Registered number: 631694 Charity number: 203245

THE ABBEYFIELD OXFORD SOCIETY LIMITED

(A company limited by guarantee)

UNAUDITED

MEMBERS OF THE EXECUTIVE COMMITTEE'S REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2014

TUESDAY



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MEMBERS OF THE EXECUTIVE COMMITTEE'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2014

The Members of the Executive Committee (who are also directors of the charity for the purposes of the Companies Act) present their annual report together with the financial statements of The Abbeyfield Oxford Society Limited (the company) for the year ended 30 September 2014. The Members of the Executive Committee confirm that the Annual report and financial statements of the company comply with the current statutory requirements, the requirements of the company's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005.

Structure, governance and management

a. Nature of the Business, Objectives, Strategies and Principal Activities

The Abbeyfield (Oxford) Society Ltd, the Registered Social Landlord (Home and Communities Agency Number 2851), which is a registered charity, continues to exist to provide care and companionship for older people, by the provision of accommodation in family-style houses.

b. Method of appointment or election of the executive committee

The management of the company is the responsibility of the Members of the Executive Committee who are elected and co-opted under the terms of the Articles of Association.

c. Organisational structure and decision making

When reviewing the charity's aims and objectives and planning its activities the Executive Committee has had due regard to the Charity Commission's public benefit guidance, including its guidance on fee-charging.

Objectives and Activities

a. Policies and objectives

In setting objectives and planning for activities, the Members of the Executive Committee have given due consideration to the Charity Commission's public benefit guidance, including guidance on fee-charging.

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MEMBERS OF THE EXECUTIVE COMMITTEE'S REPORT (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2014

Achievements and performance

a. Going concern

After making appropriate enquiries, the trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

b. Executive Committee Report

Formally this report covers the 12 months to 30 September 2014, but as always there have been developments since then so some of them will be included in the report.

Residents

Our primary purpose is to provide a pleasant and supportive home for 10 residents. Our current residents are a very active and interesting group and all the Trustees enjoy any opportunities we have to spend time with them. In August there was a very successful boat trip on the Thames from Henley and volunteers have taken small groups to garden centres, the theatre, cinema and opera. The residents regularly organise activities for themselves: talks from outside speakers, poetry readings and musical events — and have on occasion performed a brief sketch for a privileged audience! Other events and activities have included the regular monthly coffee mornings, the annual garden party, and various talks and recitals.

For most of the year under review we had 2 vacant rooms: sadly one resident died in July, but we welcomed one new resident in August. Since the end of the reporting period one resident has moved on to a care home and another new one has moved in.

Staff

We welcomed a new Administrator in June: this post is a key part of the house management team undertaking a wide range of administrative roles to complement the operational work of the House Manager. We also lost two long-serving members of the operations team, but these have now been replaced, which will ease the load on the House Manager. The residents regularly tell us how much they appreciate the work of the staff – and most importantly – their caring attitude and willingness to help, so we want to take this opportunity once again for the trustees to thank Chaowadee and her team for their efforts.

Operations and Management

We have continued to operate under the framework set out in the Abbeyfield Gold Star but the statement in last year's report that "we cannot rest on our laurels" proved prescient as Abbeyfield have now introduced a new "Core Standard" against which we will be assessed in July. We are confident that our practices will meet its requirements but considerable effort is involved in ensuring that all the required documentation is in place.

As you will see from the accounts, the Society is in good financial shape, thanks to the efforts of our Treasurer, Hugh Scrutton and of the management team, who managed the household expenditure effectively despite a slightly higher level of vacancies than we would have wished.

In common with other Abbeyfield Societies, the length of time it takes to fill vacancies is a cause for concern so considerable thought is being given to raising awareness of the House. During the year we introduced a new website and set up Facebook and Twitter accounts. Early signs are encouraging so we will build on this activity in the coming year. We are also benefiting from access to ideas from other Abbeyfields via St Albans communications initiatives.

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MEMBERS OF THE EXECUTIVE COMMITTEE'S REPORT (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2014

Trustees and other volunteers

These are the third "arm" of the Society, alongside residents and staff and this is the area which has seen most change since last year. Two of our long-standing Trustees and former Chairmen retired at the last AGM and a third retired in May. While recruitment action was in hand to replace them, the Trustees rotated the Chairmanship for the remainder of the reporting period. We have now recruited three excellent Trustees, all with strong experience in either business or local government and all also with extensive experience as charity volunteers or trustees. One of them, Jim Heywood, has agreed to act as interim Chairman till July to enable us to move forward with various projects: we have also been reviewing the collective skills basis of the Trustee Board and our anticipated needs and will use this as the basis for any further trustee recruitment.

