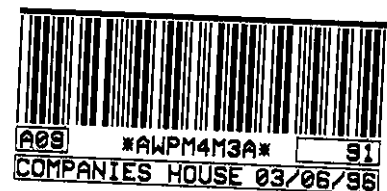


643334

THE ABBEYFIELD CHELTENHAM
SOCIETY LIMITED

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 1995

Paish Tooth and Co
Certified Accountants
35 Rodney Road
Cheltenham
Glos
GL50 1HX



THE ABBEYFIELD CHELTENHAM SOCIETY LTD

ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 1995

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THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE

Executive committee	P D Little	-	President
	Mrs S B Goulder	-	Chairman
	Miss M J Winterbourne	-	Secretary
	P J Sullings	-	Treasurer
	Mrs B L Bosworth		
	Mrs M E Copeland		
	Mrs F C Hawkins		
	Mrs G Southam		
	Mrs B Sullings		
Secretary	Miss M J Winterbourne		
Auditors	Paish Tooth and Co 35 Rodney Road Cheltenham GL50 1HX		
Bankers	Barclays Bank Plc Midland Bank Plc		
Solicitors	Watterson Todman and Co 133 Promenade Cheltenham Glos		
Registered office	3 Amaranth Way Up Hatherley Cheltenham Glos		

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

REPORT OF THE EXECUTIVE COMMITTEE

The executive committee submits its annual report together with the accounts for the year ended 30 September 1995.

1 Principal activity

The principal activity of the society is to provide accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. This activity falls wholly within hostel housing activities as defined in the Housing Act 1974.

2 Status

The society is:

a company limited by guarantee (Number 643334), having no share capital, and with solely charitable objectives.

registered as a charity (Number 220611)

registered with The Housing Corporation as a housing association
(Number H2109)

3 Review of business and results during the year

The financial results for the year are set out in the income and expenditure account on page 8, and the position at the end of the year is shown in the balance sheet on page 9. The detailed property revenue account is presented on page 17.

The executive committee considers that the state of affairs of the society is satisfactory.

From the reported surplus for the year, of £10883, transfers are proposed into reserve accounts to meet anticipated repairs expenditure as follows:

Future cyclical repairs	£2500
-------------------------	-------

Major repairs	£3000
---------------	-------

The balance of £5383 is added to accumulated revenue reserves.

4 Fixed assets

Details of significant changes in fixed assets are set out in notes 8 and 9 to the accounts.

The executive committee is of the opinion that the market value for the existing use of the land and buildings is £350000, which value has not been incorporated in these accounts.

5 Executive committee

The members of the executive committee who served during the year were:

P D Little	- President		
Mrs S B Goulder	- Chairman	Mrs B L Bosworth	Mrs G Southam
Miss M J Winterbourne	- Secretary	Mrs M E Copeland	Mrs B Sullings
P J Sullings	- Treasurer	Mrs F C Hawkins	

6 Auditors

A resolution for the re-appointment of Paish Tooth and Company as auditors will be proposed at the forthcoming Annual General Meeting.

Miss M J Winterbourne



On behalf of the executive committee

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

STATEMENT OF EXECUTIVE COMMITTEE MEMBERS' RESPONSIBILITIES

Company law requires the executive committee members to prepare accounts for each financial year which give a true and fair view of the state of affairs of the society as at the end of that year and of the surplus or deficit of the society for that period. In preparing those accounts the executive committee members are required to:

select suitable accounting policies and apply them consistently;

make judgements and estimates that are reasonable and prudent;

prepare the accounts on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The executive committee members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the society and which enable them to ensure that the accounts comply with the relevant legislation. They are also responsible for safeguarding the assets of the society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

REPORT OF THE AUDITORS TO THE MEMBERS OF

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

We have audited the accounts on pages 8 to 17 which have been prepared on the basis of the accounting policies set out on pages 10 and 11.

Respective responsibilities of the executive committee members and auditors

As described on page 6, the executive committee members are responsible for the preparation of accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to 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 accounts. It also includes an assessment of the significant estimates and judgements made by the executive committee members in the preparation of the accounts, and of whether the accounting policies are appropriate to the society's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we consider necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts 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 the information in the accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of the society's affairs at 30 September 1995 and of its income and expenditure for the year ended on that date, and have been properly prepared in accordance with the, Companies Act 1985, the Housing Associations Act 1985 and the Registered Housing Associations (Accounting Requirements) Order 1992.

