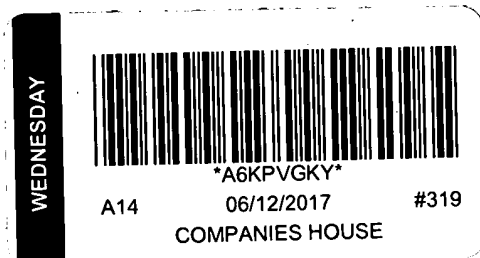


THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

Company Registration No. 00677799 (England and Wales)

Registered Charity No. 225638

Housing and Communities Agency Registered No. H0227



THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
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THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mrs N Whitham (Chairman)
Mr I R Hepworth (Deputy Chairman)
Mrs P J Bell
Dr E M Senior
Mr M Carter

Registered office

Grove House
12 Riddings Road
Ilkley
LS29 9BF

Auditor

Naylor Wintersgill Limited
Carlton House
Grammar School Street
Bradford
BD1 4NS

Bankers

Barclays Bank plc
10 Market Street
Bradford
BD1 1EG

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
CHAIRMAN'S REPORT

FOR THE YEAR ENDED 31 MARCH 2017

The year has been one of significant change and progress in the Society achieving its objectives. The current year was the first where Abbeyfield The Dales (an Abbeyfield affiliated management company) took operational management for all Bradford Society properties. The change has not had any adverse impact to our residents, and property, letting and safety aspects of the business has improved during the year.

Through our relationship with the management company, Abbeyfield Bradford Society Limited have grown stronger ties with Abbeyfield Ilkley Society (whose properties are also managed by Abbeyfield The Dales) and we are exploring the pooling of our resources to invest in the future growth of both of our Societies. This relationship will help both parties to find new ways of providing affordable desirable housing and care services for elderly people that will provide companionship and alleviate loneliness within the communities in which we operate.

One element of our strategy has been to review the services we operate to make sure they give residents the best choice for a fulfilling life in an environment that meet their needs. The demand for the service and being able to operate sustainably is a key objective of the Society. It is therefore with deep regret that we gave notice to close 23/24 North Park Road and transfer residents to other facilities. The closure was carried out successfully, with minimal lasting impact to residents, with four residents moving to Abbeyfield Ilkley Society Limited properties. The Bradford Society made a commitment to provide financial support for these residents for up to five years to help their transition to their new home. A provision for the future commitment calculated to be £137,812 has been included in the costs to 31 March 2017.

The intention of Abbeyfield Bradford Society was to transfer residents from 23/24 North Park Road to Fern House, Bingley; a new site being developed by the Abbeyfield Society. There has been a significant delay in the opening of Fern House, and consequently the Board of Trustees decided to close 23/24 North Park Road with the residents moving elsewhere. The new site in Bingley is due to open in late summer 2017, and will be managed by Abbeyfield The Dales on completion. Fern House comprises 49 extra care flats for rent, 30 rooms for residential/dementia care and a community hub, which will serve the needs of older people in the wider Bingley area.

As mentioned previously, significant works have been completed to improve the safety and environment across the Bradford Society properties. In addition, The Bradford Society commissioned through the managing agent a stock condition survey to be carried out across all sites; this will inform future investment decisions in the Bradford Society properties to ensure they continue to comply with decent homes standard and safety legislation.

I would like to thank Graham Plant, who has retired as Trustee from the Abbeyfield Bradford Society's Board of Trustees, for his tireless contribution and support in the running and governance of the Society for many years. He will be greatly missed for his contribution and friendship by his fellow Trustees.

Finally, I would like to thank all our volunteers and staff for their help over the year. Our charitable status, the provision of companionship and high standards of support differentiate us from other providers and allow us to clearly position Abbeyfield as a unique provider of housing for older people in our area.



Nora Whitham MBE
Executive Committee Chairman
6 November 2017

THE ABBEYFIELD BRADFORD SOCIETY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2017

The Trustees of Abbeyfield Bradford Society Limited present their report and financial statements of the Society for the period ended 31 March 2017.

