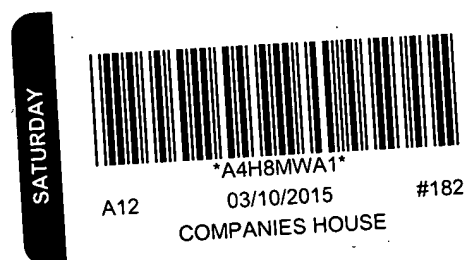


Company Registration No. 754694 (England and Wales)

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2015



THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

LEGAL & ADMINISTRATIVE INFORMATION

Board of Trustees	F Fay - Treasurer B R Bunn - Chairman D C Hogg A McInnes P C Dixon - Vice Chairman J Stephens S Hale R Johnson E Mitchell
Secretary	D C Hogg
Company number	754694
Charity number	238168
Registered office	44 Westfield Drive Loughborough Leicestershire LE11 3QL
Auditors	Marsh & Moss Limited The Gables Bishop Meadow Road Loughborough Leicestershire LE11 5RE
Business address	44 Westfield Drive Loughborough Leicestershire LE11 3QL
Bankers	National Westminster Bank plc Market Place Loughborough Leicestershire LE11 3NZ
Solicitors	Moss Solicitors 80-81 Woodgate Loughborough Leicestershire LE11 2XE

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

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THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2015

The board of trustees (who are also the directors of the society for the purpose of company law) present their report and financial statements for the year ended 31 March 2015.

Status

The society is a company limited by guarantee (Number 754694), having no share capital and with solely charitable purposes. It is also a registered charity (Number 238168) and with the Housing Corporation as a housing association (Number HO595).

Principal activities

The society's principal activity for the year under review has been that of providing very sheltered and residential accommodation for the frail elderly and elderly residents with dementia.

Public benefit

The society is run by a board of trustees comprised entirely of volunteers. It also relies heavily on volunteers throughout the society to assist with fundraising, activities and events. The society currently budgets for £16,000 of unrecoverable residents fees per annum and is very sympathetic to residents who become unable to pay due to a change in their circumstances.

The level of fees is currently maintained at a charge that is considered to be affordable to all and is competitive in the current market.

The board of trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities they should undertake.

Reserves

There have been several transfers between the reserves of the society, as detailed in the Income and Expenditure Account and the accompanying notes. It is proposed that the retained surplus of £91,629 is transferred to reserves.

Reserves policy

The level of reserves remains high in order for the society to guarantee the level of care they can provide to residents in the future.

As detailed below the board of management are aware of the changing needs of the people in society and recognise that these changes may require additional funding.

Market value of land and buildings

The board of trustees is of the opinion that the market value for the existing use of the land and buildings is £6,621,651 (2014: £6,039,291). This is based upon insurance valuations and has not been incorporated in the financial statements.

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2015

Future developments

The objectives of the society are to continue to provide a high level of care and support both in the care home and the two sheltered houses.

The board of trustees is aware of the changing needs of people in society and in particular the increasing prevalence of dementia and the problems associated with it.

Westfield House continues to develop in the care of those diagnosed with dementia, ensuring that new methods and information through research are considered and implemented to ensure the best possible care for our Residents. It is anticipated that dementia care will remain a key priority.

Demand from an ageing population for accommodation offered is likely to be steady given our reputation for total quality care at competitive prices. We continue to investigate opportunities to provide a "one stop shop" approach to care by developing opportunity for progression as care needs increase.

Risk assessment

The board of trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the society, and are satisfied that systems are in place to mitigate our exposure to the major risks.

Investment policy

Bi-annual meetings take place with Barclays Wealth and they have assessed Abbeyfield's risk profile as being at the low end of medium. The basic mix of the portfolio is 50% stock market and 50% bank deposits.

Organisational structure

The society has a clear functional organisational structure with each house benefiting from professional care and catering staff. There is also a well defined administration function within the society and an active board of trustees who oversee all decision making.

