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THE ABBEYFIELD CHELTENHAM

SOCIETY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2001



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

THE ABBEYFIELD CHELTENHAM SOCIETY LTD

ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2001

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THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE

Executive committee

Members/Directors	P D Little	- President
	Mrs A A Turner	- Chairman
	Miss M J Winterbourne	- Secretary
	P J Sullings	- Treasurer
	Mrs M E Copeland	(resigned 29 March 2001)
	Mrs B Sullings	
	Mrs J Beacon	
	Mrs A Watson	

Secretary Miss M J Winterbourne

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

Bankers Barclays Bank Plc
HSBC Bank Plc

Solicitors Rickerby Watterson
Ellenborough House
Wellington Street
Cheltenham
Glos
GL50 1YD

Registered office 3 Amaranth Way
Up Hatherley
Cheltenham
Glos
GL51 3YU

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 2001.

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 Hall Road property has been unable to attract and maintain full residency due to the accommodation being situated on the upper floors, and was closed on 31 August 2001.

The deficit for the year of £10998 reflects the difficulties at Hall Road, and is deducted from accumulated reserves.

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

4 Fixed assets

Details of significant changes in fixed assets are set out in notes 9 and 10 to the accounts.

The executive committee is of the opinion that the market value for the existing use of the land and buildings is £650,000. This value has not been incorporated in these accounts, but the property at Hall Road has been sold since the year end and the resulting gain will be reflected in the accounts to 30 September 2002.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

REPORT OF THE EXECUTIVE COMMITTEE (CONTINUED)

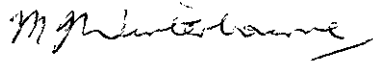
5 Executive committee

The members of the executive committee/directors who served during the year are as listed on page 3.

6 Auditors

A resolution for the re-appointment of Paish Tooth and Co 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'/DIRECTORS' RESPONSIBILITIES

Company law requires the executive committee 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 is required to:

select suitable accounting policies and apply them consistently;

make judgements and estimates that are reasonable and prudent;

state whether applicable accounting standards have been followed;

state whether applicable statements of recommended practice have been followed;

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

The executive committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the society and which enable it to ensure that the accounts comply with the relevant legislation. It is 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 16 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/directors and auditors

As described on page 6, the executive committee is 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 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 2001 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 Act 1996 and the Accounting Requirements for registered social landlords General Determination 2000.



Paish Tooth and Co
Chartered Certified Accountants and Registered Auditors

1 March 2002

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2001

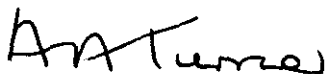
	<u>Note</u>	<u>2001</u>	<u>2000</u>
		£	£
Turnover		55521	70878
Less Operating costs		66803	68388
Operating (deficit)/surplus		(11282)	2490
Interest receivable and other income	7	2990	18557
Interest payable	8	(2706)	(2904)
(Deficit)/Surplus on ordinary activities		(10998)	18143
Transfer to designated reserves	15	-	4000
Net (deficit)/surplus	15	<u>£(10998)</u>	<u>£14143</u>

The Society's turnover and expenses all relate to continuing operations.

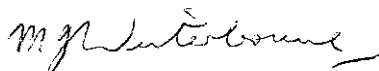
The only recognised loss for the year was the deficit of £10998 (2000 - £14143 surplus).

The accounts were approved by the Executive Committee/Board on 28 February 2002 and signed on its behalf by:

Mrs A A Turner



Miss M J Winterbourne



THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

BALANCE SHEET AT 30 SEPTEMBER 2001

	<u>Note</u>	<u>2001</u> £	<u>2000</u> £
<u>Tangible Fixed Assets</u>			
Housing properties			
Cost less depreciation	9	160101	155785
Social Housing Grant		(13801)	(13801)
		<hr/>	<hr/>
		146300	141984
Other tangible fixed assets			
Fixtures and equipment	10	6864	8701
		<hr/>	<hr/>
		<u>153164</u>	<u>150685</u>
<u>Current Assets</u>			
Stocks		163	287
Debtors	11	429	205
Cash at bank and in hand		17281	40135
		<hr/>	<hr/>
		17873	40627
<u>Current Liabilities</u>			
Creditors : amounts falling due within one year	12	(5482)	(5416)
		<hr/>	<hr/>
Net current assets		<u>12391</u>	<u>35211</u>
Total assets less current liabilities		<u>£165555</u>	<u>£185896</u>
<u>Financed by</u>			
Creditors : amounts falling due after more than one year	13	45723	51066
<u>Capital and reserves:-</u>			
Revenue reserves	15	119832	134830
		<hr/>	<hr/>
		<u>£165555</u>	<u>£185896</u>

The accounts were approved by the Executive Committee/Board on 28 February 2002
and signed on its behalf by:

Mrs A A Turner

AA Turner

Miss M J Winterbourne

M Winterbourne

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2001

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 subparagraphs.