Status

The Society is a company limited by guarantee, as defined by the Companies Act 2006, and is governed by its articles of association. The Society is a registered social landlord, being registered with the Homes and Communities Agency (registration number H0227), and has solely charitable objectives. The principal activity and object is to provide accommodation and companionship for lone frail elderly people.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mrs N Whitham (Chairman)

Mr I R Hepworth (Deputy Chairman)

Mrs P J Bell

Mr G F Plant

(Resigned 7 August 2017)

Dr E M Senior

Mr M Carter

The Society provides insurance to indemnify the Board of Trustees against any liability when acting on behalf of the Society.

Objectives of the Society

The Society's objectives are:

- To offer a safe and happy environment for Abbeyfield residents and other users of the facilities.
- To maintain charges to residents at a level that can be afforded by all those wanting accommodation after allowing for Housing Benefit.
- To make a sufficient financial surplus and maintain adequate reserves to enable the housing stock to remain in good repair and to enable investment in new schemes to be funded.

The Trustees are committed to furthering the Society's objects through the provision of high quality affordable housing and housing management support for the over 55's. In doing so the Trustees monitor the extent of resources of the Society to ensure the cost of running and maintaining the facilities and the ability of residents to make payments from their own resources or receive the required public funding are central to their decision making. The Trustees continues to monitor its operations and planning to ensure continued adherence to The Charity Commission's public benefit guidance, including its guidance on fee-charging. The Trustees will continue to ensure services are available and affordable for individuals.

THE ABBEYFIELD BRADFORD SOCIETY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2017

Activities of the Society

The table below details the numbers of flats available for rent at each of the 4 properties owned by the Society at the year-end:

Property Independent Living (Rent)

Leylands Lane, Bradford	4
Kirkview, Shipley	7
Woodview, Saltaire	5
School Street, Pudsey	6

	22

The Chairman's report noted 23/24 North Park Road was closed and all residents moved to other services. The property remains closed and is currently being marketed for disposal.

The Board of Trustees is committed to providing housing to frail and elderly residents, and are confident in being able to produce new initiatives that will ensure the Society continues to provide housing in line with its charitable objectives.

Organisational and Decision-Making Structure

From the 1st April 2016, Abbeyfield Bradford Society transferred the management of its service to Abbeyfield The Dales; an affiliated company of The Abbeyfield Society. Abbeyfield The Dales manages the services and properties of a few Abbeyfield member societies under management and cost sharing arrangements, as well as some services and properties for The Abbeyfield Society within a geographical region.

Under the arrangements, Abbeyfield The Dales has been delegated management and decision making powers to enable it to effectively manage the properties. The Board of Trustees of Abbeyfield Bradford Society Limited retain oversight of the business and give direction and approval for the future direction of each property and the business. The ultimate responsibility of the Trustees remains unchanged, and the executive of Abbeyfield The Dales is answerable to the Board of Trustees. Governance is further strengthened, and the interests of the three societies who utilise the management company, Abbeyfield The Dales, is secured by 3 members from each Society's Board sitting on the Board of the management company.

The Board of Trustees is responsible for the oversight and stewardship of the Society in ensuring decision making and governance of Abbeyfield The Dales executive is in the best interests of the residents it serves, meets the core principles of the society and meets current legislation and best practice.

Related parties

The Society is affiliated to The Abbeyfield Society, and acts in accordance with the aims and guiding principles of that Society.

In addition, and mentioned above, the Society has its properties and services managed by Abbeyfield The Dales under a cost sharing arrangement with Abbeyfield Ilkley Society and The Abbeyfield Society. The management fee charged to Abbeyfield Bradford Society for the year to 31 March 2017 for the service provided by Abbeyfield The Dales Limited was £13,336.

Code of Governance

The Board of Trustees and officers of Abbeyfield The Dales manage the affairs of the Society in accordance with the guidelines of the Charity Commission, and adhere to all legislation and best practice stipulated by all regulators; namely HCA, HSE and Fire Officers.