Paish Tooth & Co.

Paish Tooth and Company
Certified Accountants and Registered Auditors

21 February 1996

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 1995

	<u>Note</u>	<u>1995</u>	<u>1994</u>
		£	£
Turnover		63335	56507
Less Operating costs		55729	60791
		—	—
Operating surplus/(deficit)		7606	(4284)
Interest receivable and other income	6	6749	6933
Interest payable	7	(3472)	(3450)
		—	—
Surplus/(deficit) on ordinary activities for the year		10883	(801)
Transfers to designated reserves			
Future cyclical repairs reserve	14	(2500)	-
Major repairs reserve	14	(3000)	-
		—	—
Net surplus/(deficit) for the year	14	<u>£5383</u>	<u>£(801)</u>

The Society has no recognised gains or losses other than the surplus/(deficit) for the years above.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

BALANCE SHEET

AT 30 SEPTEMBER 1995

	<u>Note</u>	<u>1995</u>	<u>1994</u>
		£	£
<u>Tangible Fixed Assets</u>			
Housing properties			
Cost less depreciation	8	144968	143951
Housing Association Grant		<u>(13801)</u>	<u>(13801)</u>
		131167	130150
Other tangible fixed assets			
Fixtures and equipment	9	2637	3323
		<u>133804</u>	<u>133473</u>
<u>Current Assets</u>			
Stocks		346	327
Debtors	10	839	621
Cash at bank and in hand		27549	20773
		<u>28734</u>	<u>21721</u>
<u>Current Liabilities</u>			
Creditors : amounts falling due within one year	11	4511	3299
		<u>24223</u>	<u>18422</u>
Net current assets			
Total assets less current liabilities		158027	151895
Creditors : amounts falling due after more than one year			
Housing property/finance	12	<u>46348</u>	<u>51099</u>
		<u>£111679</u>	<u>£100796</u>
<u>Financed by</u>			
<u>Capital and reserves:-</u>			
Revenue reserves	14	<u>£111679</u>	<u>£100796</u>

The accounts were approved by the Executive Committee on 16 February 1996
and signed on its behalf by:

M J Winterbourne

M. J. Winterbourne

P J Sullings

P. J. Sullings

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995

1 Status of society

The society is registered under the:

Companies Act 1985 (registered number 643334) and the Housing Act 1974 (Housing Corporation registered number H2109) and is a registered charity (number 220611).

The society is wholly engaged in hostel activities as defined in the Housing Act 1974.

2 Accounting policies

2.1 General

The principal accounting policies of the society are set out in the following sub-paragraphs.

2.2 Accounting basis

These accounts are prepared under the historical cost convention, in accordance with applicable Accounting Standards in the United Kingdom and in accordance with the Statement of Recommended Practice (the SORP) issued by the National Federation of Housing Associations, and with the Registered Housing Associations (Accounting Requirements) Order 1992.

2.3 Turnover

Turnover comprises rental and service income receivable.

2.4 Fixed assets - Housing land and buildings

Housing land and buildings are stated at cost.

2.5 Depreciation

2.5.1 Housing land and buildings HAG assisted schemes

- (i) Depreciation, as defined in (ii) below, is provided on the cost of freehold buildings;
- (ii) Depreciation is not charged on that portion of the cost which has qualified, or which will qualify, for HAG;
- (iii) For that portion of the cost financed by borrowings or from the society's own or other charitable resources, a charge is made to the hostel property revenue account for depreciation on buildings at 2% per annum on such cost.

2.5.2 Housing land and buildings (Non HAG assisted schemes)

No depreciation is charged on housing properties because they are maintained in a state of repair such that the estimated residual value of land and buildings at the date of the balance sheet is not less than their net book amount. The annual charge for depreciation therefore would be immaterial.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995 (CONTINUED)

2.5.3 Fixtures, fittings and equipment

Depreciation is charged on the straight line basis at 20% per annum on cost.

