

Registered Charity Number 223716

Registered Company Number 715471

THE ABBEYFIELD BURY SOCIETY LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30th SEPTEMBER 2013

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THE ABBEYFIELD BURY SOCIETY LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

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THE ABBEYFIELD BURY SOCIETY LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

The board of directors	Mr M A Birch (Chairman) Mrs J Adamson Mrs S Lal Mr M Atkins (Treasurer) Mr S Lancaster Mr G Hoyle Mr D Morris (Deputy Chairman) Mrs Y Cresswell Mr B Holland
Non-executive board members	Dr C Britton (Hon. Medical Officer)
Company secretary	Mr D Morris
Registered office	Farraday House 78 Tottington Road Bury BL8 1LL
Auditor	Horsfield & Smith Chartered Accountants & Registered Auditor Tower House 269 Walmersley Road Bury Lancashire BL9 6NX

THE ABBEYFIELD BURY SOCIETY LIMITED

TRUSTEES' ANNUAL REPORT

YEAR ENDED 30th SEPTEMBER 2013

The trustees, who are also directors for the purposes of company law, have pleasure in presenting their report and the financial statements for the year ended 30th September 2013.

REFERENCE AND ADMINISTRATION DETAILS

Reference and administration details are shown in the schedule of officers and professional advisers on page 1 of the financial statements.

STRUCTURE GOVERNANCE AND MANAGEMENT

The Abbeyfield Bury Society Limited is a charitable company limited by guarantee. Its governing document is in the form of a Memorandum and Articles of Association dated 15th February 1962 as amended by special resolutions dated 6th September 2004 and 28th August 2007.

As a registered charity the company is non-profit making and its directors and trustees are volunteers.

OBJECTIVES AND ACTIVITIES

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning for our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

The objectives of the charity are to relieve aged, impotent and poor people of all classes for the advancement of religion and education and for other charitable purposes beneficial to the community.

Aims of the Charity

The charity is a Registered Housing Association and has operated throughout the year as a provider of very sheltered housing for the elderly.

ACHIEVEMENTS AND PERFORMANCE

Review of Business

The business has experienced a difficult year and profitability has declined. The closure of the Bolton Road property and the transfer of residents took longer than planned, resulting in an increase in the cost of voids as rooms in Tottington Road were kept vacant for transferred residents.

The Society obtained the Gold Star Certificate accreditation to recognise meeting the Abbeyfield accepted standards for care of the elderly.

There is evidence that the voids issue in Tottington Road will be a continuing problem and a further rationalisation of existing properties may be required.

THE ABBEYFIELD BURY SOCIETY LIMITED

TRUSTEES' ANNUAL REPORT *(continued)*

YEAR ENDED 30th SEPTEMBER 2013

The future of Abbeyfield Bury Society

The Trustees plans are to increase the number of properties available for rent by the development of the Brandlesholme Road site. The additional capacity is expected to result in the Society being able to employ a permanent full time manager, which has been their goal for several years.

Discussions around the funding for this development are on-going, and the Trustees are confident that these will reach a successful outcome.

FINANCIAL REVIEW

Results

The results for the year and the charity's financial position at the end of the year are shown in the attached financial statements.

Reserves Policy

The board recognise the need to develop a more substantial level of unrestricted reserves to secure the company's future but are aware that in the charitable sector this is not always possible or desirable. Current levels of reserves are high as a result of the sale of properties, where the funds are expected to be reinvested to provide either more accommodation or to improve existing accommodation.

PLANS FOR FUTURE PERIODS

The new build project on Brandlesholme Road continues to be a priority involving much time and effort in the preparatory work. An acceptable funding model has still to be determined but work is planned to start in 2014.

AUDITOR

Horsfield & Smith are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

SMALL COMPANY PROVISION

This report has been prepared in accordance with the small company regime Section 419 (2) of the Companies Act 2006.

Signed on behalf of the Trustees on *25 Apr 14*



M A Birch
Chairman

THE ABBEYFIELD BURY SOCIETY LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

YEAR ENDED 30th SEPTEMBER 2013

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under that law the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that year.

In preparing those 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the company's auditor is 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 auditor is aware of that information.

Signed on behalf of the Trustees on ...25/4/14...



M A Birch
Chairman

THE ABBEYFIELD BURY SOCIETY LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE ABBEYFIELD BURY SOCIETY LIMITED



YEAR ENDED 30th SEPTEMBER 2013

We have audited the financial statements of The Abbeyfield Bury Society Limited for the year ended 30th September 2013 which comprise the Income and Expenditure Account, 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).

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 and section 137 of the Housing and Regeneration Act 2008. 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 TRUSTEES AND AUDITOR

As explained more fully in the Trustees' Responsibilities Statement set out on page 4, the trustees (who are also the directors of the 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.

