

CH

**REGISTERED COMPANY NUMBER: 00696832 (England and Wales)**  
**REGISTERED CHARITY NUMBER: 204444**

**REPORT OF THE TRUSTEES AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2012  
FOR**

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

Halsey & Co (Accountants) Ltd  
Chartered Certified Accountants  
Registered Auditors  
2 Villiers Court  
40 Upper Mulgrave Road  
Cheam  
Surrey  
SM2 7AJ

SATURDAY



RM 20/07/2013 #128  
COMPANIES HOUSE

---

**THE ABBEYFIELD EWELL SOCIETY LIMITED**  
**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST DECEMBER 2012**

	<b>Page</b>
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 11

---

# THE ABBEYFIELD EWELL SOCIETY LIMITED

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2012

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st December 2012. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

### REFERENCE AND ADMINISTRATIVE DETAILS

**Registered Company number**

00696832 (England and Wales)

**Registered Charity number**

204444

**Registered office**

Wendover House  
266 Chessington Road  
West Ewell  
Surrey  
KT19 9XF

**Trustees**

W Seymour Resigned as Chairman

Mrs B Purdue

Mrs K Trevan

Mrs B Langmaid

Mrs B Lloyd

Mrs D Churchhouse

Mrs C Guilbert

C Smitherham

Mrs G Smitherham

R Willes

Treasurer - resigned 5/12/2012

Acting Chairman - appointed 1/1/2013

- appointed 1/1/2013

- appointed 1/1/2013

**Company Secretary**

C Hayhurst

**Independent examiner**

Halsey & Co (Accountants) Ltd  
Chartered Certified Accountants  
Registered Auditors  
2 Villiers Court  
40 Upper Mulgrave Road  
Cheam  
Surrey  
SM2 7AJ

### STRUCTURE, GOVERNANCE AND MANAGEMENT

**Governing document**

The charity is a charitable company limited by guarantee, as defined in the Companies Act 2006, incorporated on 19th June 1961. The company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

**Recruitment and appointment of new trustees**

Potential Trustees are approached by the board and interviewed for suitability for the role. It is vital that candidates have the time and enthusiasm to give the society in order to make a success of the position and benefit the society in its work.

**Organisational structure**

The members of the Executive Committee, who are directors for the purpose of company law and trustees for the purpose of charity law, who served during the year and up to the date of this report are set out on the preceding page.

## **THE ABBEYFIELD EWELL SOCIETY LIMITED**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2012**

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The trustees have examined the major strategic, business and operational risks which the charity faces and confirm that systems have been established to enable regular reports to be produced so that the necessary steps can be taken to lessen these risks.

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The charity is established to provide housing accommodation, food and support for elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. The charity is an independent association of local people with an Executive Committee comprising elected members. It owns the freehold of "Wendover House" 266 Chessington Road, West Ewell, Surrey KT19 9XF, "Grove Cottage" 10 Cheam Road, Ewell, Surrey, KT17 1SN and of "Fircroft" 86 Reigate Road, Ewell, Surrey, KT17 3DZ.

##### **Public Benefit**

It is the policy of the Trustees to maximise the public benefits provided by the Society in providing high quality support, having regard to the extent of the society's reserves, the cost of facilities and the ability of residents to make payments from their own resources. When reviewing the charity's aims and objectives and planning its activities the Trustees have due regard to the Charity Commission's public benefit guidance, including its guidance on fee charging.

#### **ACHIEVEMENT AND PERFORMANCE**

##### **Charitable activities**

Wendover House and Grove Cottage have a total of 15 rooms available for rent but at the end of the year, Grove Cottage was vacant due to its imminent sale.

Apart from that, the level of occupancy in Wendover throughout the year has been disappointing with 27% voids when lettable rooms are considered. The reasons for this are many and this is being actively examined by a working party. It is known that residents now come to us much later in life and consequently their stay is shorter which results in a higher room turnover. At the end of the year there were 4 vacant rooms in Wendover, but two of those were being used as an office and relief sleepover room and a third room is considered too small to let, so there is certainly reason to be positive going forward.