Members of the Board of Management

In accordance with the Articles of Association the members of the board of trustees as below, are members of the society.

B R Bunn - Chairman

P C Dixon - Vice Chairman

D C Hogg - Hon. Secretary

F Fay - Hon. Treasurer

A McInnes

J Stephens

S Hale

R Johnson

S J Roberts

(Resigned 14/10/14)

A Reed

(Resigned 14/10/14)

E Mitchell

(Appointed 14/10/14)

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2015

Trustee recruitment

The board of trustees is typically comprised of between ten and twelve individuals with a cross section of management skills. Potential trustees are initially approached by existing board members and invited to attend two board meetings to gain an understanding of the operations of the society. They are also shown around the society's houses to see how they operate.

Following this process an invitation to join the board is made. The training needs of new board members are assessed based on their existing skills and experience and the need for future training is kept under constant review.

Auditors

In accordance with the company's articles, a resolution proposing that Marsh & Moss Limited be reappointed as auditors of the company will be put at a General Meeting.

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

REPORT OF THE BOARD OF MANAGEMENT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2015

Responsibilities of the Board of Management

The Board are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

Company law requires the Board to prepare financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Board 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 association and of the surplus of the association for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

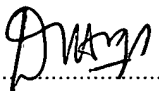
The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2012. It has a general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

Statement of disclosure to auditor

(a) so far as the members are aware, there is no relevant audit information of which the association's auditors are unaware, and

(b) they have taken all the steps that they ought to have taken as members in order to make themselves aware of any relevant audit information and to establish that the association's auditors are aware of that information.

By order of the board


.....
Mr D C Hogg
Secretary
29/9/15.....

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

STRATEGIC REPORT OF THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED FOR THE YEAR ENDED 31 MARCH 2015

The board of trustees present the strategic report and financial statements for the year ended 31 March 2015.

Review of the business

The trustees can report an operating surplus for the year of £32,682 compared to a surplus of £40,564 for the previous year. This also contributes towards the surplus on ordinary activities before transfers of £72,410. Last year the surplus was £153,215. The decrease is mainly due to a decrease in profits made on the sale of investments of £15,122 compared to £77,935 last year. The reserves of the society remain in a strong position with £1,179,462 in undesignated reserves. This allows the society to continue with its objectives of enhancing the quality of care received by the residents.

Given the straight forward nature of the business, the company's directors are of the opinion that analysis using KPIs is not necessary for understanding of the development, performance or position of the business.

The Abbeyfield Loughborough Society is committed to providing affordable, caring and sustainable solutions for older people through a range of high quality services. Our strength lies in professionally catering for the needs, wants and aspirations of our residents with dignity and compassion in a warm friendly family environment.

Demand from an aging population for accommodation offered is likely to be steady given our reputation for total quality care at competitive prices, and reflected in our low void levels and our positive inspection and assessment reports from CQC (Good) and the local authority (Gold QAF award). However, in the medium/longer term there is likely to be increased competition in the area of sheltered housing.

We continue to investigate opportunities to provide a 'one-stop shop' approach to care by developing an opportunity for progression as care needs increase. It is anticipated that dementia care will remain a key priority.

We are currently investigating the feasibility of and subsequent development of the estate on the current site in liaison with architects, builders and local council planners.

We are also looking to increase liaison with the local council regarding the care needs and strategies (e.g. Fee Review) for older people in the county.

Budgetary considerations will form part of the above and will be reflected in our annual business plans. We are able to demonstrate sound finances with an operating surplus of over £32,000 for the year and adequate reserves of over £1,000,000 to ensure long term viability. We also have an effective committee and management structure to support and inform business decisions.

We are fortunate to have dedicated and committed staff who undergo on-going and extensive training and development programmes to provide a wide range of skills. The budget includes a substantial amount of over £15,000 pa to support this.

It is the Society's policy to pay our staff the "Living Wage", although the need to maintain differentials has meant that some roles currently receive slightly below this. With the creation of the "National Living Wage", the Society will need to be mindful of the impact this will have on our fees, and consequently the ability of potential Residents to fund their own care in the future, or to access appropriate financial support from the County Council.