We continue to use a pool of other volunteers in areas such as social support/befriending for residents and IT support for both staff and residents and thank all of them for their time.

As mentioned in last year's report Trustees continue to review the future of Brian Lewis House and its suitability for our residents longer-term. We have taken extensive advice and are developing a clearer picture of the opportunities – and restraints – in the sectors of housing and care for the elderly. This is a long-term project and we will report to future AGMs as our plans firm up.

Financial review

a. Reserves policy

In order that the Society may make adequate provision for risks, as outlined in the Risk Appraisal and Management section of the Abbeyfield Standard, the Executive Committee has determined that, in addition to the reserves held to represent the current value of its functional property the Society should also hold reserves equivalent to 2.5 times its annual turnover.

To the extent the Society holds additional reserves the Executive Committee has determined that the reserves should be held to meet any new development opportunities in the area of residential care for the elderly that may arise in the future.

MEMBERS OF THE EXECUTIVE COMMITTEE'S REPORT (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2014

MEMBERS OF THE EXECUTIVE COMMITTEE' RESPONSIBILITIES STATEMENT

The Members of the Executive Committee (who are also directors of The Abbeyfield Oxford Society Limited for the purposes of company law) are responsible for preparing the Members of the Executive Committee's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company, charity law and registered social housing legislation requires the Members of the Executive Committee to prepare financial statements for each financial year. Under company law the Members of the Executive Committee must not approve the financial statements unless they are satisfied that they 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 Members of the Executive Committee are required to:

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

The Members of the Executive Committee are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and 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, Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006 as amended. 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 preparing this report, the Members of the Executive Committee have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the Members of the Executive Committee on 18 March 2015 and signed on their behalf by:

Mr James Heywood

Member of the Executive Committee

Mr Hugh Scrutton, Treasurer Member of the Executive Committee

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2014

INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF THE EXECUTIVE COMMITTEE OF THE ABBEYFIELD OXFORD SOCIETY LIMITED

I report on the financial statements of the company for the year ended 30 September 2014 which are set out on pages 8 to 18.

This report is made solely to the company's Members of the Executive Committee, as a body, in accordance with section 145 of the Charities Act 2011 and regulations made under section 154 of that Act. My work has been undertaken so that I might state to the company's Members of the Executive Committee 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 company and the company's Members of the Executive Committee as a body, for my work or for this report.

RESPECTIVE RESPONSIBILITIES OF MEMBERS OF THE EXECUTIVE COMMITTEE AND EXAMINER

The Members of the Executive Committee, who are also the directors of the company for the purposes of company law, are responsible for the preparation of the financial statements. The Members of the Executive Committee consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

Having satisfied myself that the company is not subject to audit under charity or company law and is eligible for independent examination, it is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the company and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as Members of the Executive Committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S REPORT (continued) FOR THE YEAR ENDED 30 SEPTEMBER 2014

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare financial statements which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

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

Signed:

Lorraine Butler FS

Dated: 18 March 2015

KBDR Ltd The Old Tannery Hensington Road Woodstock OX20 1JL

SUMMARY INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2014

	Note	Restricted funds 2014 £	Total funds 2014 £	Total funds 2013 £
TOTAL INCOME LESS: TOTAL EXPENDITURE		-	165,425 124,109	172,171 123,966
Net income for the year before transfers		-	41,316	48,205
Transfers between funds	13	(969)	5,034	(8,952)
NET (EXPENDITURE)/INCOME FOR THE YEAR	13	(969)	46,350	39,253

The notes on pages 11 to 18 form part of these financial statements.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 30 SEPTEMBER 2014

		Restricted funds	Total funds 2014	As restated Total funds 2013
	Note	£	£	2075 £
NET (EXPENDITURE)/INCOME FOR THE YEAR	13	(969)	46,350	39,253
TOTAL CAINS AND LOSSES BEGGOVERS AND A				
TOTAL GAINS AND LOSSES RECOGNISED SINCE 1 OCTOBER 2013	13	(969)	46,350	39,253

There is no difference between the (expenditure)/income on ordinary activities for the year stated above and its historical cost equivalent.

The notes on pages 11 to 18 form part of these financial statements.

(A company limited by guarantee) REGISTERED NUMBER: 631694

BALANCE SHEET AS AT 30 SEPTEMBER 2014

			2014		2013
	Note	£	£	£	£
FIXED ASSETS					
Tangible assets	9		617,489		621,488
CURRENT ASSETS					
Debtors	10	401		2,672	
Investments	11	389,669		383,666	
Cash at bank		401,026		350,865	
	-	791,096	•	737,203	
CREDITORS: amounts falling due within one year	12	(12,939)		(9,395)	
NET CURRENT ASSETS	-		778,157		727,808
NET ASSETS			1,395,646		1,349,296
CHARITY FUNDS					
Restricted funds	13		7,782		8,751
Unrestricted funds	13		1,387,864		1,340,545
TOTAL FUNDS			1,395,646		1,349,296

The Members of the Executive Committee consider that the Registered Social Landlord is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the Registered Social Landlord to obtain an audit for the year in question in accordance with section 476 of the Act.

