

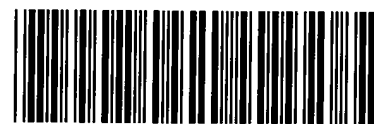
Company registration number:00679607
Charity registration number:213120
Housing Association registration number:H022

The Abbeyfield Colwyn Bay Society Ltd

(A company limited by guarantee)
Annual Report and Financial Statements
for the Period from 1 April 2014 to 31 March 2015

Aston Hughes Co
Chartered Accountants and Statutory Auditors
Selby Towers
29 Princes Drive
Colwyn Bay
North Wales
LL29 8PE

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The Abbeyfield Colwyn Bay Society Ltd

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The Abbeyfield Colwyn Bay Society Ltd

Reference and Administrative Details

Charity name	The Abbeyfield Colwyn Bay Society Ltd
Charity registration number	213120
Company registration number	00679607
Housing Association registration number	H022
Trustees	Mrs C Whittaker Mrs J M Blease Mrs B A M Watson Mr G Greenwood Mr J N Barry Mr C J T Evans Mr G R Price
General Manager	Mrs A Hamblett
Secretary	Mrs S Edlington
Registered Office	10-12 Alexandra Road Colwyn Bay Conwy North Wales LL29 7YB
Bankers	Barclays Bank 84 Mostyn Street Llandudno Conwy North Wales LL30 2SH
Auditors	Aston Hughes & Co Selby Towers 29 Princes Drive Colwyn Bay Conwy North Wales LL29 8PE

The Abbeyfield Colwyn Bay Society Ltd

Trustees' Report

The Trustees presents their report and audited financial statements for the year ended 31 March 2015

Principal Activities

The principal activity of the company in the year of review was that of the provision of sheltered housing for the elderly.

Structure, Governance and Management

Governing Document

The organisation is limited by guarantee it was incorporated 4th January 1961 and registered as a charity 30th November 1962. The organisation is also a registered Social Landlord and is governed by its Memorandum and Articles of Association.

Related Parties

Whilst the organisation is a member of the Abbeyfield Society it operates in an autonomous manner.

Risk Management

The Trustees have a duty to identify and review the risks to which the organisation is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The charity's' income is dependent on occupancy levels, in order to maximise the level of income the trustees review and monitor these levels. In the period under review management have proved effective in maintaining a high level. The general reserve is maintained at such a level as to enable the work of the organisation to continue in the event of a loss of funds and during periods of low occupancy.

The Trustees remain highly informed in regards to the financial activities of the charity through the use of budgets, payments review and monthly trustee meetings. Appropriate controls and a conducive culture are distilled within the charity to promote effective operation.

Public Benefit

The charity's' primary activity ,the provision of care and shelter for the elderly, as well as its supporting activities have a direct link to public benefit. Through its furtherance of activities it has also been able to offer local employment and volunteer opportunities.

The trustees confirm that they have referred to the guidance contained in The Charity Commission general guidance on public benefit when reviewing the Fund's aims and objectives and in planning the future activities.

Objectives and Aims - Mission Statement

The Society aims to provide a peaceful and friendly life style where residents can maintain their independence whilst living within a small safe community.

The Abbeyfield Colwyn Bay Society Ltd

Trustees' Report

Achievements and performance

The charity continues to be effective in managing their 27 rented housing units as well as in the provision of care and security to residents.

Occupancy levels 86%

Houses have been maintained to high standard, major repair work carried out during the year includes the following;

- New stair lift replaced at Whitehall Road
- New boilers installed at Alexandra Road
- New 5 year survey carried out on all three properties.

Other achievements in the year include;

- Increased staff training on Food Hygiene and Allergy Awareness, all three houses awarded Level 5 Conwy Council Food Hygiene certificates
- Improved marketing techniques to better public understanding of the service offered and ensure a pick-up in occupancy levels.

Financial Review

A high occupancy level for the period has been achieved which has resulted in a surplus for the year in line with the previously reported six month period. Including a small legacy and the repayment in full of a loan from previous years to Abbeyfield Glan Conwy.

The trustees are pleased with the financial performance of the charity as well as the level of service provided to residents for the six months period under review.