Although there is an element of uncertainty with the longer term future direction of care given concerns with funding reductions, declining assets held by residents and their families and the progress of medical science, we remain confident that there will be an on-going demand for care of the elderly.

Mr D C Hogg
Secretary

29/9/15



THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

We have audited the financial statements of The Abbeyfield Loughborough Society Limited for the year ended 31 March 2015 set out on pages 8 to 20. 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 housing association'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 association'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 association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of board and auditors

As explained more fully in the Board's Responsibilities Statement on page 4, the board members (who are also the directors of the association for the purpose 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 association'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 Report of the Board of Trustees 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 association's affairs as at 31 March 2015, and of its income and expenditure, for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2012.

Opinion on other matter prescribed by the Companies Act 2006

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

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

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 board members 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.

Mr Martin Shannon F.C.C.A (Senior Statutory Auditor)
for and on behalf of Marsh & Moss Limited

30 SEPTEMBER 2015

Accountants and
Statutory Auditor

The Gables
Bishop Meadow Road
Loughborough
Leicestershire
LE11 5RE

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

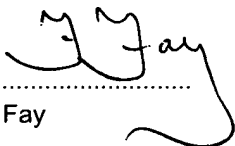
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2015


	Notes	2015 £	2014 £
Turnover	2	1,321,167	1,281,648
Cost of sales		(1,083,963)	(1,057,326)
Gross surplus		237,204	224,322
Management expenses		(204,522)	(183,758)
Operating surplus	3	32,682	40,564
Interest receivable and similar income	4	46,297	118,992
Amounts written off investments	5	(6,569)	(6,341)
Surplus on ordinary activities before transfers		72,410	153,215
Transfers (To) / From Designated Reserves			
Capital Expenditure Reserve	13	-	-
General Charitable Reserve	13	(4,125)	23,931
Housing Property Expenditure Reserve	13	-	-
Property Fixed Asset Reserve	13	23,344	(257,596)
Retained Surplus/(deficit) for the year	13	91,629	(80,450)

None of the Society's activities were acquired or discontinued during the above two financial years.

Historical costs, surpluses and deficits were identical to those shown in the income and expenditure account.

The Income and Expenditure account was approved by the Board on 29/9/15


F Fay


D C Hogg

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS FOR THE YEAR ENDED 31 MARCH 2015

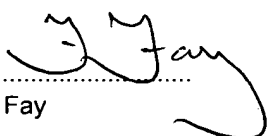
	2015 £	2014 £
Surplus for the financial year	72,410	153,215
Realisation of investment revaluation gains of previous years	(30,649)	(70,261)
Unrealised (deficit)/surplus on investment	69,525	36,625
	<hr/>	<hr/>
Total recognised deficits and surpluses relating to the year	<u>111,286</u>	<u>119,579</u>

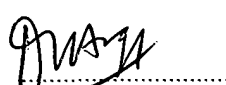
THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

BALANCE SHEET AS AT 31 MARCH 2015

	Notes	2015 £	£	2014 £	£
Fixed assets					
Housing properties at depreciated cost		2,632,416		2,655,599	
Less: Social housing grant		(913,898)		(913,898)	
Net book value of housing properties	6		1,718,518		1,741,701
Investments	7		1,005,489		963,306
Other fixed assets	6		154,841		151,257
Total fixed assets			2,878,848		2,856,264
Current assets					
Debtors	9	59,264		67,279	
Cash at bank and in hand		491,967		431,146	
		551,231		498,425	
Creditors: amounts falling due within one year	11	(185,675)		(221,571)	
Net current assets			365,556		276,854
Total assets less current liabilities			3,244,404		3,133,118
Capital and reserves					
Designated reserves:					
Property fixed asset reserve	13	1,724,048		1,747,392	
Capital expenditure reserve	13	30,000		30,000	
General charitable reserve	13	39,565		35,440	
Housing property repair reserve	13	100,000		100,000	
General reserves:					
Revaluation reserve	13	171,329		132,453	
Income and expenditure account	13	1,179,462		1,087,833	
		3,244,404		3,133,118	