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 company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the board; and the overall presentation of the financial statements.

In addition we read all the financial and non-financial information in the Trustees Annual Report to identify material inconsistencies with the audited financial statements. 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 30th September 2013 and of its income and expenditure 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, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

THE ABBEYFIELD BURY SOCIETY LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE ABBEYFIELD BURY SOCIETY LIMITED *(continued)*



YEAR ENDED 30th SEPTEMBER 2013

OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Trustees Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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 of trustees remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

A handwritten signature in black ink, reading 'Peter Nicol'.

PETER NICOL BSc FCA
(Senior Statutory Auditor)
For and on behalf of
HORSFIELD & SMITH
Chartered Accountants
& Statutory Auditor

Tower House
269 Walmersley Road
Bury
Lancashire
BL9 6NX

25th April 2014

THE ABBEYFIELD BURY SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT

YEAR ENDED 30th SEPTEMBER 2013

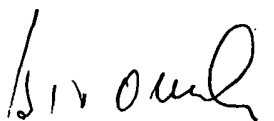
	Note	2013 £	2012 £
INCOME	2	314,783	324,769
OPERATING COSTS			
Administrative expenses		321,010	305,408
		(6,227)	19,361
OTHER OPERATING INCOME		3,826	4,927
OPERATING (DEFICIT)/SURPLUS		(2,401)	24,288
Interest receivable and similar income	7	2,012	27
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		(389)	24,315
Taxation on surplus on ordinary activities	8	—	—
RETAINED SURPLUS FOR THE YEAR		(389)	24,315

The company has no recognised gains or losses other than the results for the year as set out above.

All of the activities of the company are classed as continuing.



M A Birch
Chairman



B Holland
Treasurer

The notes on pages 9 to 14 form part of these financial statements.

THE ABBEYFIELD BURY SOCIETY LIMITED

BALANCE SHEET

30th SEPTEMBER 2013

	Note	2013 £	2012 £
FIXED ASSETS			
Housing properties	9	1,479,693	1,505,789
Less: Housing Association Grant	9	(370,667)	(370,667)
		<u>1,109,026</u>	<u>1,135,122</u>
Other fixed assets	10	8,747	10,291
		<u>1,117,773</u>	<u>1,145,413</u>
CURRENT ASSETS			
Debtors	11	7,849	6,588
Investments	12	733,525	34,745
Cash at bank and in hand		102,490	775,842
		<u>843,864</u>	<u>817,175</u>
CREDITORS: Amounts falling due within one year	13	316,866	317,424
NET CURRENT ASSETS		<u>526,998</u>	<u>499,751</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,644,771</u>	<u>1,645,164</u>
RESERVES			
General Charitable Reserve		592,900	592,900
Income and expenditure account	16	1,051,871	1,052,264
MEMBERS' FUNDS		<u>1,644,771</u>	<u>1,645,164</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

These financial statements were approved by the trustees and authorised for issue on 25/4/13, and are signed on their behalf by:

Maurice Birch

M A Birch
Chairman

B Holland

B Holland
Treasurer

Registered Charity Number: 223716
Registered Company Number: 715471

The notes on pages 9 to 14 form part of these financial statements.

THE ABBEYFIELD BURY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

1. ACCOUNTING POLICIES

The Abbeyfield Bury Society Limited is incorporated under the Companies Act 2006, the Charities Act 2011 and is a Registered Provider of Social Housing.

Basis of accounting

The financial statements have been prepared in accordance with applicable United Kingdom financial reporting standards, the Statement of Recommended Practice: Accounting by Registered Social Housing Providers (update 2010) and with the Accounting Direction for private registered providers of social housing in England 2012. The accounts are prepared in accordance with the historical cost basis of accounting.

Cash flow statement

The trustees have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is small.

Income

Income represents fees receivable from residents in respect of housing accommodation provided by the Society.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Freehold Buildings	-	1%, 2%, 2.5% and 4% per annum straight line
Fixtures & Fittings	-	15% per annum on the reducing balance

Housing properties

Housing properties are principally properties available for rent and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings and development costs.

Social housing grant (SHG)

SHG received as a contribution towards the capital costs of a scheme is shown in the Housing Properties note. Where properties are included at historical cost the total grant receivable is deducted from the cost of housing properties. This treatment contravenes the Companies Act but is necessary to show a true and fair view.

THE ABBEYFIELD BURY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

Donations and charitable reserve

Monetary donations, other than those allocated to special projects, are credited to the income and expenditure account, on a receipts basis and transferred annually to the General Charitable Reserve.

Value added tax

Irrecoverable VAT which can be attributed to a capital item or revenue expenditure is added to the cost of the capital item or expenses.

