secretary

John Galvin

### Registered Office

42 Christopher Boones Court, Blessington Road, London, England, SE13 5FW

### Independent Examiner

Trevor James, Dormer Cottage, West Broyle, Chichester, West Sussex, PO19 3PR

### Bankers

Unity Trust Bank, Nine Brindleyplace, Birmingham B1 2HB

National Westminster Bank, 55 Kensington High Street, London W8 5ZG

Lloyds Bank plc, 25 Gresham Street, London EC2V 7HN

### Solicitors

William Sturges, Burwood House, 14-16 Caxton St, London SW1H 0QY

Bates Wells & Braithwaite London LLP, 10 Queen Street Place, London, EC4R 1BE