The Members of the Executive Committee acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the Registered Social Landlord as at 30 September 2014 and of its net incoming resources for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the Registered Social Landlord.

The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

BALANCE SHEET (continued) AS AT 30 SEPTEMBER 2014

The financial statements were approved by the Members of the Executive Committee on 18 March 2015 and signed on their behalf, by:

Mr James Heywood

Mr Hugh Scrutton, Treasurer

The notes on pages 11 to 18 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). The financial statements have been prepared in accordance with the Housing Act 1996, the Accounting Requirements for Registered Social Landlords General Determination 2000 and with Statement of Recommended Practice (SORP), "Accounting by Registered Social Landlords, Update 2008" and "Accounting and Reporting by Charities" published in March 2005, applicable accounting standards and the Companies Act 2006.

1.2 Company status

The company is a company limited by guarantee. The members of the company include Members of the Executive Committee named on page 1.

In accordance with clause 6 of the Memorandum and Articles of Association, every member of the Society undertakes to contribute to the assets of the Society in the event of the same being wound up during the time he or she is a member, or within one year after he or she ceases to be a member, for payment of the debts and liabilities of the Society, contracted before the time at which he or she ceased to be a member, and of the costs, charges and expenses of winding up of the same and the adjustment of the rights of the contributors among themselves, such amounts as may be required, not exceeding one pound.

The Society is a Registered Charity (No. 203245) and is additionally registered under the Housing Act 1974 (No. 2851) being wholly engaged in housing activities as defined in that Act.

1.3 Fund accounting

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

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

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the company for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

Investment income, gains and losses are allocated to the appropriate fund.

1.4 Incoming resources

All incoming resources are included in the Statement of financial activities when the company has entitlement to the funds, certainty of receipt and the amount can be measured with sufficient reliability.

(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

1. ACCOUNTING POLICIES (continued)

Donated services or facilities, which comprise donated services, are included in income at a valuation which is an estimate of the financial cost borne by the donor where such a cost is quantifiable and measurable. No income is recognised where there is no financial cost borne by a third party.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.5 Resources expended

Expenditure is accounted for on an accruals basis and has been included under expense categories that aggregate all costs for allocation to activities. Where costs cannot be directly attributed to particular activities they have been allocated on a basis consistent with the use of the resources.

Governance costs are those incurred in connection with administration of the company and compliance with constitutional and statutory requirements.

1.6 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts.

1.7 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is not charged on freehold land. Depreciation on other tangible fixed assets is provided at rates calculated to write off the cost of those assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property

1% of estimated value

Fixtures & fittings

20% straight line

1.8 Revaluation of tangible fixed assets

As permitted by the transitional provisions of the Financial Reporting Standard for Smaller Entities (effective April 2008) the company has elected not to adopt a policy of revaluation of tangible fixed assets. The company will retain the book value of land and buildings, previously revalued at 31 July 2002 and will not update that valuation.

1.9 Investments

Investments are stated at market value at the balance sheet date. The Statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

1. ACCOUNTING POLICIES (continued)

1.10 Pensions

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

2.	VOLUNTARY INCOME			
		Restricted funds 2014 £	Total funds 2014 £	Total funds 2013 £
	Donations			120
3.	OPERATING INCOME AND EXPENDITURE			
		Restricted funds 2014 £	Total funds 2014 £	Total funds 2013 £
	Operating income Charges to residents		147,696	150,556
	Operating expenditure Expenditure	-	108,800	106,313
	Net income from operating income and expenditure	•	38,896	44,243
4.	INVESTMENT INCOME			
		Restricted funds 2014 £	Total funds 2014 £	Total funds 2013 £
	Dividend income Bank interest received	-	16,319 1,410	19,714 1,781
			17,729	21,495