The financial results for the year are set out in the Statement of Financial Activities. The financial position at the end of the year is shown in the Balance Sheet. The Committee members consider that with the focus at stated above and new developments as outlined below the state of the finances of the Society is satisfactory.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

It is the policy of the charity to maintain unrestricted funds, which are the free reserves of the charity, for current and future charitable purposes, in keeping with the Society's aims and objectives, not as a hoarding policy. These purposes include planning for expenditure on upkeep and maintenance of the Society's two homes. The Executive Committee monitor and review this policy from time to time. The Trustees are also responsible for ensuring that restricted reserves are used solely for the purpose they have been set aside for and in keeping with the wishes of the donor where applicable.

##### **Investment policy and objectives**

In accordance with the trust deed, the trustees have the power to invest in such stocks, shares, investments and property in the UK as they see fit. At present, the Committee have pursued a low risk strategy and left funds in interest bearing deposit accounts, spread across banks to minimise exposure to losses.

##### **Freehold land and buildings.**

The two existing homes which are freehold buildings are included in these statements at their historical cost and have not been revalued. The freehold land and building acquired during the previous year by legacy is included at a conservative market value at the date the estate was passed to the Society. It is the opinion of the Trustees however that the current market value of these properties is well in excess of the carrying value.

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST DECEMBER 2012**

**FUTURE DEVELOPMENTS**

The Trustees will continue to aim for full occupancy during the coming year. Since the year end, the Society completed the sale of Grove Cottage on 11th January 2013. The proceeds have been invested and the Committee feel that the interest income arising will benefit the Society by supporting its other activities.

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The trustees (who are also the directors of The Abbeyfield Ewell Society Limited 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).

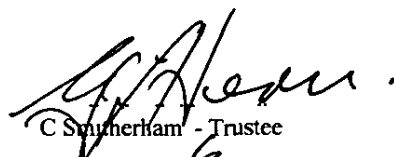
Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that 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 Charity SORP,
- 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 trustees are responsible for keeping proper accounting 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 irregularities.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD**

  
C Spillerham - Trustee  
Date 21/6/13

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE ABBEYFIELD EWELL SOCIETY LIMITED**

I report on the accounts for the year ended 31st December 2012 set out on pages five to eleven

**Respective responsibilities of trustees and examiner**

The charity's trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to

- examine the accounts under Section 145 of the 2011 Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act), and
- to state whether particular matters have come to my attention

**Basis of the independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with Section 386 and 387 of the Companies Act 2006, and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of Sections 394 and 395 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met, or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



R J Halsey BSc (Hons) FCCA  
Halsey & Co (Accountants) Ltd  
Chartered Certified Accountants  
Registered Auditors  
2 Villiers Court  
40 Upper Mulgrave Road  
Cheam  
Surrey  
SM2 7AJ

Date 16/7/2013

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31ST DECEMBER 2012**

	Notes	Unrestricted funds £	Restricted funds £	31 12 12 Total funds £	31 12 11 Total funds £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds</b>					
Voluntary income	2	54,002	-	54,002	110,945
Investment income	3	32,045	-	32,045	28,209
<b>Total incoming resources</b>		<b>86,047</b>	<b>-</b>	<b>86,047</b>	<b>139,154</b>
<b>RESOURCES EXPENDED</b>					
<b>Charitable activities</b>					
Administration	4	3,828	-	3,828	11,777
Grove		9,215	-	9,215	53,488
Wendover		66,683	-	66,683	58,594
Fircroft		6,364	-	6,364	3,910
Governance costs	5	20,990	-	20,990	29,688
Other resources expended		5,089	-	5,089	4,697
<b>Total resources expended</b>		<b>112,169</b>	<b>-</b>	<b>112,169</b>	<b>162,154</b>
<b>NET INCOMING/(OUTGOING) RESOURCES</b>					
		<b>(26,122)</b>	<b>-</b>	<b>(26,122)</b>	<b>(23,000)</b>
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<b>584,410</b>	<b>750,000</b>	<b>1,334,410</b>	<b>1,357,410</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>558,288</b>	<b>750,000</b>	<b>1,308,288</b>	<b>1,334,410</b>