2.2 Accounting basis

These accounts are prepared under the historical cost convention, in accordance with applicable Accounting Standards in the United Kingdom, the Statement of Recommended Practice (the SORP) issued by the National Federation of Housing Associations, The Housing Act 1996 and with the Accounting Requirements for registered social landlords General Determination 2000.

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 SHG 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 SHG;
- (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 SHG 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 2001 (CONTINUED)

2.5.3 Fixtures, fittings and equipment

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

2.6 Social Housing Grant

Where developments have been financed wholly, or partly, by Social Housing Grant (SHG), 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 repairs

It is the executive committee's opinion that amounts will be required for future cyclical repairs in the medium and long term and therefore amounts have been carried to designated reserves (Note 15).

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 of its property, based on planned programmes of works for which SHG 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 was not VAT registered at any time during the year ended 30 September 2001.

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 2001

	<u>2001</u>	<u>2000</u>
3 Operating Surplus/(Deficit)		

This is stated after charging:

Operating costs including:-

Depreciation	2526	2960
Auditors' Remuneration - audit services	520	520
- other services	<u>1184</u>	<u>1184</u>

4 a) Particulars of turnover, cost of sales and operating surplus/(deficit)

	Turnover	Cost of Sales	Operating Costs	Operating Surplus/(Deficit)
Social housing lettings				
Year ended 30 September 2001	<u>55521</u>	<u>0</u>	<u>66803</u>	<u>(11282)</u>
Year ended 30 September 2000	<u>70878</u>	<u>0</u>	<u>68388</u>	<u>2490</u>

b) Particulars of income and expenditure from social housing lettings

Residential homes

	Year ended 30 September 2001 Total £	Year ended 30 September 2000 Total £
Rent receivable	87974	83763
Voids	<u>(32453)</u>	<u>(12885)</u>
Net rental income	55521	70878
Other income	<u>0</u>	<u>0</u>
Turnover from social housing lettings	<u>55521</u>	<u>70878</u>
Management	5317	4981
Services	49482	52044
Routine maintenance	4426	8395
Major repairs expenditure	6889	2279
Depreciation of housing properties	<u>689</u>	<u>689</u>
Operating costs on social housing lettings	<u>66803</u>	<u>68388</u>
Operating surplus/(deficit) on social housing lettings	<u>£(11282)</u>	<u>£2490</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2001

5	Employees	<u>2001</u>	<u>2000</u>
	Employee costs:		
	Salaries and wages	21114	22310
	Social security costs	595	665
	Redundancy	1000	-
		<hr/>	<hr/>
		<u>£22709</u>	<u>£22975</u>
	Average weekly number of employees during the year:		
	Hostel staff	<u>4</u>	<u>4</u>
6	Directors' emoluments		
	No emoluments were payable for either the current or preceding year.		
	There were no pension arrangements in place in either year.		
	No compensation was payable in respect of either year.		
	No consideration was payable in either year in respect of services provided by third parties for making available personnel.		
7	Interest receivable and other income		
	Bank interest	972	1039
	Donations	1915	16688
	Fundraising	23	640
	Garage and hard standing rent	80	190
		<hr/>	<hr/>
		<u>£2990</u>	<u>£18557</u>
8	Interest payable		
	Loan interest	525	525
	Mortgage interest	<u>2181</u>	<u>2379</u>
		<hr/>	<hr/>
		<u>£2706</u>	<u>£2904</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2001

