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

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2017 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





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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2017

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 2017. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

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.

Public benefit

The Society exists to support the elderly and vulnerable through assisted housing and other initiatives.

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 has continued with lower than possible occupancy due to the Trustees having decided to use the existing high vacancies to update the communal facilities and reconfigure and refurbish the accommodation where possible. Wendover House now has 3 ensuite rooms and 4 ensuite flatlets (bedroom and sitting room areas). Following a period of high vacancies the trustees are delighted to report that there are now 5 residents.

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 continue to monitor the costs associated with running a sheltered housing property and look at ways in which they can deliver the service in the most cost effective way. They continue to look at new developments and believe the finances of the Society are satisfactory.

FINANCIAL REVIEW

Principal funding sources

During the year, due to issues with under-occupancy of the properties held, the Society sold the property known as "Fircroft", which was a bequeathed property held in its own restricted fund. The funds arising have been principally invested into a managed investment fund with the residue and income arising used for the purposes that the donor envisaged.

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.

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 properties. 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.

There do however exist restricted reserves in the form of the Cooper Memorial fund (formerly designated as "Fircroft"). These reserves are slightly more limited in their application and relate specifically to the care of the elderly, so these funds are earmarked and utilised to this effect.

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2017

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is a charitable company limited by guarantee, as defined 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.

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 Mrs D Churchhouse C Smitheram

Chairman

Mrs G Smitheram

R Willes J Fuller C O'Leary

J Sherbourne

- appointed 20/5/2017

- resigned 23/5/2017

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

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

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2017

Approved by order of the board of trustees on __________________________ and signed on its behalf by:

C Smitheram - Trustee

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

Independent examiner's report to the trustees of The Abbeyfield Ewell Society Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31st December 2017.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

- 1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
- 2. the accounts do not accord with those records; or
- 3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- 4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached

R J Halsey BSc (Hons) FCCA. Fellow of the ACCA

Halsey & Co (Accountants) Ltd.

Chartered Certified Accountants Registered Auditors 2 Villiers Court

40 Upper Mulgrave Road

Cheam Surrey

SM2 7AJ

Date: 13/5/2018

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2017

	Notes	Unrestricted funds	Restricted fund £	31.12.17 Total funds £	31.12.16 Total funds £
INCOME AND ENDOWMENTS FROM Donations and legacies	2	322	-	322	972
Charitable activities	4				
Wendover		62,722	-	62,722	74,383
Investment income	3	5,735	<u>-</u>	5,735	25,135
Total		68,779	-	68,779	100,490
EXPENDITURE ON Charitable activities	5				
Administration	_	2,338	-	2,338	47,556
Wendover		90,508	49,153	139,661	97,279
Fireroft		3,253	15,847	19,100	6,706
Other		1,074	<u> </u>	1,074	1,866
Total		97,173	65,000	162,173	153,407
Net gains/(losses) on investments		<u> </u>	48,148	48,148	315,000
NET INCOME/(EXPENDITURE)		(28,394)	(16,852)	(45,246)	262,083
RECONCILIATION OF FUNDS					
Total funds brought forward		1,400,016	1,165,000	2,565,016	2,302,933
TOTAL FUNDS CARRIED FORWARD		1,371,622	1,148,148	2,519,770	2,565,016

CONTINUING OPERATIONS

Details of Incoming resources and resources used are given in the notes to the financial statements.

The society has made no acquisitions nor discontinued any operations within the meaning of Financial reporting Standard 3 during the year, therefore turnover and operating deficit derive entirely from continued operations.

The society has no recognised gains or losses other than the surplus/(deficit) for the year.

The annexed notes form part of these financial statements.

BALANCE SHEET AT 31ST DECEMBER 2017

				31.12.17	31.12.16
		Unrestricted	Restricted	Total	Total
		funds	fund	funds	funds
	Notes	£	£	£	£
FIXED ASSETS		501.164		501.164	704 100
Tangible assets	11	731,164	-	731,164	724,180
Investments	10		1 140 140	1 140 140	
Investments	12 13	-	1,148,148	1,148,148	1,165,000
Investment property	13			-	1,103,000
		731,164	1,148,148	1,879,312	1,889,180
CURRENT ASSETS					
Debtors	14	580	-	580	564
Cash at bank and in hand		646,217	-	646,217	696,894
·		646,797	-	646,797	697,458
CREDITORS					
Amounts falling due within one year	15	(6,339)	-	(6,339)	(21,622)
NET CURRENT ASSETS		640,458	-	640,458	675,836
TOTAL ASSETS LESS CURRENT					
LIABILITIES		1,371,622	1,148,148	2,519,770	2,565,016
NET ASSETS		1,371,622	1,148,148	2,519,770	2,565,016
FUNDS	16				
Unrestricted funds				1,371,622	1,400,016
Restricted funds				1,148,148	1,165,000
TOTAL FUNDS				2,519,770	2,565,016

BALANCE SHEET - CONTINUED AT 31ST DECEMBER 2017

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2017 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 charitable small companies.

The financial statements were approved by the Board of Trustees on $\frac{Q \cdot S \cdot 18}{}$ and were signed on its behalf by:

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2017

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

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.