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

5.	GOVERNANCE COSTS					
				Restricted funds 2014 £	Total funds 2014 £	Total funds 2013 £
	Affiliation fees Independent examiner's fee Wages & salaries Depreciation - tangible fixed Depreciation - freehold prop	l assets ::.	two t	- - - -	2,777 1,006 6,783 938 3,805	2,696 984 9,380 788 3,805
				•	15,309	17,653
6.	ANALYSIS OF RESOURCE	S EXPENDED	BY EXPENDIT	URE TYPE		
6.	ANALYSIS OF RESOURCE	Staff costs 2014 £	BY EXPENDIT Depreciation 2014 £	URE TYPE Other costs 2014 £	Total 2014 £	Total 2013 £
6.	ANALYSIS OF RESOURCE	Staff costs 2014	Depreciation 2014	Other costs 2014	2014	2013
6.		Staff costs 2014 £	Depreciation 2014	Other costs 2014 £	2014 £	2013 £
6.	Expenditure	Staff costs 2014 £ 54,656	Depreciation 2014	Other costs 2014 £ 54,143	2014 £ 108,799	2013 £ 106,313
6.	Expenditure Operating expenditure	Staff costs 2014 £ 54,656 54,656	Depreciation 2014 £	Other costs 2014 £ 54,143	2014 £ 108,799 108,799	2013 £ 106,313 ———————————————————————————————————

7. NET INCOME

This is stated after charging:

	2014	2013
	£	£
Depreciation of tangible fixed assets:		
- owned by the charity	4,743	4,593
Governance Internal audit costs	-	-

During the year, no Members of the Executive Committee received any remuneration (2013 - £NIL). During the year, no Members of the Executive Committee received any benefits in kind (2013 - £NIL).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

8.	STAFF COSTS		
	Staff costs were as follows:		
		2014 £	2013 £
	Wages and salaries	61,439	62,024
	The average monthly number of employees during the year was	as follows:	
	The average monthly number of employees during the year was	as follows: 2014 No.	2013 No.

9. TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures & fittings £	Total £
Cost or valuation			
At 1 October 2013 Additions	701,539	30,758 744	732,297 744
At 30 September 2014	701,539	31,502	733,041
Depreciation			
At 1 October 2013 Charge for the year	82,458 3,805	28,351 938	110,809 4,743
At 30 September 2014	86,263	29,289	115,552
Net book value			
At 30 September 2014	615,276	2,213 =	617,489
At 30 September 2013	619,081	2,407	621,488

Included in land and buildings is freehold land at valuation of £321,100 (2013 - £321,100), (cost £184,074 (2013 - £184,074)) which is not depreciated.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	historical cost convention as follows.		
		2014 £	2013 £
	Cost Accumulated depreciation	434,514 (57,663)	434,514 55,158
	Net book value	376,851	489,672
10.	DEBTORS		
		2014 £	2013 £
	Other debtors Due from fellow society member	401 -	703 1,969
		401	2,672
11.	CURRENT ASSET INVESTMENTS		
		2014 £	2013 £
	Unlisted investments	389,669	383,666
12.	CREDITORS: Amounts falling due within one year		
	,	2014	2013
	Other creditors	£ 12,939	£ 9,395
			

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

13.	STATEMENT OF FUNDS					
		Brought	Incoming	Resources	Transfers	Carried
		Forward £	resources £	Expended £	in/out £	Forward £
		L	£	£	L	L
	Designated funds					
	Dilapidations reserve	60,000		-		60,000
	General funds					
	Operating surplus	971,607	165,425	(124,109)	-	1,012,923
	Property revaluation reserve	279,962	-	-	-	279,962
	Investment revaluation reserve	28,976	•	•	6,003	34,979
		1,280,545	165,425	(124,109)	6,003	1,327,864
	Total Unrestricted funds	1,340,545	165,425	(124,109)	6,003	1,387,864
	Restricted funds					
	Robert Barr's Charitable Trust	8,751			(969)	7,782
	Total of funds	1,349,296	165,425	(124,109) ======	5,034	1,395,646
	SUMMARY OF FUNDS					
		Brought	Incoming	Resources	Transfers	Carried
		Forward	resources	Expended	in/out	Forward
		£	£	£	£	£
	Designated funds	60,000	-	-	-	60,000
	General funds	1,280,545	165,425	(124,109)	6,003	1,327,864
	•	1,340,545	165,425	(124,109)	6,003	1,387,864
	Restricted funds	8,751	-	-	(969)	7,782
		1,349,296	165,425	(124,109)	5,034	1,395,646

(A company limited by guarantee)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Restricted	Total	Total
	funds	funds	funds
	2014	2014	2013
	£	£	£
Tangible fixed assets	-	617,489	621,488
Current assets	7,782	791,096	737,203
Creditors due within one year	-	(12,939)	(9,395)
	7,782	1,395,646	1,349,296

15. CAPITAL COMMITMENTS

There was no future major expenditure planned at the Balance Sheet date (2013: £nil)

16. HOUSING STOCK

At the balance sheet date there was 1 property in which there were 10 bed spaces avalaible (2013 - 10). There were no further units under development.