2.6 Housing Association Grant

Where developments have been financed wholly, or partly, by Housing Association Grant (HAG), the net book value of those developments has been reduced by the amount of the grant receivable which is shown separately in the balance sheet.

2.7 Future cyclical and major repairs

It is the executive committee's opinion that amounts will be required for the future cyclical and major repairs in the medium and long term and therefore amounts have been carried to designated reserves (Note 14).

Amounts similar to those provided in this year will continue to be set aside as reserves in future years.

The amounts so set aside are based on the society's obligation to carry out such works on a continuing basis for the future cyclical maintenance and major repairs of its property, based on planned programmes of works for which HAG will not be claimed.

2.8 Allocation of expenses

Expenses are allocated to management, repairs and service costs on the basis of the proportion of time or other relevant factors attributable to these activities.

2.9 Stocks

Stocks are in the nature of catering foodstuffs and are valued at the lower of cost and net realisable value.

2.10 Corporation Tax and VAT

The society has charitable status and is exempt from Corporation Tax on the income it has received.

The society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure accounts includes the relevant VAT.

2.11 Pensions

The society has no pension arrangements for its employees, other than Social Security benefits.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995

3. Service income, Housing Corporation allowances and operating costs

Hostel accommodation

(15 units)	<u>Service Income</u>	<u>Housing Corporation Allowances</u>	<u>Operating Costs</u>	<u>Surplus/ (Deficit)</u>
	£	£	£	£
Services	45956		43742	2214
Management		12356	4027	8329
Day to day repairs and maintenance		3501	7420	(3919)
Cyclical repairs and maintenance		1245	-	1245
	-----	-----	-----	-----
	<u>45956</u>	<u>17102</u>	55189	=
Other operating costs Depreciation of housing properties			540	

			<u>55729</u>	

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995

	<u>1995</u>	<u>1994</u>
4. <u>Employees</u>		
Employee costs:		
Salaries and wages	8041	9031
Social security costs	290	326
Other pension costs	-	-
	----	----
	<u>8331</u>	<u>9357</u>
Average weekly number of employees during the year:		
Hostel staff	<u>2</u>	<u>2</u>
5. <u>Payments to members, committee members, officers etc</u>		
Fees remuneration or expenses payable to members of the society who were neither members of the committee of management, nor employees of the society	<u>Nil</u>	<u>Nil</u>
Fees, remuneration or expenses payable to members of the committee of management of the society who were neither officers nor employees of the society	<u>Nil</u>	<u>Nil</u>
Fees, remuneration or expenses paid to officers of the society who were not employees	<u>Nil</u>	<u>Nil</u>
Payments or gifts made, or benefits granted, to the persons referred to in sections 13 to 15 of the Housing Associations Act 1985	<u>Nil</u>	<u>Nil</u>
6. <u>Interest receivable and other income</u>		
Building society interest	844	625
Covenants	500	500
Donations	5405	5808
	----	----
	<u>6749</u>	<u>6933</u>
7. <u>Interest payable</u>		
Mortgage interest	<u>3472</u>	<u>3450</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995

8.	<u>Housing land and buildings</u>	HAG <u>assisted</u>	Non HAG <u>assisted</u>	<u>Total</u>
		<u>Hall Road</u>	<u>St Lukes Road</u>	
	Cost			
	At 1 October 1994 (restated)	40745	144145	184890
	Additions	164	1393	1557
		-----	-----	-----
	At 30 September 1995	40909	145538	186447
		-----	-----	-----
	Depreciation			
	At 1 October 1994 (restated)	12471	28468	40939
	Charged in year	540	-	540
		-----	-----	-----
	At 30 September 1995	13011	28468	41479
		-----	-----	-----
	<u>Net book amount at 30 September 1995</u>	<u>27898</u>	<u>117070</u>	<u>144968</u>
	Housing Association grant			
	At 30 September 1994 and 1995			<u>13801</u>
9.	<u>Fixtures and equipment</u>	<u>Hall Road</u>	<u>St Lukes Road</u>	<u>Total</u>
	Cost			
	At 1 October 1994 (restated)	6426	6176	12602
	Additions	787		787
		-----	-----	-----
	At 30 September 1995	7213	6176	13389
		-----	-----	-----
	Depreciation			
	At 1 October 1994 (restated)	4785	4494	9279
	Charged in year	985	488	1473
		-----	-----	-----
	At 30 September 1995	5770	4982	10752
		-----	-----	-----
	<u>Net book amount at 30 September 1995</u>	<u>1443</u>	<u>1194</u>	<u>2637</u>
10.	<u>Debtors</u>		<u>1995</u>	<u>1994</u>
	Residents fees		360	-
	Prepayments		479	621
			-----	-----
			<u>839</u>	<u>621</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995