THE ABBEYFIELD BRADFORD SOCIETY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2017

The Contribution of Volunteers

The Bradford Society remains committed to one of its founding principles of involving volunteers in support of the daily operation of the services delivered to residents. The volunteer ethos remains strong within the society in the running of activities of the Society. The Board of Trustees wish to place on record their appreciation for the efforts and dedication of all its volunteers.

Statement of Executive Committee Responsibilities

The Board of Trustees is responsible for preparing the Chairman's Report, Directors' Report and the financial statements in accordance with all applicable law and regulation.

Company law requires the Board of Trustees to prepare financial statements for each financial year. Under that law, the Board of Trustees have elected to prepare financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice, United Kingdom Accounting Standards and applicable law, and have adhered to valuation of its fixed assets and treatment of Social Housing Grant as specified in FRS102 and the Housing SORP 2014. Under company law, the Board of Trustees 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 company profit and loss for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements 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 company will continue in business.

The Board of Trustees is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure the financial statements comply with Companies Act 2006. They are also responsible for safeguarding the assets of the company and for taking reasonable steps for the detection and prevention of fraud and irregularities.

Statement of the Society's System of Internal Financial Control

The Board of Trustees is responsible for the Society's system of internal financial control. It recognises that such a system can provide reasonable but not absolute assurance against material misstatement or loss.

The main features of the internal control system are:

- Standing orders and financial regulations which delineate responsibilities and levels of authorities;
- Annual budgets that are set for each property in the context of a longer-term plan with clear accountability for control of the budget;
- Annual review of risk management
- Monthly management accounts and key performance indicator reporting and explanation to the Board of Trustees;
- A stock condition survey and planned works programme that will inform the planning of future investment decisions and funding requirements.
- Executive approval of the parameters under which investment in properties is made.

The Trustees regularly review the effectiveness of the system of internal financial controls and ensure practices are amended to strengthen financial and operational control where necessary.

Additionally, the executive of Abbeyfield The Dales work closely with the Trustees in identifying major risks facing the charity that would have an impact on its ability to continue to provide services and remain financially viable, and strategies are put in place to mitigate those identified where appropriate. Abbeyfield The Dales now manages and monitors a substantial amount of the business and operational risk on behalf of Abbeyfield Bradford Society Limited, and reviews the controls and actions in place to manage the risk regularly, and gives a formal update to the Abbeyfield The Dales Board of which The Bradford Society has membership.

**THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' REPORT**

FOR THE YEAR ENDED 31 MARCH 2017

Auditor

In accordance with the company's articles, a resolution proposing that Naylor Wintersgill Limited be reappointed as auditor of the company will be put at a General Meeting.

Statement of disclosure to auditor

So far as each person who was a Trustee at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the Board of Trustees



Mrs N Whitham (Chairman)

Director

6 November 2017

THE ABBEYFIELD BRADFORD SOCIETY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF THE ABBEYFIELD BRADFORD SOCIETY LIMITED

We have audited the financial statements of The Abbeyfield Bradford Society Limited for the year ended 31 March 2017 which comprise the Income and Expenditure Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Executive Committee Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 2006, Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006. We also report, in our opinion, if the Executive Committee members report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding executive committee members' remuneration and transactions with the Society is not disclosed.

We review whether the statement of risk management reflects the society's compliance with the Homes and Communities Agency circular R2 - 25/01 'Internal Control Assurance', and we report whether the Executive Committee members' have provided the disclosure required by the Circular and whether the statement is not inconsistent with the information of which we are aware from our audit of the financial statements. We are not required to form an opinion on the effectiveness of the society's system of internal financial control.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2017 and of its deficit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, Housing and Regeneration Act 2008, the Accounting Direction of Private Registered Providers of Social Housing 2015.

**THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

TO THE MEMBERS OF THE ABBEYFIELD BRADFORD SOCIETY LIMITED

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit, the information given in the Executive Committee Report for the financial year for which the financial statements are prepared is consistent with the financial statements, and the Executive Committee's Report been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Executive Committee's Report.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures Executive Committee Members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Executive Committee were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.