The notes form part of these financial statements

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**BALANCE SHEET  
AT 31ST DECEMBER 2012**

	Notes	Unrestricted funds £	Restricted funds £	31 12 12 Total funds £	31 12 11 Total funds £
<b>FIXED ASSETS</b>					
Tangible assets	9	276,056	750,000	1,026,056	1,025,142
<b>CURRENT ASSETS</b>					
Debtors	10	518	-	518	3,950
Cash at bank and in hand		288,672	-	288,672	335,575
		<u>289,190</u>	<u>-</u>	<u>289,190</u>	<u>339,525</u>
<b>CREDITORS</b>					
Amounts falling due within one year	11	(6,958)	-	(6,958)	(30,257)
<b>NET CURRENT ASSETS</b>		<u>282,232</u>	<u>-</u>	<u>282,232</u>	<u>309,268</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>558,288</u>	<u>750,000</u>	<u>1,308,288</u>	<u>1,334,410</u>
<b>NET ASSETS</b>		<u>558,288</u>	<u>750,000</u>	<u>1,308,288</u>	<u>1,334,410</u>
<b>FUNDS</b>	12				
Unrestricted funds				558,288	584,410
Restricted funds				750,000	750,000
<b>TOTAL FUNDS</b>				<u>1,308,288</u>	<u>1,334,410</u>

The notes form part of these financial statements



**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**BALANCE SHEET - CONTINUED  
AT 31ST DECEMBER 2012**

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2012

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31st December 2012 in accordance with Section 476 of the Companies Act 2006

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Trustees on 21-6-2013 and were signed on its behalf by



C Smitherham - Trustee

The notes form part of these financial statements

# **THE ABBEYFIELD EWELL SOCIETY LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2012**

### **1. ACCOUNTING POLICIES**

#### **Accounting convention**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities

#### **Exemption from preparing a cash flow statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the charitable company qualifies as a small charitable company

#### **Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy

Interest is recognised as income when receivable

#### **Resources expended**

All expenditure is accounted for on an accruals basis as a liability is incurred

Expenditure includes VAT and is reported as part of the expenditure to which it relates

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them

Governance costs include those costs associated with meeting the constitutional and statutory requirements

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource

#### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Fixtures and fittings - 30% on reducing balance

No depreciation is provided on Freehold properties. Freehold properties comprise freehold land which is considered to have an indefinitely long useful life, and buildings which are considered to have very long useful lives

#### **Taxation**

The charity is exempt from corporation tax on its charitable activities

#### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees

Restricted funds can only be used for particular restricted purposes within the objects of the charity or relate to assets with conditions attached. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements

#### **Pension costs and other post-retirement benefits**

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31ST DECEMBER 2012**

**2. VOLUNTARY INCOME**

	31 12 12	31 12 11
	£	£
Residents Charges	52,470	103,642
Subscriptions and Donations	250	5,096
Grants	1,282	2,207
	<u>54,002</u>	<u>110,945</u>

**3. INVESTMENT INCOME**

	31 12 12	31 12 11
	£	£
Rents received	23,445	22,200
Deposit account interest	8,600	6,009
	<u>32,045</u>	<u>28,209</u>

**4. CHARITABLE ACTIVITIES COSTS**

	Direct costs	Totals
	£	£
Administration	3,828	3,828
Grove	9,215	9,215
Wendover	66,683	66,683
Fircroft	6,364	6,364
	<u>86,090</u>	<u>86,090</u>

**5. GOVERNANCE COSTS**

	31 12 12	31 12 11
	£	£
Staff costs	17,120	24,954
Accountancy	1,800	1,800
Professional fees	14	330
Abbeyfield Affiliation Fees	1,859	1,936
Training Costs	197	668
	<u>20,990</u>	<u>29,688</u>