Reserves policy

The trustees objective is to maintain sufficient reserve to enable the properties to be maintained to a high standard, fund future fixed asset additions and ensure a sufficient level of working capital exists. The cash reserve represents 18 months operational costs. The charity has sufficient reserves to service the on-going requirements for the foreseeable future

Statement of Trustees Responsibilities

The trustees (who are also the directors of The Abbeyfield Colwyn Bay Society Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the statement of recommended practice: accounting by registered social landlords & registered social landlords general determination (Wales) 2009;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Abbeyfield Colwyn Bay Society Ltd

Trustees' Report

The trustees are responsible for keeping proper records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other regularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of this information;

Statement as to Disclosure of Information to Auditors

So far as the trustees are aware, there is no relevant information (as defined by Section 418 of the Companies Act 2006) of which the charitable company's auditors are unaware, and each trustee has taken all the steps that they ought to have taken as a trustee in order to make them aware of any audit information and to establish that the charitable company's auditors are aware of that information.

Auditors

The auditors, Aston Hughes & Co, will be proposed for re-appointment at the forthcoming Annual General meeting.

Small company provisions

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board and signed on its behalf by:



(Mrs B A M Watson)

Trustee

Date 23.9.15

Independent Auditors' Report to the Trustees of The Abbeyfield Colwyn Bay Society Ltd

We have audited the financial statements of The Abbeyfield Colwyn Bay Society Ltd for the period ended 31 March 2015, set out on pages 7 to 13. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (Effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the charitable company's members, as a body, in accordance with section 144 of the Companies Act 2011 and the regulations made under section 154 of that Act. Our work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' 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 charitable company and its members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

As explained more fully in the Trustees' Responsibilities Statement, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

The trustees have elected for the financial statements to be audited in accordance with the Charities Act 2011 rather than the Companies Act 2006. Accordingly we have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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 (APB's) Ethical Standards for Auditors.

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 charitable company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Trustees' 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:

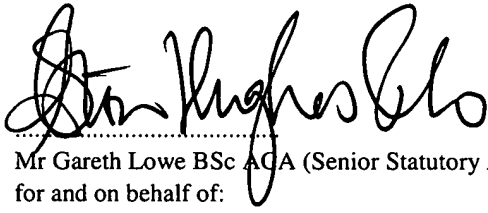
- give a true and fair view of the state of the charitable company's affairs as at 31 March 2015 and of its incoming resources and application of resources, including its income and expenditure, for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to smaller entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Independent Auditors' Report to the Trustees of The Abbeyfield Colwyn Bay Society Ltd

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

- the information given in the Trustees' Annual Report is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.



Mr Gareth Lowe BSc ACA (Senior Statutory Auditor)

for and on behalf of:

Aston Hughes & Co

Chartered Accountants and Statutory Auditors

Selby Towers

29 Princes Drive

Colwyn Bay

Conwy

LL29 8PE

Date: 23.9.15

Aston Hughes & Co is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

The Abbeyfield Colwyn Bay Society Ltd
Income and Expenditure Account for the Period Ended 31 March 2015

		Year ended 2015	6 months ended 2014
	Note	£	£
Turnover	2	373,461	196,333
Less: Operating costs		<u>330,975</u>	<u>171,205</u>
Operating surplus	3	42,485	25,128
Interest receivable		4,374	1,594
Other income	4	<u>5,113</u>	<u>147</u>
		9,487	1,741
Surplus on ordinary activities before taxation		51,972	26,869
Tax on surplus on ordinary activities	7	<u>-</u>	<u>-</u>
Surplus for the period		51,972	26,869
Reserves brought forward	15	<u>1,320,842</u>	<u>1,293,973</u>
Reserves carried forward	15	<u>1,372,814</u>	<u>1,320,842</u>

The results relate wholly to continuing activities.

There is no material difference between the retained surplus for the year on ordinary activities stated above and its historical cost equivalent.

All reserves of the organisation are unrestricted.

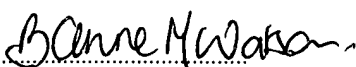
The notes on pages 10 to 14 form an integral part of these financial statements.

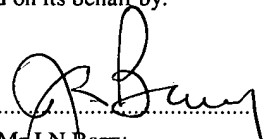
The Abbeyfield Colwyn Bay Society Ltd (Registration number:00679607)
Balance Sheet as at 31 March 2015

		2015	2014
	Note	£	£
Fixed assets			
Housing properties - depreciated cost	8	923,581	932,469
less SHG	10	<u>(43,736)</u>	<u>(43,736)</u>
		879,845	888,733
Current assets			
Debtors	10	13,911	12,349
Cash at bank and in hand		<u>489,283</u>	<u>428,756</u>
		503,195	441,105
Creditors: Amounts falling due within one year	11	<u>(10,225)</u>	<u>(8,996)</u>
Net current assets		<u>492,969</u>	<u>432,109</u>
Net assets		<u>1,372,814</u>	<u>1,320,842</u>
The funds of the charity:			
Capital and reserves			
Revenue reserves	15	1,341,584	1,290,842
Designated reserves	15	<u>31,230</u>	<u>30,000</u>
Total charity funds		<u>1,372,814</u>	<u>1,320,842</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Approved by the Board on 23.9.15 and signed on its behalf by:


 Mrs A M Watson
 Trustee


 Mr J N Barry
 Trustee

The notes on pages 10 to 14 form an integral part of these financial statements.