**Alan Wintersgill (Senior Statutory Auditor)
for and on behalf of Naylor Wintersgill Limited**

6 November 2017

**Chartered Accountants
Statutory Auditor**

Carlton House
Grammar School Street
Bradford
BD1 4NS

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
RISK MANAGEMENT

FOR THE YEAR ENDED 31 MARCH 2017

Homes and Communities Agency Circular R2 25/01 - Internal Controls
Assurance Progress Report

The Executive Committee members recognise that the revised requirements of the Homes and Communities Agency's Circular R2 – 25/01 Internal Controls Assurance must be fully complied with for the society's audited financial statements for the year ending 31 March 2016. In particular, it has been noted that the Executive Committee is required to report on the Society's whole system of internal controls and not just financial controls. Although The Abbeyfield Bradford Society Limited currently has established systems of internal controls, in seeking to ensure that all forms of assurance are adequate and effective and, that the requirements of the circular are fully complied with, a number of steps are being taken to further the existing systems of internal control. These include:

- a progressive revision and upgrade of risk management arrangements; and
- a systematic assessment of the Homes and Communities Agency's Internal Controls Assurance Guidance Notes to ensure all appropriate forms of assurance are in place and operating effectively.

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2017

		2017	2016
	Notes	£	£
Turnover	2	144,018	189,979
Operating expenditure		(374,264)	(291,213)
Other income		26,054	33,415
Operating (deficit)/surplus		(204,192)	(67,819)
Interest payable and similar expenses		(4)	-
(Deficit)/surplus before tax		(204,196)	(67,819)
Taxation	6	-	-
(Deficit)/surplus after tax		(204,196)	(67,819)
Transfer from/(to) improvement fund		-	14,076
Total comprehensive income for the year		(204,196)	(53,743)

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	7		1,698,630		1,760,322
Current assets					
Debtors	8	481,787		498,042	
Cash at bank and in hand		138,312		139,966	
		620,099		638,008	
Creditors: amounts falling due within one year	9	(80,529)		(40,446)	
Net current assets			539,570		597,562
Total assets less current liabilities			2,238,200		2,357,884
Creditors: amounts falling due after more than one year	10		(955,386)		(870,874)
Net assets			1,282,814		1,487,010
Reserves					
Other reserves	11	809,071		809,071	
Profit and loss reserves		473,743		677,939	
Total equity			1,282,814		1,487,010

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

The financial statements were approved by the board of directors and authorised for issue on 6 November 2017 and are signed on its behalf by:



Mrs N Whitham (Chairman)
Director



Mr I R Hepworth (Deputy Chairman)
Director

Company Registration No. 00677799

THE ABBEYFIELD BRADFORD SOCIETY LIMITED

(A COMPANY LIMITED BY GUARANTEE)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

Company information

The Abbeyfield Bradford Society Limited is a private company limited by guarantee incorporated in England and Wales. It is also a registered charity and is registered with the Homes and Communities agency. The registered office is Grove House, 12 Riddings Road, Ilkley, LS29 9BF.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view. The accounts comply with the Housing Act 1996, the Accounting Direction for Private Registered Providers of Social Housing 2015, and the Housing SORP 2014 Statement of Recommended Practice for Social Housing Providers published by the National Housing Federation.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

These financial statements are prepared on the going concern basis. The trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Building structure	1% straight line
Roof	2% straight line
Windows and doors	2% straight line
Kitchens and bathrooms	3.33% straight line
Lifts	6.6% straight line
Fixtures, fittings and equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.11 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

Government grants relating to turnover are recognised as income over the periods when the related costs are incurred. Grants relating to an asset are recognised in income systematically over the asset's expected useful life. If part of such a grant is deferred it is recognised as deferred income rather than being deducted from the asset's carrying amount.

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

1.12 Reserves

Revenue reserve

The revenue reserve is an accumulation of all surplus and deficits arising from the society's ordinary operations including any donations and legacies received free of any restrictions. These funds are freely available for use by the Society.

Designated reserves

The Society designates certain reserves which have been set aside for designated uses which prevent them, in the judgement of the Executive Committee, from being regarded as part of the free reserves of the Society.