	<u>1995</u>	<u>1994</u>
11. <u>CREDITORS</u> - Falling due within one year	£	£
Mortgage loan	2100	900
Taxation and social security	511	556
Accruals	1900	1843
	----	----
	<u>4511</u>	<u>3299</u>
12. <u>CREDITORS</u> - Falling due after more than one year		
Housing property finance - Non HAG assisted		
Mortgage	44848	48099
Unsecured loan	1500	3000
	-----	-----
	<u>46348</u>	<u>51099</u>

The mortgage advance is from the Cheltenham and Gloucester Building Society, repayable over the period ending 31 March 2009.

The unsecured loan is from The Abbeyfield Society, is interest free and has no specified repayment date.

13. Share Capital
The society is a company limited by guarantee and has no share capital. Each member has undertaken to contribute an amount not exceeding £1 in the event of the company being wound up while he is a member or within one year of ceasing to be a member.

14. <u>Revenue Reserves</u>	<u>Income and Expenditure Account</u>	<u>Future Cyclical Repairs Reserve</u>	<u>Major Repairs Reserve</u>	<u>Total</u>
	£	£	£	£
At 1 October 1994	100796			
Surplus for the year	5383			
Provisions made in the year	-----	2500	3000	
		----	----	
At 30 September 1995	<u>106179</u>	<u>2500</u>	<u>3000</u>	<u>111679</u>

15. <u>Housing Stock</u>	<u>Units in Management</u>	
Hostel Accommodation - number of bed spaces	<u>1995</u>	<u>1994</u>
HAG assisted	7	7
Non HAG assisted	8	8
	---	---
	<u>15</u>	<u>15</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 1995

16. ACCOUNTING POLICY ADJUSTMENT

A change of accounting policy has been implemented during the year in respect of expenditure in prior years on certain fixtures and fittings in the society's residential homes (eg en-suite rooms). These items were originally classified as fixtures, fittings and equipment and depreciated accordingly, but have now been treated as additions to housing land and buildings, and the opening values of both housing land and buildings and fixtures, fittings and equipment (both cost and depreciation) have been restated within these accounts to give effect to the change in policy. This new policy will be adopted consistently in future.

As a result of the change the overall depreciation charge for this year is some £2000 lower than it would have been were it not for the change, and the reported surplus is correspondingly £2000 higher than it would otherwise have been.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

DETAILED HOSTEL PROPERTY REVENUE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 1995

	<u>St Lukes Road</u>	<u>Hall Road</u>	<u>Total</u>
	£	£	£
Income			
Residents' charges	35455	30610	
Losses arising from vacancies & absences	(730)	(2000)	
Turnover - Net income from residents' charges	<u>34725</u>	<u>28610</u>	<u>63335</u>
Expenditure			
Management expenses			
Insurance	281	287	
Telephone - administration	129	254	
Membership fee The Abbeyfield Society	842	561	
Auditors remuneration	750	750	
Stationery and postage	37	37	
Advertising	-	99	
	<u>2039</u>	<u>1988</u>	<u>4027</u>
Repairs and maintenance			
Day to day repairs	<u>4120</u>	<u>3300</u>	<u>7420</u>
Service costs			
Care and catering			
Employee costs	8331	9357	
Food costs and cleaning materials	8626	6036	
Garden maintenance	335	809	
Rates	1008	880	
Heating and lighting	3269	2785	
Sundry expenses	299	534	
Depreciation			
Fixtures, fittings and equipment	488	985	
Buildings	-	540	
	<u>22356</u>	<u>21926</u>	<u>44282</u>
Operating costs	<u>28515</u>	<u>27214</u>	<u>55729</u>
Hostel property revenue operating surplus	<u><u>£6210</u></u>	<u><u>£1396</u></u>	<u><u>£7606</u></u>

EXECUTIVE COMMITTEE

President: Mr P D Little
Chairman: Mrs S B Goulder

Hon Secretary: Miss M J Winterbourne
Hon Treasurer: Mr P J Sullings

Mrs B L Bodsworth
Mrs G Southam

Mrs M E Copeland
Mrs B D Sullings

Mrs F C Hawkins

CHAIRMAN'S REPORT 1996

This has been a year of good progress and greater stability than of late. All the rooms have been occupied for the greater part of the year and this has made for a brighter atmosphere in the houses as well as helping the finances.