9	Housing land and buildings (Freeholds)	SHG	Non SHG	Total
		<u>assisted</u>	<u>assisted</u>	
		<u>Hall Road</u>	<u>St Lukes Road</u>	
	Cost			
	At 1 October 2000	48343	152217	200560
	Additions	<u>-</u>	<u>5005</u>	<u>5005</u>
	At 30 September 2001	<u>48343</u>	<u>157222</u>	<u>205565</u>
	Depreciation			
	At 1 October 2000	16307	28468	44775
	Charged in year	<u>689</u>	<u>-</u>	<u>689</u>
	At 30 September 2001	<u>16996</u>	<u>28468</u>	<u>45464</u>
	<u>Net book amount at 30 September 2001</u>	<u>£31347</u>	<u>£128754</u>	<u>£160101</u>
	Social Housing Grant			
	At 30 September 2000 and 2001	<u>£13801</u>	<u>-</u>	<u>£13801</u>
10	Fixtures and equipment			
		<u>Hall Road</u>	<u>St Lukes Road</u>	<u>Total</u>
	Cost			
	At 1 October 2000	17313	11428	28741
	Additions	<u>-</u>	<u>-</u>	<u>-</u>
	At 30 September 2001	<u>17313</u>	<u>11428</u>	<u>28741</u>
	Depreciation			
	At 1 October 2000	11816	8224	20040
	Charged in year	<u>935</u>	<u>902</u>	<u>1837</u>
	At 30 September 2001	<u>12751</u>	<u>9126</u>	<u>21877</u>
	<u>Net book amount at 30 September 2001</u>	<u>£4562</u>	<u>£2302</u>	<u>£6864</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2001

11	Debtors	<u>2001</u> £	<u>2000</u> £
	Prepayments	429	205
		—	—
		<u>£429</u>	<u>£205</u>
12	Creditors - Falling due within one year		
	Mortgage loan	3200	3000
	Accruals	1704	1809
	Taxation and social security	578	607
		—	—
		<u>£5482</u>	<u>£5416</u>
13	Creditors - Falling due after more than one year		
	Housing property finance - Non SHG assisted - Mortgage	27723	31066
	Loans	18000	20000
		—	—
		<u>£45723</u>	<u>£51066</u>

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

The loans are for the purpose of helping to finance the repair, redecoration and improvement of the property at St Lukes Road.

There are two loans of £10,000 each and the terms of repayment are currently as follows:-

	<u>2001</u>	<u>2000</u>
Amounts payable by instalments:		
Between 1-2 years	8000	8000
Between 2-5 years	10000	12000
	<u>£18000</u>	<u>£20000</u>

One of the loans carries interest at a rate of 5.25% per annum on the outstanding balance which will be payable annually on 31st August. The other is interest free.

These notes are purely formal; and it should be noted that all of these liabilities have been repaid since the year end.

THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2001

14 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.

15 Revenue Reserves	Income and Expenditure <u>Account</u> £	Future Cyclical Repairs <u>Reserve</u> £	<u>Total</u> £
At 1 October 2000	129830	5000	134830
Deficit for the year	(10998)	-	(10998)
Expenditure met in the year	-	(4000)	(4000)
	_____	_____	_____
At 30 September 2001	<u>£118832</u>	<u>£1000</u>	<u>£119832</u>

16 Housing Stock

Units in Management

	<u>2001</u>	<u>2000</u>
Hostel Accommodation - number of bed spaces		
SHG assisted	7	7
Non SHG assisted	8	8
	—	—
	<u>15</u>	<u>15</u>

17 Payments to creditors

Average number of days between receipt and payment of purchase invoices	<u>10</u>	<u>10</u>
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THE ABBEYFIELD CHELTENHAM SOCIETY LIMITED**DETAILED HOSTEL PROPERTY REVENUE ACCOUNT****FOR THE YEAR ENDED 30 SEPTEMBER 2001**

	<u>St Lukes Road</u>	<u>Hall Road</u>	<u>Total</u>
	£	£	£
Income			
Residents' charges	47364	40610	
Losses arising from vacancies and absences	(9283)	(23170)	
	<hr/>	<hr/>	
Turnover - Net income from residents' charges	<u>38081</u>	<u>17440</u>	<u>55521</u>
Expenditure			
Management expenses			
Insurance	389	389	
Telephone - administration	125	214	
Membership fee The Abbeyfield Society	1436	951	
Auditors remuneration	852	852	
Stationery and postage	27	28	
Bank charges	27	27	
	<hr/>	<hr/>	
	<u>2856</u>	<u>2461</u>	5317
Repairs and maintenance			
Day to day repairs	3962	464	
Major repairs (including surveyors fees)	952	5937	
	<hr/>	<hr/>	
	<u>4914</u>	<u>6401</u>	11315
Service costs			
Care and catering			
Employee costs	10244	12465	
Food costs and cleaning materials	9934	5169	
Garden maintenance	838	-	
Rates	1303	1551	
Heating and lighting	2828	1767	
Sundry expenses	587	959	
Depreciation			
Fixtures, fittings and equipment	902	935	
Buildings	-	689	
	<hr/>	<hr/>	
	<u>26636</u>	<u>23535</u>	<u>50171</u>
Operating costs	<u>34406</u>	<u>32397</u>	<u>66803</u>
Hostel property revenue operating surplus/(deficit)	<u>£3675</u>	<u>£(14957)</u>	<u>£(11282)</u>