The financial statements were approved by the Board on 29/9/15


F Fay


D C Hogg

Company Registration No. 754694

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 MARCH 2015

	£	2015 £	£	2014 £
Net cash inflow from operating activities		98,681		68,663
Returns on investments and servicing of finance				
Interest received and similar income	31,175		41,057	
Net cash inflow for returns on investments and servicing of finance		31,175		41,057
Capital expenditure and financial investment				
Payments to acquire tangible assets	(46,845)		(356,879)	
Payments to acquire investments	(203,136)		(257,887)	
Receipts from sales of investments	196,189		274,079	
Net cash outflow for capital expenditure		(53,792)		(340,687)
Increase/(decrease) in cash in the year		76,064		(230,967)

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 MARCH 2015

1	Reconciliation of operating profit to net cash inflow from operating activities	2015		2014	
		£		£	
	Operating profit	32,682		40,564	
	Depreciation of tangible assets	66,022		53,243	
	Loss on disposal of tangible assets	420		2,949	
	Decrease/(increase) in debtors	8,015		(25,934)	
	Decrease in creditors within one year	(8,458)		(2,159)	
	Net cash inflow from operating activities	98,681		68,663	

2	Analysis of net funds	1 April 2014	Cash flow	Other non-cash changes	31 March 2015
		£	£	£	£
	Net cash:				
	Cash at bank and in hand	431,146	60,821	-	491,967
	Bank overdrafts	(29,775)	27,438	-	(2,337)
	Cash deposit in fixed asset investment	22,230	(12,195)		10,035
	Net funds	423,601	76,064	-	499,665

3	Reconciliation of net cash flow to movement in net funds	2015		2014	
		£		£	
	Increase/(decrease) in cash in the year	76,064		(230,967)	
	Movement in net funds in the year	76,064		(230,967)	
	Opening net funds	423,601		654,568	
	Closing net funds	499,665		423,601	

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2015

1 Accounting policies

1.1 Accounting convention

The financial statements have been prepared under the historical cost convention and are in accordance with applicable financial reporting standards, the 'Statement of Recommended Practice : Accounting by registered social landlords' issued in 2008, and the Accounting Direction for private registered providers of social housing in England 2012.

The society is a company limited by guarantee (Number 754694), having no share capital and with solely charitable purposes. It is also registered as a charity (Number 238168) and with the Housing Corporation as a housing association (Number HO595).

1.2 Turnover

Turnover represents the total rental income receivable, income from the sale of properties, fees and grants from local authorities and The Housing Corporation.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

No depreciation is charged on the HAG assisted properties. For non HAG assisted properties, the original cost of the buildings is not depreciated as it is the society's policy to maintain these so as to extend their useful lives. Alterations however are depreciated on a straight line basis over 50 years.

Office building alterations	Straight line over fifty years
Fixtures, fittings & equipment	Straight line over seven years

1.4 Investments

Fixed asset investments are included at market value at the balance sheet date. Realised and unrealised gains (or losses) are reflected in the Income and Expenditure account in the year in which they occur.

1.5 Pensions

Pension contributions are charged to the income and expenditure account as incurred. These contributions are invested separately from the society's assets.

1.6 Corporation Tax and VAT

The society has charitable status and is exempt from Corporation Tax on the income it has received. The society is not registered for VAT. Accordingly no VAT is charged to residents and the expenditure in the Income and Expenditure account includes the relevant VAT.

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

1 Accounting policies (continued)

1.7 Social Housing Grant

Where developments have been financed wholly or partly by Social Housing Grants (SHG), the cost of those developments has been reduced by the amount of the grant received.

This policy is contrary to the treatment acceptable under the Companies Act 2006 which prohibits enterprises to which this legislation applies from accounting for grants made as a contribution towards expenditure on fixed assets by deducting the amount of the grant from the purchase price of the related asset.