**6. NET INCOMING/(OUTGOING) RESOURCES**

Net resources are stated after charging/(crediting)

	31 12 12	31 12 11
	£	£
Depreciation - owned assets	<u>5,089</u>	<u>4,696</u>

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31ST DECEMBER 2012**

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31st December 2012 nor for the year ended 31st December 2011

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31st December 2012 nor for the year ended 31st December 2011

**8. STAFF COSTS**

	31 12 12	31 12 11
	£	£
Wages and salaries	54,598	78,904
Other pension costs	-	10,650
	<u>54,598</u>	<u>89,554</u>

The average monthly number of employees during the year was as follows

	31 12 12	31 12 11
Caring Services - part time	5	7
Administration - part time	2	2
	<u>7</u>	<u>9</u>

**9. TANGIBLE FIXED ASSETS**

	Freehold property £	Fixtures and fittings £	Totals £
<b>COST</b>			
At 1st January 2012	1,014,182	49,629	1,063,811
Additions	-	6,003	6,003
	<u>1,014,182</u>	<u>55,632</u>	<u>1,069,814</u>
At 31st December 2012	1,014,182	55,632	1,069,814
<b>DEPRECIATION</b>			
At 1st January 2012	-	38,669	38,669
Charge for year	-	5,089	5,089
	<u>-</u>	<u>43,758</u>	<u>43,758</u>
At 31st December 2012	-	43,758	43,758
<b>NET BOOK VALUE</b>			
At 31st December 2012	<u>1,014,182</u>	<u>11,874</u>	<u>1,026,056</u>
At 31st December 2011	<u>1,014,182</u>	<u>10,960</u>	<u>1,025,142</u>

Land & buildings are stated at historical cost, however, the Trustees believe that the market value is significantly in excess of this. Fircroft, a property acquired in 2010, was professionally valued and included at this value, which the trustees feel is a conservative estimation

**THE ABBEYFIELD EWELL SOCIETY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
FOR THE YEAR ENDED 31ST DECEMBER 2012**

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31 12 12	31 12 11
	£	£
Other debtors	518	3,950
	<u>518</u>	<u>3,950</u>

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31 12 12	31 12 11
	£	£
Bank loans and overdrafts	96	13,775
Taxation and social security	2,629	-
Other creditors	4,233	16,482
	<u>6,958</u>	<u>30,257</u>

**12. MOVEMENT IN FUNDS**

	At 1/1/12	Net movement in funds	At 31/12/12
	£	£	£
<b>Unrestricted funds</b>			
General fund	554,314	(26,122)	528,192
Designated Fund (Equipment Replacement)	30,000	-	30,000
Repairs fund	96	-	96
	<u>584,410</u>	<u>(26,122)</u>	<u>558,288</u>
<b>Restricted funds</b>			
Fircroft	750,000	-	750,000
	<u>750,000</u>	<u>-</u>	<u>750,000</u>
<b>TOTAL FUNDS</b>	<u>1,334,410</u>	<u>(26,122)</u>	<u>1,308,288</u>

Net movement in funds, included in the above are as follows

	Incoming resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	86,047	(112,169)	(26,122)
	<u>86,047</u>	<u>(112,169)</u>	<u>(26,122)</u>
<b>TOTAL FUNDS</b>	<u>86,047</u>	<u>(112,169)</u>	<u>(26,122)</u>

During 2010, the Charity received a substantial legacy, a part of which consisted of an endowment of freehold land and buildings named "Fircroft". It was an agreed condition of the donation of this land that it could not be sold by the society and so forms a restricted fund. Other funds from the legacy were received on the basis that they would be used in accordance with the Charity's objectives so form part of the general fund.

**13. RELATED PARTY DISCLOSURES**

There were no related party transactions during the year. All transactions were carried out on normal commercial terms.