THE ABBEYFIELD CHELTENHAM SOCIETY LTD.

EXECUTIVE COMMITTEE

President: Mr.P.D.Little

Chairman: Mrs.A. A. Turner

Hon.Secretary : Miss M. J. Winterbourne

Hon.Treasurer: Mr. P. J. Sullings

Mrs. J. Beacon Mrs. B. D. Sullings Mrs. A.Watson

CHAIRMAN'S REPORT FOR THE ANNUAL GENERAL MEETING ON WEDNESDAY 27TH MARCH 2002

I have now completed my fourth year as Chairman and during this time I have been increasingly conscious of the debt owed by Cheltenham Abbeyfield to all those whose co-operation and effort is so willingly and freely given so that we may house residents comfortably and happily. I am not only thinking of our own committee members and staff but also of Iris Trask, our Regional Council representative for Gloucestershire, members of staff from Abbeyfield in St. Albans and in particular, Barry Davies our Abbeyfield Regional Secretary. He offers a willing listening ear and sound practical advice.

On behalf of us all, I am extremely grateful to our Secretary, Margaret Winterbourne, our Treasurer, Peter Sullings, and Barbara Sullings who is our Heathercroft Manager. Peter is very generous and helpful with his time and expertise in keeping a firm and accurate grip on our financial matters. He also gives willing assistance with general maintenance, solving problems along the way! Margaret copes with Abbeyfield matters, writes the minutes of the monthly meetings and was regularly active as House Manager at Trigg House. Barbara became the temporary House Manager at Heathercroft at a difficult time about three years ago and she made an excellent job of liaison between the housekeeper, the residents and the committee. Because there is no-one else willing or free to take this temporary job from her, she still performs this work and we are very grateful indeed to her.

Grateful thanks are also due to Mrs. Anne Watson and Mrs. Jennie Beacon our other committee members who offer help where necessary.

Finally, I mention our Building Surveyor, Richard Basnett, who is always ready to discuss problems and provide solutions with regard to our buildings in a most friendly and helpful way. Our thanks are due to him.

Sale of Trigg House

The most important matter to be reported on this year is the closure and sale of Trigg House. It became increasingly obvious that this property was no longer suitable for an Abbeyfield house as expectations of elderly people have changed. Not only do more elderly people remain in their own homes with support offered but those who do move into sheltered accommodation expect more than a bedsittingroom. We could not fill the vacancies we had at Trigg House - partly because we were not allowed to instal a lift and our rooms upstairs were not taken. We were losing money on the administration of the house which clearly could not continue. Having taken advice, the house was put on the market in September and was finally sold on 14th January 2002 for the sum of £360,000. We were both pleased and disappointed at this price - pleased because it was a sum a lot higher than we had expected in the first place but disappointed as it was a lot less than the estate agent and our valuer had suggested originally. I have been grateful for the advice and help obtained from the Abbeyfield Society from Alastair Holland and also Barry Davies our Regional Secretary, our Estate Agent, Andrews, from our valuer Gordon Macdonald from Bayley Donaldson, the Housing Corporation

and the Charity Commission. We have now transferred the money received into the Charities Official Investment Fund and Barclays Bank.

Residents who were living in the house just before the sale, were Mrs. Sylvia Osborne and Mr. Harry Poole. These two removed to Heathercroft and have settled there. Mrs. Muriel Sayle moved to a Rest Home locally and some of us are still in regular contact with her.

We must now turn our attention to our house in St. Luke's Road, Heathercroft.

Heathercroft - 37 St. Luke's Road, Cheltenham.