The accounting policy adopted is considered necessary for the accounts to show a true and fair view as it accords with the Statement of Recommended Practice Accounting by Registered Housing Associations.

The board of trustees are of the opinion that the useful life of the society's properties are extended by continual repair and maintenance. Therefore there is no financial effect of the above departure.

The Social Housing Grant is repayable under certain circumstances, such as the sale of the property.

1.8 Monetary Donations And General Charitable Reserve

Monetary donations to the society are credited in the accounts on a receipts basis and are transferred to a general charitable reserve.

1.9 Housing Property Expenditure Reserve

Housing property repair and maintenance expenditure is charged to the Income and Expenditure account in the period in which it is incurred. As part of the reserves of the society there exists a designated reserve for future significant expenditure of this nature. The board of trustees considers it prudent to allocate funds in this way so that such costs do not threaten the society's free reserves position. The level of the reserve is calculated as a reasonable estimate of the level of expenditure which may arise.

1.10 Mortgage Interest

Interest on the mortgage or other loans financing a development is capitalised up to the relevant date of the interim SHG application. Interest on advances after the interim SHG application is capitalised up to the relevant date of the final SHG application. Both interim and final relevant dates are in accordance with the Department of Environment's circulars issued from time to time.

1.11 Capital Expenditure Reserve

This reserve has been created to fund future expenditure on fixtures, fittings and equipment. The amount set aside is based on the society's obligations to replace assets of this type as they wear out.

1.12 Property Fixed Asset Reserve

In order to fulfil its objective the society needs a number of properties. Although these properties are unrestricted assets they cannot be realised without undermining the society's work. The board of trustees therefore consider it appropriate to reflect the investment in properties by means of a designated fund.

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

1 Accounting policies (continued)

1.13 Supporting People contracts

Supporting People income and expenditure relating to services is accounted for on an accruals basis, matching income and expenditure, and disclosures are made in accordance with the relevant standards and legislation.

1.14 Works to Existing Properties

All repairs and maintenance expenditure is charged to the income and expenditure account in the period in which it is incurred, unless the works carried out result in an enhancement of economic benefits of the asset, in which case the costs are capitalised.

2 Turnover

Income from lettings	1,383,754	1,331,908
Quality Assessment Award	5,306	10,744
Losses arising from vacancies	(49,444)	(44,128)
Funding shortfall	(18,449)	(16,876)
Net income from residential charges	<u>1,321,167</u>	<u>1,281,648</u>

3 Operating deficit

	2015	2014
	£	£
Operating deficit is stated after charging:		
Depreciation of tangible assets	66,022	53,243
Loss on disposal of tangible assets	420	2,949
Auditors' remuneration - audit services	<u>6,975</u>	<u>7,180</u>

4 Interest receivable and other income

	2015	2014
	£	£
Income from listed investments	19,205	17,555
Profit on disposal of listed investments	15,122	77,935
Bank interest	5,096	9,370
Donations received	<u>6,874</u>	<u>14,132</u>
	<u>46,297</u>	<u>118,992</u>

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

5	Amounts written off investments	2015 £	2014 £
	Amounts written off fixed asset investments:		
	- temporary diminution in value	12,659	6,625
	Amounts written off investments in prior years written back:		
	- fixed assets	(6,090)	(284)
		<u>6,569</u>	<u>6,341</u>