The improvement fund reserve reflects future allocation of funds for improvements to property arising from the surpluses on the disposal of property.

The capital developments project fund reserve reflects future allocations of funds from own resources for specific capital projects, reduced by annual freehold property depreciation.

2 Turnover and other revenue

An analysis of the company's turnover is as follows:

	2017	2016
	£	£
Turnover		
Income from lettings	188,640	297,313
less Voids	(44,622)	(107,334)
	<u>144,018</u>	<u>189,979</u>
 Flats available	 <u>22</u>	 <u>39</u>
 Other significant revenue		
Interest income	1,121	8,258
Sundry income	-	234
Grants received/released	24,913	24,913
Donations	20	10
	<u>26,014</u>	<u>33,415</u>
 3 Operating loss		
	2017	2016
	£	£
Operating loss for the year is stated after charging/(crediting):		
Fees payable to the company's auditor for the audit of the company's financial statements	<u>9,300</u>	<u>8,160</u>

THE ABBEYFIELD BRADFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

4 Employees

The average monthly number of persons (including directors) employed by the company during the year was 0 (2016 - 4).

5 Executive Committee remuneration

No members of the Executive Committee received any form of remuneration during his or the previous period.

6 Taxation

As a charity the company is exempt from tax on income falling within Part II of the Corporation Tax Act 2010 and on gains falling within s256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objectives. No tax charges have arisen in the charity.

7 Tangible fixed assets

	Housing Properties		Fixtures	
	Building	Roof	Fittings &	Total
	structure		Equipment	
	£	£	£	£
Cost				
At 1 April 2016	2,344,045	133,923	24,110	2,502,078
Disposals	-	-	(8,565)	(8,565)
At 31 March 2017	2,344,045	133,923	15,545	2,493,513
Depreciation and impairment				
At 1 April 2016	615,763	101,885	21,283	738,931
Depreciation charged in the year	55,972	7,837	708	64,517
Eliminated in respect of disposals	-	-	(8,565)	(8,565)
At 31 March 2017	671,735	109,722	13,426	794,883
Carrying amount				
At 31 March 2017	1,672,310	24,201	2,119	1,698,630
At 31 March 2016	1,728,283	32,038	1	1,760,322

8 Debtors

	2017	2016
	£	£
Amounts falling due within one year:		
Trade debtors	2,272	3,954
Loans to connected companies	479,440	485,520
Prepayments and accrued income	75	8,568
	481,787	498,042

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9 Creditors: amounts falling due within one year

	Notes	2017 £	2016 £
Other taxation and social security		-	524
Government grants		24,913	24,913
Other creditors		21,483	1,216
Accruals and deferred income		34,133	13,793
		<u>80,529</u>	<u>40,446</u>

10 Creditors: amounts falling due after more than one year

	Notes	2017 £	2016 £
Deferred government grants		671,164	696,078
Recycled capital grants		174,796	174,796
Accruals and deferred income		109,426	-
		<u>955,386</u>	<u>870,874</u>

Recycled capital grants movements:

Balance brought forward	174,796	174,796
Grant released on sale of property	-	-
	<u>174,796</u>	<u>174,796</u>

11 Reserves

	Revenue	Designated Improvement Fund	Capital Development Project Fund	Total
	£	£	£	£
At 1 April 2016	677,939	809,071	-	1,487,010
Deficit/surplus for the year	(204,196)	-	-	(204,196)
At 31 March 2017	<u>473,743</u>	<u>809,071</u>	<u>-</u>	<u>1,282,814</u>

12 Members' liability

The Society is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the Society on winding up such amounts as may be required not exceeding £1.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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13 Related party transactions

The management of the properties of the Society is provided by Abbeyfield The Dales Limited, a company established with two other member companies The Abbeyfield Ilkley Society Limited and The Abbeyfield Society for this purpose. During the year costs relating to the properties and management charges totalling £152,994 have been charged by Abbeyfield The Dales Limited to the Society. At the year end the Society owed Abbeyfield the Dales Limited £21,182 (2016 - £5,987 debtor).