The Abbeyfield Colwyn Bay Society Ltd
Notes to the Financial Statements for the Period Ended 31 March 2015

1 Accounting policies

(a) Introduction and Accounting Basis

The financial statements have been prepared under the historical cost convention and in accordance with applicable Accounting Standards including The Accounting Requirements for Registered Social Landlords General Determination (Wales) 2009, the Statement of Recommended Practice (SORP) 2010, the Financial Reporting Standard for Smaller Entities (effective April 2008) and the Companies Act 2006.

(b) Income recognition

Income from residents' charges are accounted for when earned.

Donations and legacies are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income is recognised on a receivable basis.

Income from legacies are included in incoming resources when the organisation becomes legally entitled to the asset and the value recorded can be with sufficient reliability.

(c) Resources expended

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure.

Expenses are allocated to repairs, services and management on a basis of proportion of time or other relevant factors attributable to those activities.

(d) Social Housing Grants

Where purchases or developments have been financed wholly, or partly, by SHG the net book value has been reduced by the amount of the grant receivable, which is shown separately in the balance sheet. Provision is made for repayment of SHG where the property is expected to be sold in the foreseeable future.

(e) Fixed assets - Housing Properties

Properties included in housing properties are stated at cost less depreciation. The cost of such properties includes the following:-

- i) cost of acquiring land and buildings;
- ii) development expenditure;
- iii) interest charged on mortgage loans raised to finance the scheme up to the date of completion;
- iv) amounts equal to acquisition and development allowances receivable

All invoices and architect's certificates relating to capital expenditure are included in the accounts at the gross value provided that the expenditure was incurred or the architect's certificate was completed by the end of the accounting year.

The Abbeyfield Colwyn Bay Society Ltd

Notes to the Financial Statements for the Period Ended 31 March 2015

(f) Depreciation

Housing properties are depreciated on historic cost after deducting grants. Depreciation is provided on housing properties so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Housing properties	1% reducing balance basis
Freehold land	No depreciation

The cost of fixtures, fittings and equipment is written off through the income and expenditure account as incurred. Assets donated to the charity are not included in the balance sheet.

(g) Impairment

Where it is recognised that there is an impairment of value of any asset, the full reduction in value is written off to the Income and Expenditure account in the period.

(h) Designated reserves

A designated reserve has been established to enable the Society to meet the cost of future repair and replacement liabilities. Transfers to the reserve are made such that sufficient funds are available to meet anticipated costs as per the Trustees Maintenance Plan. The amount of designated reserve is to be reviewed each year with reference to the plan.

(i) Corporation Tax and VAT

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

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

(j) Monetary donations and general charitable reserve

Monetary donations to the society are credited to the income and expenditure account on a receipts basis, and transferred annually to the general charitable reserve.

(k) Pensions

The charity operates a defined contribution pension scheme. Contributions are charged in the statement of financial activities as they become payable in accordance with the rules of the scheme.

2 Turnover

	Year ended 2015 £	6 months ended 2014 £
Income from lettings and care service charges (net of voids)	372,367	195,629
Guest income and resident extras	1,094	704
	<u>373,461</u>	<u>196,333</u>

3 Operating Surplus

The Abbeyfield Colwyn Bay Society Ltd
Notes to the Financial Statements for the Period Ended 31 March 2015

	Year ended 2015 £	6 months ended 2014 £
Operating surplus is stated after charging:		
Auditors' remuneration (inc VAT):		
In their capacity as auditors	900	931
In respect of other services	1,320	850
Depreciation	8,888	4,270

4 Other income

	Year ended 2015 £	6 months ended 2014 £
Legacies and bequests	5,000	-
Appeals and donations	113	147
	5,113	147

5 Trustees' remuneration and expenses

No trustees received any remuneration or reimbursements during the period.

6 Employees' remuneration

The aggregate payroll costs of these persons were as follows:

	Year ended 2015 £	6 months ended 2014 £
The average number of persons employed during the year (full time equivalents) was:		
Administration and general management	1.40	1.40
House managers	4.00	4.00
Housekeeper, assistants and cleaners	4.87	5.05
Total	10.27	10.45
	£	£
Wages and salaries	179,290	94,360
Social security	8,308	6,031
Other pension costs	2,437	1,172
	190,035	101,563

There are no employees with emoluments above £60,000.