6	Tangible fixed assets	Freehold properties held for letting £	Office building alterations £	Fixtures, fittings & equipment £	Total £
	Cost or valuation				
	At 1 April 2014	2,972,469	8,124	248,188	3,228,781
	Additions	8,905	-	37,940	46,845
	Disposals	-	-	(1,612)	(1,612)
		<u>2,981,374</u>	<u>8,124</u>	<u>284,516</u>	<u>3,274,014</u>
	Social Housing Grant	(913,898)	-	-	(913,898)
		<u>2,067,476</u>	<u>8,124</u>	<u>284,516</u>	<u>2,360,116</u>
	Depreciation				
	At 1 April 2014	316,871	2,432	102,624	421,927
	On disposals	-	-	(1,192)	(1,192)
	Charge for the year	32,087	162	33,773	66,022
		<u>348,958</u>	<u>2,594</u>	<u>135,205</u>	<u>486,757</u>
	Net book value				
	At 31 March 2015	<u>1,718,518</u>	<u>5,530</u>	<u>149,311</u>	<u>1,873,359</u>
	At 31 March 2014	<u>1,741,701</u>	<u>5,693</u>	<u>145,565</u>	<u>1,892,959</u>

Costs charged to the income and expenditure account in the year in respect of works carried out to existing properties amount to £66,732 (2014: £61,292). Costs capitalised in respect of works carried out to existing properties amount to £8,905 (2014: £284,575).

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

7 Fixed asset investments

	Listed investments £
Valuation	
At 1 April 2014	941,076
Additions	203,136
Revaluation	62,956
Disposals	(211,714)
	<hr/>
At 31 March 2015	995,454
	<hr/>
Cash deposits	
At 31 March 2015	10,035
	<hr/>
Net book value	
At 31 March 2015	1,005,489
	<hr/> <hr/>

The historical cost of these investments is £847,739 (2014 £837,957).

8 Social Housing Grant

**Grants
received for
housing
properties
held for
letting**

Housing Association Grant

At 1 April 2014 and 31 March 2015 913,898

The amount of recycled capital grant at 1 April 2014 and 31 March 2015 is £56,381.

9 Debtors	2015 £	2014 £
Residential charges due and unpaid	17,690	16,267
Other debtors	8,223	16,864
Prepayments and accrued income	33,351	34,148
	<hr/>	<hr/>
	59,264	67,279
	<hr/> <hr/>	<hr/> <hr/>

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

10 Payment to Creditors

The average number of days between receipt and payment of purchase invoices is 29 (2014 27) days.

11 Creditors: amounts falling due within one year	2015 £	2014 £
Bank loans and overdrafts	2,337	29,775
Trade creditors	109,035	113,049
Rents paid in advance	35,340	33,930
Other creditors	7,234	12,312
Accruals and deferred income	31,729	32,505
	<u>185,675</u>	<u>221,571</u>

12 Pension costs

The society operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the society in an independently administered fund. Contributions payable by the society amounted to £11,221 (2014- £6,131). All contributions were paid in the year.

13 Statement of movements on reserves

	Investment revaluation reserve £	Designated reserves (see below) £	Accumulated surplus £
Balance at 1 April 2014	132,453	1,912,832	1,087,833
Investment gain in year	69,525	-	-
Disposal of investment	(30,649)		
Retained loss for the year	-	-	72,410
Reserves transfers	-	(19,219)	19,219
Balance at 31 March 2015	<u>171,329</u>	<u>1,893,613</u>	<u>1,179,462</u>

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

13 Statement of movement on reserves

(continued)

Capital expenditure reserve

Balance at 1 April 2014	30,000
Transfer to reserve during year	37,940
Transfer from reserve during year	(37,940)
Balance at 31 March 2015	30,000

General charitable reserve

Balance at 1 April 2014	35,440
Transfer to reserve during year	6,874
Transfer from reserve during year	(2,749)
Balance at 31 March 2015	39,565

Housing property expenditure reserve

Balance at 1 April 2014	100,000
Balance at 31 March 2015	100,000

Property Fixed Asset Reserve

Balance at 1 April 2014	1,747,392
Transfer to reserve during the year	(23,344)
Balance at 31 March 2015	1,724,048

Property fixed asset reserve:

In order to fulfil its objective the society needs a number of properties. Although these properties are unrestricted assets they cannot be realised without undermining the society's work. The board of trustees therefore consider it appropriate to reflect the investment in properties by means of a designated fund.