Residents

Room 1 Vacant but soon to have a new resident.
Room 2 Mrs. Jean Robbins
Room 3 Mr. Harry Poole
Room 4 Guest Room
Room 5 Mr. Eddie Reed
Room 6 Mrs. Molly Lohan
Room 7 Vacant
Room 8 Mrs. Sylvia Osborne.

During the year we had to say goodbye to two residents - Mrs. Eileen Cox and Mrs. Elsie Bullock. Both needed more care than we could offer. They are missed in the house.

Housekeepers and Other Staff -

Our housekeeper - Miss Mary Jones - is very popular with the residents and keeps them happy. It is partly due to her care that some of the most frail residents are able to remain at the house. We are greatly indebted to her.

Mrs. Anne Rowe and Mrs. Valerie Gregory are our relief housekeepers and a local cleaning company provides a cleaner who keeps the accommodation clean and tidy.

Mrs. Catherine Sears helps in the garden. We thank those who give service to Heathercroft very much indeed.

Fundraising and Social Events

Mary Jones held a successful Christmas party in December. She is a capable expert in organising such events. Congratulations to her !

General maintenance

Small maintenance jobs - some painting and decorating for example - have been undertaken as needed. During the year, three dying trees were cut down in the front garden after planning permission had been received (we are in a conservation area) and a new fence erected between us and the house next door. At the time of the closure of Trigg House, a toilet and washbasin cubicle was installed in

Room 3 for the use of Mr. Harry Poole and most recently, a similar cubicle has been installed in Room 1 thus upgrading the facilities considerably and we hope to have new resident in that room in April.

We are asking Alastair Holland from Abbeyfield to visit Heathercroft to advise us on the future of the house. We have in the past investigated an upgrade and extension to the property but town planners were unhappy with our plans as we are in the conservation area. Now we are unsure whether this house could provide adequate accommodation for the long term future. It would not be right to spend the money we have received from the sale of Trigg House to upgrade and refurbish Heathercroft if it will not be viable for the future. On the other hand several items of work need to be carried out - such

as a new kitchen and repairs to the driveway - but is it wise to spend money on these items if later we may have extensive work done?

The Future

In common with many other voluntary organisations we need more help on the committee. Because there are so few Trustees, we cannot create a house committee to support the Executive Committee, one of whose jobs is to implement Abbeyfield policies. Our existing system works fairly well although not totally recommended by Abbeyfield, but the responsibility falls on too few. At present we are investigating possibilities which are the possibility of accepting Trustee help from Abbeyfield, thinking about joining with another local Abbeyfield Society or finding more Trustees and volunteers to allow us to carry on as we are. At present this latter seems to be the favoured option. We have to bear in mind that our committee is getting older and some retirements will inevitably take place fairly soon.

Having worked for several charities over the past thirty years I have seen how much more difficult it has become for Trustees to operate. The complexity of the task has grown enormously. Trustees are expected to have a knowledge of the Health and Safety Regulations, the Data Protection Act, Risk Assessment etc. Recently time and attention has had to be spent on the forthcoming changes in Housing benefit. Government money is being provided for the "Supporting People Grant" This pays for some items which were taken care of by Housing Benefit. here again this is not an option but it is mandatory that we take part. This new initiative has generated forms and more forms and, of course, the need to understand them! Inevitably fewer people will wish to be involved to such an extent as Trustees.

Apart from these concerns, another major item - mentioned in the Report last year-- for the coming year is the implementation of the Abbeyfield Standard. This sets out the criteria ensuring that each Abbeyfield Scheme is working to the same high standard of administration overall. We must have implemented the requirements for inspection by 2003 and must provide proof that we are following all the rules and regulations.. The implementation of the Standard is not an option but a requirement! Last year I had to report that we had as yet made no progress on this matter but we are now resolved to seek help. Mt. Tony Aldridge is employed by several Gloucestershire Societies as an administrator and he has agreed to take on this job on our behalf. Soon he will visit Heathercroft and attend some of our committee meetings in order to make progress with the Standard.

I am sorry that this Report is somewhat pessimistic and gives warning of some difficult decisions to be made for the future. Despite that, we have made a lot of progress during the year. We tackled the task of closing Trigg House although none of us were pleased to see this backward step but at least we stemmed the outflow of money which would have led to insolvency.

The Committee still meets monthly and makes a great effort to try to ensure the well-being of our residents, according to Abbeyfield principles and, of course, our own inclinations.

I wish you all well for the coming year and thank you again for your support.

AA Twine

27/3/02