2. DONATIONS AND LEGACIES

	31.12.17	31.12.10
	£	£
Subscriptions and Donations	200	446
Other Income	122	526
	322	972

21 12 17

21 12 16

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2017

3. INVESTMENT INCOME

	Rents received Deposit account interest		31.12.17 £ 5,735	31.12.16 £ 16,630 8,505
			5,735	25,135
4.	INCOME FROM CHAR	RITABLE ACTIVITIES		
	Residents Charges	Activity Wendover	31.12.17 £ 62,722	31.12.16 £ 74,383

5. CHARITABLE ACTIVITIES COSTS

	Direct costs	Support costs (See note 6)	Totals
	£	£	£
Administration	(62)	2,400	2,338
Wendover	105,498	34,163	139,661
Fircroft	19,100	-	19,100
	124,536	36,563	161,099

6. SUPPORT COSTS

	Governance
	costs
	£
Administration	2,400
Wendover	34,163
	36,563

7. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	31.12.17	31.12.16
	£	£
Depreciation - owned assets	1,074	1,866
·		

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st December 2017 nor for the year ended 31st December 2016 .

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st December 2017 nor for the year ended 31st December 2016.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2017

9. STAFF COSTS

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

	31.12.17	31.12.16
Caring Services	5	6
Administration	2	2
	7	8

No employees received emoluments in excess of £60,000.

10. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM Donations and legacies Charitable activities	972	-	972
Wendover	74,383	-	74,383
Investment income	25,135	-	25,135
Total	100,490	-	100,490
EXPENDITURE ON Charitable activities			
Administration	47,556	-	47,556
Wendover	97,279	-	97,279
Fircroft	6,706	-	6,706
Other	1,866		1,866
Total	153,407	-	153,407
Net gains/(losses) on investments		315,000	315,000
NET INCOME/(EXPENDITURE)	(52,917)	315,000	262,083
RECONCILIATION OF FUNDS			
Total funds brought forward	1,452,933	850,000	2,302,933
TOTAL FUNDS CARRIED FORWARD	1,400,016	1,165,000	2,565,016

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2017

11.	TANGIBLE FIXED ASSETS				
		Freehold property £	Fixtures and fittings £	Computer equipment £	Totals £
	COST				
	At 1st January 2017 Additions	720,601 8,058	57,357 -	1,328	779,286 8,058
	At 31st December 2017	728,659	57,357	1,328	787,344
	DEPRECIATION				
	At 1st January 2017	-	53,778	1,328	55,106
	Charge for year		1,074	-	1,074
	At 31st December 2017	-	54,852	1,328	56,180
	NET BOOK VALUE				
	At 31st December 2017	728,659	2,505	<u>.</u>	731,164
	At 31st December 2016	720,601	3,579	-	724,180
12.	FIXED ASSET INVESTMENTS		•		
					Unlisted investments
	MARKET VALUE				
	Additions Revaluations				1,100,000 48,148
	At 31st December 2017				1,148,148
	NET BOOK VALUE				
	At 31st December 2017				1,148,148

There were no investment assets outside the UK.

At 31st December 2016

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2017

13. INVESTMENT PROPERTY

				£
	MARKET VALUE			1,165,000
	At 1st January 2017 Disposals			(1,165,000)
	At 31st December 2017			•
	NET BOOK VALUE At 31st December 2017			
	At 31st December 2016			1,165,000
14.	DEBTORS: AMOUNTS FALLING DUE WITHIN C	ONE YEAR		
			31.12.17	31.12.16
	Prepayments		£ 580	£ 564 ———
15.	CREDITORS: AMOUNTS FALLING DUE WITHIN	N ONE YEAR		
			31.12.17 £	31.12.16 £
	Social security and other taxes		-	(222)
	Other creditors		6,339	21,844
			6,339	21,622
16.	MOVEMENT IN FUNDS			
		N At 1/1/17	et movement in funds	At 31/12/17
		£	£	£
	Unrestricted funds	1 260 020	(20.204)	1 241 526
	General fund Designated Fund (Equipment Replacement)	1,369,920 30,000	(28,394)	1,341,526 30,000
	Repairs fund	96		96
		1,400,016	(28,394)	1,371,622
	Restricted funds Cooper Memorial Fund	1,165,000	(16,852)	1,148,148
	TOTAL FUNDS	2,565,016	(45,246)	2,519,770

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2017

16. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds General fund	68,779	(97,173)	-	(28,394)
Restricted funds Cooper Memorial Fund	-	(65,000)	48,148	(16,852)
TOTAL FUNDS	68,779	(162,173)	48,148	(45,246)
Comparatives for movement in funds		N	et movement	
		At 1/1/16 £	in funds £	At 31/12/16 £
Unrestricted Funds General fund Designated Fund (Equipment Replacement) Repairs fund		1,422,837 30,000 96	(52,917) - -	1,369,920 30,000 96
		1,452,933	(52,917)	1,400,016
Restricted Funds Cooper Memorial Fund		850,000	315,000	1,165,000
TOTAL FUNDS		2,302,933	262,083	2,565,016
Comparative net movement in funds, included in t	he above are as f	follows:		
	Incoming resources	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds General fund	100,490	(153,407)	-	(52,917)
Restricted funds Cooper Memorial Fund	-	-	315,000	315,000
TOTAL FUNDS	100,490	(153,407) ======	315,000	262,083

During 2010, the Charity received a substantial legacy, a part of which consisted of an endowment of freehold land and buildings named "Fircroft". There was a wish expressed that the legacy be used for the benefit of elderly people living or having a family connection with Ewell and the surrounding area.

The fund has been renamed "The Cooper Memorial Fund" and following issues with under-occupancy, the charity has realised a gain from the legacy and invested that gain into invested funds. The income arising from those funds will be utilised to support the other activities undertaken by the Charity which fulfil the wish expressed by the late donor..

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED FOR THE YEAR ENDED 31ST DECEMBER 2017

17. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31st December 2017.