General charitable reserve:

The balance on the general charitable reserve represents the accumulated charitable donations received by the charity unexpended at the balance sheet date. There are no restrictions on the allocation of those receipts.

Housing property expenditure reserve:

Housing property repair and maintenance expenditure is charged to the Income and Expenditure account in the period in which it is incurred. As part of the reserves of the society there exists a designated reserve for future significant expenditure of this nature. The board of trustees considers it prudent to allocate funds in this way so that such costs do not threaten the society's free reserves position. The level of the reserve is calculated as a reasonable estimate of the level of expenditure which may arise.

Capital expenditure reserve:

This reserve has been created to fund future expenditure on fixtures, fittings and equipment. The amount set aside is based on the society's obligations to replace assets of this type as they wear out.

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2015

14 Accommodation in Management

At the start and end of the period there were 3 housing units.

The number of rooms under management was 53 (2014 53).

15 Employees

Number of employees

The average monthly number of employees (including directors) during the year was:

	2015 Number	2014 Number
Administration	4	6
Care staff	64	68
	<u>68</u>	<u>74</u>

Employment costs

	2015 £	2014 £
Wages and salaries	785,958	784,818
Social security costs	38,752	30,363
Other pension costs	11,221	6,131
	<u>835,931</u>	<u>821,312</u>

None of the trustees received any remuneration during the year.

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

MANAGEMENT INFORMATION

FOR THE YEAR ENDED 31 MARCH 2015

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

DETAILED INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2015

	£	2015 £	£	2014 £
Turnover				
Residential charges receivable		1,321,167		1,281,648
Cost of sales				
Food	78,074		72,118	
Wages and salaries (excl. N.I.)	684,263		698,161	
Employer's N.I. contributions	29,054		25,050	
Staff pension scheme costs	11,221		6,131	
Staff welfare	1,805		2,663	
Cleaning and laundry	32,853		31,308	
Training	2,517		4,348	
Telephone	7,124		5,931	
Household upkeep	19,321		18,206	
Equipment repairs	14,064		8,944	
Electricity	25,652		23,760	
Gas	29,230		31,342	
Rates	5,818		5,804	
Water	10,473		10,720	
Building maintenance	56,140		50,129	
Insurance	11,955		8,539	
Depreciation on freehold property	32,087		26,816	
Depreciation on fixtures and fittings	31,892		24,407	
Loss on disposal of fixtures and fittings	420		2,949	
		(1,083,963)		(1,057,326)
Gross surplus		237,204		224,322
Management expenses		(204,522)		(183,758)
Operating surplus		32,682		40,564
Other interest receivable and similar income				
Bank interest	5,096		9,370	
Donations	6,874		14,132	
		11,970		23,502
Income from investments				
Other interest	19,205		17,555	
P/L on disposal of listed investments	15,122		77,935	
		34,327		95,490
Amounts written off investments				
Temporary diminution in value of F.A.	12,659		6,625	
Amounts written back on F.A. investments	(6,090)		(284)	
		(6,569)		(6,341)
Surplus on ordinary activities before taxation		72,410		153,215

THE ABBEYFIELD LOUGHBOROUGH SOCIETY LIMITED

SCHEDULE OF MANAGEMENT EXPENSES FOR THE YEAR ENDED 31 MARCH 2015

	2015	2014
	£	£
Management expenses		
Wages and salaries (excl. N.I.)	101,695	86,657
Employer's N.I. contributions	9,698	5,313
Training	4,764	4,430
Repairs and maintenance	10,592	11,163
Printing, postage and stationery	8,180	12,703
Advertising	3,572	3,999
Telephone	2,411	1,342
Travelling expenses	413	586
Legal and professional fees	7,105	8,818
Affiliation fee	18,516	18,174
Accountancy	14,666	13,214
Audit fees	6,975	7,180
Bank charges	825	(101)
Sundry expenses	13,067	8,260
Depreciation plant and machinery	162	162
Depreciation of fixtures and fittings	1,881	1,858
	<u>204,522</u>	<u>183,758</u>