

THE ABBEYFIELD CHELSEA AND FULHAM SOCIETY LIMITED

DIRECTORS REPORT AND FINANCIAL STATEMENTS

30th SEPTEMBER 1998

WEST & CO

CHARTERED ACCOUNTANTS



THE ABBEYFIELD CHELSEA AND FULHAM SOCIETY LIMITEDDIRECTORS REPORT

The Directors present their Report with the Financial Statements of the Company for the year ended 30th September 1998.

The principal activity of the Company in the year under review was the provision of serviced housing facilities for the aged. The Company does not trade with intent to profit and is registered as a charity.

The Company has no Shareholders, and the Directors cannot pay a dividend.

The Directors throughout the year were as follows,

B MCINTYRE

MRS M SHARP

M ROBERTS

In addition the following were members of the Management Committee, Mr J Shaw, Mr C L Olive, Mrs S Hill, Mrs M Berwick, Mrs J Priday, Mr Corbet-Singleton,

The Auditors Messrs West and Co will be proposed for reappointment at the forthcoming Annual General Meeting.

Respective Responsibilities of Directors

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to select suitable accounting policies and then apply them consistently, make judgements and estimates that are reasonable and prudent and prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report, which has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 applicable to small companies was approved by the Board on 4th June 1999 and signed on its behalf.

M ROBERTS

COMPANY SECRETARY

Registered Number 640910

Registered Office 9 Coniger Road
London SW6 3TB

AUDITORS REPORT TO THE MEMBERS OF

THE ABBEYFIELD CHELSEA AND FULHAM SOCIETY LIMITED

We have audited the financial statements on pages 3 to 6 which have been prepared under the historical cost convention and the accounting policies set out on page 5.

Respective Responsibilities of Directors and Auditors

As described on page 1 the company's directors are responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and report our opinion to you.

Basis of Opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we have considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30th September 1998 and of its profit for the year then ended and have been properly prepared in accordance with the Housing Act 1996, the Accounting Requirements for Registered Social Landlords General Determination 1997, and the Companies Act 1985.

5th June 1999

Claridge House
200 High Street
Berkhamsted
Hertfordshire

West SG

WEST & CO

CHARTERED ACCOUNTANTS

REGISTERED AUDITORS

THE ABBEYFIELD CHELSEA AND FULHAM SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 30th SEPTEMBER 1998

	<u>Notes</u>	<u>1998</u>	<u>1997</u>
TURNOVER	5	64,054	65,860
Direct Cost of Sales		47,055	70,715
		<hr/>	<hr/>
GROSS PROFIT (LOSS)		16,999	(4,855)
Administrative Expenses		6,947	4,794
		<hr/>	<hr/>
OPERATING PROFIT (LOSS)	5	10,052	(9,649)
Other Income	6	7,625	17,652
Interest Payable		(5)	(99)
		<hr/>	<hr/>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		17,672	7,904
Taxation	1	-	-
		<hr/>	<hr/>
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		17,672	7,904
RETAINED PROFIT AT 1.10.1997		107,686	99,782
		<hr/>	<hr/>
RETAINED PROFIT AT 30.9.1998		£ 125,358	£ 107,686
		<hr/> <hr/>	<hr/> <hr/>

BALANCE SHEETAT 30th SEPTEMBER 1998

	<u>Notes</u>	<u>1998</u>	<u>1997</u>
TANGIBLE FIXED ASSETS			
Housing Property			
Cost and Improvements	7	94,994	94,994
Less Social Housing Grant		<u>1,475</u>	<u>1,475</u>
		93,519	93,519
Other Housing Property			
Cost and Improvements	7	85,042	36,884
Furniture and Equipment		<u>2,696</u>	<u>1,721</u>
Total Fixed Assets		181,257	132,124
CURRENT ASSETS			
Debtors		16,085	919
Cash at Bank		<u>13,725</u>	<u>65,988</u>
		29,810	66,907
CREDITORS			
Amounts falling due within one year			
Accruals and Prereceipts		12,092	9,633
Loan		<u>17,500</u>	<u>25,000</u>
		29,592	34,633
NET CURRENT ASSETS		218	32,274
TOTAL ASSETS LESS CURRENT LIABILITIES		181,475	164,398
CREDITORS			
Amounts falling due after more than one year			
Housing Association Loan	3	50,032	50,032
Other Secured Loan	4	<u>489</u>	<u>1,084</u>
PROVISION FOR LIABILITIES AND CHARGES		(50,521)	(51,116)
Motgage Interest	3	<u>(5,596)</u>	<u>(5,596)</u>
NET ASSETS		£ 125,358	£ 107,686
CAPITAL AND RESERVES			
Profit and Loss Account		<u>£ 125,358</u>	<u>£ 107,686</u>

The financial statements, which have been prepared in accordance with the Special Provisions of Part VII of the Companies Act 1985 applicable to small companies and with the Financial Reporting Standard for smaller entities, were approved by the Board on 4th June 1999 and signed on its behalf.

MRS M J SHARP - DIRECTOR

C L OLIVE - TREASURER

NOTES TO THE FINANCIAL STATEMENTS30th SEPTEMBER 1998

1. STATUS OF SOCIETY

The Society is registered as a company limited by guarantee (and not having a share capital) under the Companies Acts. The Society is also registered as a charity and no provision has therefore been made for Corporation Tax.

2. ACCOUNTING POLICIES

The Financial Statements are prepared under the historical cost convention and in accordance with applicable accounting standards, in accordance with the applicable Statement of Recommended Practice, the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 1997.

The cost of Housing Land and Buildings under the Social Housing Grant Assisted Scheme includes the cost of acquisition and development expenditure, less grants received from local authorities. Depreciation is charged on the cost of Housing Properties except where the residual values exceed the cost of Housing Land and Buildings.

Depreciation of Furniture and Equipment is charged at 20% per annum on the written down value.

3. HOUSING ASSOCIATION LOAN

The Loan from the Housing Association is secured on certain of the Society's Housing Land and Buildings included at cost of £94,994. The loan is not repayable unless the land and buildings are sold. Interest on the Housing Association loan has been charged at the commencement of the loan.

4. OTHER SECURED LOAN

The loan from the London Borough of Hammersmith and Fulham is secured on certain of the Society's Housing Land and Buildings included at cost of £36,884. The loan is repayable over a further one year and bears interest at 6% p.a.

5. TURNOVER AND OPERATING PROFIT

Turnover consists of income from lettings. There were twelve housing accommodation units during the year, (1997, twelve).

The average weekly number of full time employees of the Society was 3, (1997, 3)

No fee or remuneration was paid to any Director or Management Committee Member during the year.

The Operating Profit for the year was after charging,

	<u>1998</u>	<u>1997</u>
Staff Costs		
Social Security Costs	17,761	17,807
Auditors Remuneration	432	812
Remuneration of the Auditors for other services	999	999
Depreciation	999	999
	674	430