Residents

The two new residents who moved into Trigg House at the beginning of 1995, Miss Jenkins and Major Prince, settled in well. Major Prince spent a week in hospital just before Christmas for a course of radio-therapy which relieved his severe back pain. Miss Hellawell was no longer able to cope and had a spell in hospital in Edinburgh; after a short return to Trigg House, she moved into a residential care home in Cheltenham, where she has settled quite well and is now more like her old self. The room has been taken by Mr Dobson. At Heathercroft, Mr Wilcox needed to move on to a home giving him greater care, and the room was taken by Mrs Mobley.

Housekeepers

The Heathercroft housekeeper, Miss Jones, has continued to provide excellent care for the residents. She had a period of illness after Christmas, but is slowly recovering; Mrs Hawkins and the relief helpers worked hard to cover her absence. At Trigg House Mrs Robinson stayed with us for a year but had to resign because of illness in her family. We were very fortunate in quickly replacing her with Mrs Hewitt, who with her husband moved in shortly before Christmas and has made a very positive start.

Upgrades and Maintenance

We continued the programme of upgrading and maintaining both houses. At Trigg House we installed an en-suite toilet in Room 4 while it was vacant, and double-glazed all the windows not already done, except for those in the kitchen. The front fascia and front door were made good and painted. A new cooker and dish-washer were obtained for the house, and a new gas-fire for the Annexe. The side fascias still need attention. At Heathercroft some roof leaks and the central-heating needed further attention, the patio and garden paths were re-laid, the main garden fence replaced, and kitchen and utility-room tiling was finished by voluntary help. Cracks are beginning to appear in the annexe walls and the other front mullion will need attention before long.

Fund-Raising and Publicity

The main fund-raising events were the Heathercroft summer garden-party, a street collection under Alexandra Rose Day auspices, a coffee-morning at Trigg House, and helping to sell Christmas Cards (including Abbeyfield ones) at the Cards For Good Causes shop. We received one legacy and a number of generous donations, for which we are very grateful. We participated again at the Volunteer event at Cheltenham Town Hall, and in Volunteer Week Nigel Jones MP came to Heathercroft to help volunteers creosote fences and garden benches.

Events

An event enjoyed by the residents from both houses was a theatre visit to see *The Pirates of Penzance*, with free tickets provided by the Cotswold Savoyards and transport provided by The Lions Club. Residents also had invitations to lunch or tea from various committee members and friends; and two had a special treat when Mr Dawson (who had done some building work at Heathercroft) took them to see Torville and Dean at Birmingham. The Heathercroft evening of Christmas carols and refreshments was as enjoyable as always, and Mrs Hewitt provided an enjoyable Christmas lunch party for residents and committee.

Committee Affairs

The Committee has remained unchanged, and as busy as ever. I am especially grateful to Mr Sullings for his skill in guiding and chiding us through financial matters and managing the budget. We were represented at the National AGM by Miss Winterbourne, and at the Regional Conference and AGM by Mrs Southam and Miss Winterbourne. Mr and Mrs Sullings and Miss Winterbourne attended training seminars for treasurers and secretaries. Several committee members attended a Consultative meeting, hosted by the Prestbury Society and attended by Societies from Gloucestershire, to discuss the extent and cost of the service provided by the National Society. The consensus was to support the national office at St Albans but to invite an efficiency drive to keep costs (and hence membership fees) as low as practicable.

Conclusion

As we embark on Abbeyfield's 40th Anniversary year, looking forward to great celebrations, I look back with gratitude to every member of this committee for shepherding us, and me in particular, through the 39th year of Abbeyfield life



Sarah B Goulder
Chairman

February 1996