Pension costs

The Society operates a defined contribution pension scheme. Contributions are charged to the income and expenditure account in the accounting period in respect of which they are payable to the scheme.

2. INCOME

	2013 £	2012 £
Gross rents receivable	399,597	392,719
Less: Rent losses from voids	(84,814)	(67,950)
	<u>314,783</u>	<u>324,769</u>
Units in management		
	Units at start	Units at end
Supported housing for older people	<u>30</u>	<u>30</u>

3. OPERATING DEFICIT

Operating deficit is stated after charging/(crediting):

	2013 £	2012 £
Depreciation	27,640	27,912
Auditors remuneration	<u>4,048</u>	<u>8,405</u>

4. AUDITORS' REMUNERATION

	2013 £	2012 £
Fees payable to the auditor for the audit of the annual accounts	<u>4,048</u>	<u>6,005</u>
Fees payable to the auditor for other services	<u>—</u>	<u>2,400</u>

THE ABBEYFIELD BURY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

5. DIRECTORS' REMUNERATION

None of the directors were paid any remuneration during the year for services as directors.

6. EMPLOYEE INFORMATION

	2013	2012
	£	£
Wages and salaries	117,751	122,089
Social security costs	6,149	6,461
Other pension costs	526	526
	<u>124,426</u>	<u>129,076</u>

The average number of staff employed by the company during the financial year amounted to:

	No	No
Office	1	1
Wardens, caretakers and cleaners	4	6
	<u>5</u>	<u>7</u>

Expenses amounting to £1,042 (2012: £1,008) was paid to one trustee in respect of mileage expenses.

7. INTEREST RECEIVABLE AND SIMILAR INCOME

	2013	2012
	£	£
Bank interest receivable	<u>2,012</u>	<u>27</u>

8. TAXATION ON ORDINARY ACTIVITIES

The Abbeyfield Bury Society Limited is a registered charity and is therefore exempt from liability to taxation on its income and capital gains.

THE ABBEYFIELD BURY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

9. HOUSING PROPERTY

COST

At 1st October 2012	1,844,436
Housing Association Grant	(370,667)
At 30th September 2013	<u>1,473,769</u>

DEPRECIATION

At 1st October 2012	338,647
Charge for the year	26,096
At 30th September 2013	<u>364,743</u>

NET BOOK VALUE

At 30th September 2013	<u>1,109,026</u>
At 30th September 2012	<u>1,135,122</u>

2013	2012
£	£

Housing properties book value, net of grant and depreciation comprise:

Freehold land and buildings	<u>1,109,026</u>	<u>1,135,122</u>
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10. OTHER TANGIBLE FIXED ASSETS

Fixtures and fittings
£

COST OR VALUATION

At 1st October 2012 and 30th September 2013	<u>107,917</u>
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DEPRECIATION

At 1st October 2012	97,626
Charge for the year	1,544
At 30th September 2013	<u>99,170</u>

NET BOOK VALUE

At 30th September 2013	<u>8,747</u>
At 30th September 2012	<u>10,291</u>

THE ABBEYFIELD BURY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

11. DEBTORS

	2013	2012
	£	£
Other debtors	<u>7,849</u>	<u>6,588</u>

12. INVESTMENTS

	2013	2012
	£	£
Cost or base cost:		
Other investments	<u>733,525</u>	<u>34,745</u>
Balance at 30th September 2013	<u>733,525</u>	<u>34,745</u>

The investments comprise the following:-

	2013	2012
	£	£
Bank deposit accounts	<u>733,525</u>	<u>34,745</u>

13. CREDITORS: Amounts falling due within one year

	2013	2012
	£	£
Trade creditors	5,424	7,703
Other taxation and social security	1,194	2,034
Other creditors	294,654	294,671
Accruals and deferred income	15,594	13,016
	<u>316,866</u>	<u>317,424</u>

14. RELATED PARTY TRANSACTIONS

The Society paid an Honorarium to its chairman of £4,567 (2012: £4,560). £1,140 (2012: £1,140) was owing at the balance sheet date and is included in creditors due within one year.

During the year the society paid £330 (2012: £1,202) to R&M Property Repairs, a business owned and run by the Chairman. Nothing (2012: £76) was owing at the balance sheet date and is included in creditors due within one year.

The company is under the control of the board of trustees.

THE ABBEYFIELD BURY SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30th SEPTEMBER 2013

15. COMPANY LIMITED BY GUARANTEE

	2013	2012
	£	£
The number of members, each of whose liability is limited to £1 at the year end was:	10	10

16. INCOME AND EXPENDITURE ACCOUNT

	2013	2012
	£	£
Balance brought forward	1,052,260	1,027,949
Retained (deficit)/surplus for the financial year	(389)	24,315
Balance carried forward	1,051,871	1,052,264