The Abbeyfield Colwyn Bay Society Ltd
Notes to the Financial Statements for the Period Ended 31 March 2015

7 Taxation

The company is a registered charity and is, therefore, exempt from taxation.

8 Tangible fixed assets - Housing properties

	Land and buildings £
Cost	
As at 1 April 2014 and 31 March 2015	<u>1,041,806</u>
Depreciation	
As at 1 April 2014	109,337
Charge for the period	<u>8,888</u>
As at 31 March 2015	<u>118,225</u>
Net book value	
As at 31 March 2015	<u>923,581</u>
As at 1 April 2014	<u>932,469</u>

9 Tangible fixed assets - Social Housing Grants

	Land and buildings £
Cost	
As at 1 April 2014 and 31 March 2015	<u>43,736</u>

10 Debtors

	Year ended 2015 £	6 months ended 2014 £
Trade debtors	1,407	447
Legacy income receivable	5,000	-
Glan Conwy loan	-	7,856
Prepayments and accrued income	<u>7,504</u>	<u>4,046</u>
	<u>13,911</u>	<u>12,349</u>

During the year the Glan Conwy loan was recovered.

11 Creditors: Amounts falling due within one year

	Year ended 2015 £	6 months ended 2014 £
Accruals	<u>10,225</u>	<u>8,996</u>

The Abbeyfield Colwyn Bay Society Ltd
Notes to the Financial Statements for the Period Ended 31 March 2015

12 Members' liability

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

13 Pension scheme

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the period represents contributions payable by the charity to the scheme and amounted to £2,437 (31 March 2014-£1,172).

14 Reserves

	Revenue Reserve £	Whitehall Road Designated Cyclical Maintenance Reserve	Total Reserves
At 1 April 2014	1,290,842	30,000	1,320,842
Surplus for the year	51,972		51,972
Transfers	(1,230)	1,230	-
At 31 March 2014	<u>1,341,584</u>	<u>31,230</u>	<u>1,372,814</u>

Transfers

A legacy of £5000 was receivable, this was transferred to the Whitehall Road Designated Cyclical Maintenance Reserve in accordance with internal policies. £3,770 was monies for a Stairlift at Whitehall Road earmarked to be spent out of the Whitehall Road Designated Cyclical Maintenance Reserve.

15 Contingent Liabilities

Social Housing Grants (£43,736) and outstanding mortgage charges (currently nil) may become repayable when changes in the use of the property mean the property is either no longer being used by a RSL or in accordance with the terms of the original agreements.

16 Accommodation Units

	Year ended 2015 £	6 months ended 2014 £
Supported housing units	27	27

The Abbeyfield Colwyn Bay Society Ltd
Detailed Income and Expenditure Account for the Period Ended 31 March 2015

	Year ended 2015		6 months ended 2014	
	£	£	£	£
Turnover				
Sheltered housing rental income	372,367		195,629	
Guest income and residents extras	<u>1,094</u>		<u>704</u>	
		373,461		196,333
Operating costs				
Food	27,886		14,255	
Household purchases	4,443		1,418	
Wages and salaries	179,290		94,360	
Staff NIC (Employers)	8,308		6,031	
Staff pensions	2,437		1,172	
Rates and water	12,602		5,222	
Heating costs	11,461		9,387	
Electricity	8,955		5,556	
Insurance	6,085		920	
Careline alarm service	2,026		1,357	
General maintenance	14,379		6,369	
Upkeep of grounds	4,870		1,896	
Planned maintenance	21,917		9,684	
Contract and service costs	4,050		2,497	
Telephone and fax	2,882		1,470	
Printing, postage and stationery	2,218		717	
Affiliation fees	2,470		1,544	
Sundry expenses	1,452		715	
Travel and subsistence	680		215	
Advertising	1,345		210	
The audit of the charity's annual accounts	900		931	
Auditors' remuneration - non audit work	1,320		850	
Legal fees	13		-	
Bank charges	99		158	
Depreciation of freehold property	<u>8,888</u>		<u>4,270</u>	
		<u>330,975</u>		<u>171,205</u>
Operating surplus		42,485		25,128
Interest receivable and other income				
Legacies and bequests	5,000		-	
Appeals and donations	113		147	
Interest on cash deposits	<u>4,374</u>		<u>1,594</u>	
		<u>9,487</u>		<u>1,741</u>
Surplus for the period		<u><u>51,972</u></u>		<u><u>26,869</u></u>

This page does not form part of the statutory financial statements