

The Abbeyfield Whitehaven Society Limited

Financial Statements for the year ended 31 March 2013

Registration Number 00766744

Registered Charity Number 230050

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THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITED

Accounts for the year ended 31 March 2013

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THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDOfficers, Professional Advisers and Registered Office

President	Mr N Moss	
Executive Committee	Mrs M Stocks Mr R Haughn Mr T Milburn Mr E G Rae Mrs M Watson Mrs E Thornthwaite	Chairman Treasurer (Resigned 11 April 2013) (Resigned 4 September 2012)
Auditor	Saint & Co , Chartered Accountants & Statutory Auditor, 12/13 Church Street, Whitehaven, Cumbria	
Bankers	CAF Bank, 25 Kings Hill Avenue Kings Hill, West Malling, Kent	
Solicitors	Brockbanks Solicitors, 44 Duke Street, Whitehaven, Cumbria	
Registered Office	Johnson House, Hillcrest Avenue, Hillcrest, Whitehaven, Cumbria	

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITED

Report of the Executive Committee

The Executive Committee submits its forty-second Report and the Accounts for the year ended 31 March 2013

1 Principal Activity

The principal activity of the Society is to provide accommodation for lonely and elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. These activities fall wholly within hostel housing activities as defined in the Housing Act 1974. Voids amounted to £27,908 (2012 £876)

2 Status

The Society is a Company limited by guarantee, having no share capital. It is registered under the Housing Act 1974 and is an exempt charity.

3 Results

The results for the year are as set out in the Income and Expenditure Accounts on page 5.

4 Likely Future Developments

The Society will continue to pursue the letting of rooms.

5 Fixed Assets

Notes 3 and 9 summarise the changes to the amount of cost and depreciation on housing land and buildings and fixtures, fittings and equipment. The Committee is of the opinion that there is no significant difference between the book cost and the market value for the existing use of the land and buildings.

6 Executive Committee

The members of the Executive Committee who served throughout the year were -

Mrs M Stocks	Chairman
Mr R Haughin	Treasurer
Mr T Milburn	
Mr E G Rae	
Mrs M Watson	(Resigned 11 April 2013)
Mrs E Thornthwaite	(Resigned 4 September 2012)

7 Auditors

Saint & Co. will be deemed to continue in office under section 487(2) of the Companies Act 2006.

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDReport of the Executive Committee (continued)STATEMENT OF EXECUTIVE COMMITTEE'S RESPONSIBILITIES

Company law requires the Executive Committee to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Society and of the surplus or deficit of the Society for that period. In preparing those financial statements, the Executive Committee is required to

- select suitable accounting policies and then apply them consistently,
- 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 Society will continue to operate

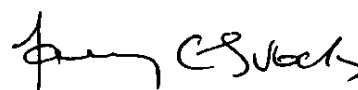
The Executive Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and to enable them to ensure that the financial statements comply with the Companies Act 2006, Schedule 1 to the Housing Act 1996 and The Accounting Requirements for Registered Social Landlords General Determination 2000. They are also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Executive Committee is aware

- there is no relevant audit information of which the Executive Committee's auditors are unaware, and
- the Executive Committee have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

On behalf of the Executive Committee,

MRS M STOCKS



Chairman

Date 15 August 2013

Johnson House,
Hillcrest Avenue,
Hillcrest,
Whitehaven,
Cumbria

INDEPENDENT AUDITORS REPORT TO
THE MEMBERS OF THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITED

We have audited the financial statements of The Abbeyfield Whitehaven Society Limited for the year ended 31 March 2013, which comprise the Income and Expenditure Account, the 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 Section 495 and 496 of the Companies Act 2006. 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 Directors and Auditors

As explained more fully in the Directors Responsibilities Statement set out on page 3, the Directors 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 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 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 directors and the overall presentation of the financial statements. In addition we read all the financial and non-financial information in the 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 society's affairs as at 31 March 2013 and of its profit 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, Schedule 1 to the Housing Act 1996 and The Accounting Requirements for Registered Social Landlords General Determination 2000.

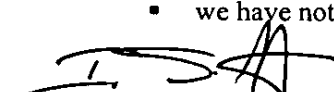
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' 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 nor visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.


 Ian Scott BA (Hons) FCA DChA,
 Senior Statutory Auditor,
 For and on behalf of Saint & Co, Chartered Accountants and Statutory Auditor,
 12/13 Church Street,
 Whitehaven,
 Cumbria
 CA28 7AY

Dated 19th August 2013

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDIncome and Expenditure Account for the year ended 31 March 2013

	<u>Notes</u>	<u>2013</u>	<u>2012</u>
		£	£
Turnover	2 3	119818	92991
Operating Costs	Page 13	(142189)	(91062)
Operating Surplus/(Deficit)		(22371)	1929
Interest Receivable and Other Income	8	35911	742
Surplus on Ordinary Activities for the year		13540	2671
Revenue Reserve brought forward		118452	115781
Revenue Reserve carried forward		<u>£131992</u>	<u>£118452</u>

The Society's only activity is the provision of hostel accommodation

No operations have been discontinued or acquired during the year, and the amounts above relate entirely to continuing operations

The Society has no recognised gains or losses other than those included in the surpluses above and therefore no separate statement of total recognised gains and losses has been presented

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDBalance Sheet as at 31 March 2013

	<u>Notes</u>	£	<u>2013</u> £	<u>2012</u> £
<u>TANGIBLE FIXED ASSETS</u>				
Housing Property				
Completed Scheme				
Gross Cost less Depreciation	3	1326799		414721
<u>Less</u> Abbeyfield UK		(912482)		-
Housing Grant		(358682)		(358682)
Other Grants		<u>(41600)</u>		<u>(41600)</u>
			14035	14439
Uncompleted Scheme				
Gross Cost less Depreciation			-	382303
<u>Less</u> Social Housing Grant	3		-	<u>(382303)</u>
			-	-
Fixtures, Fittings and Equipment	9		<u>4313</u>	<u>5074</u>
			18348	19513
<u>CURRENT ASSETS</u>				
Stock	2 10	1686		1000
Debtors and Prepayments	10	4239		2146
Investments	11	119716		106522
Cash at Bank and in Hand		<u>41012</u>		<u>22509</u>
			166653	132177
<u>CURRENT LIABILITIES</u>				
Creditors – Amounts falling due within one year	12		<u>38009</u>	<u>18238</u>
Net Current Assets/(Liabilities)			<u>128644</u>	<u>113939</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>£146992</u>	<u>£133452</u>
<u>CAPITAL AND RESERVES</u>				
Revenue Reserve – Accumulated Surplus	5		131992	118452
Designated Reserve – Future Cyclical				
Repairs Reserve	5		<u>15000</u>	<u>15000</u>
			<u>£146992</u>	<u>£133452</u>

The Accounts were approved by the Executive Committee and signed on its behalf on 15 August 2013

by Mrs M Stocks (Chairman) *M. Stocks* Mr E G Rae (Director) *E. G. Rae*
 Mr. R. Haughin (Director) *R. Haughin*

Company Number 00766744

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDNotes to the Accounts for the year ended 31 March 2013**1 Status of Society**

The Society is a Company limited by guarantee, having no share capital. It is registered under the Housing Act 1974 and is an exempt charity. The Society is wholly engaged in hostel housing activities as defined in the Housing Act 1974.

2 Accounting Policies**2.1 General**

The principal accounting policies of the Society are set out in the following sub-paragraphs.

2.2 Accounting Basis

These accounts are prepared under the historic cost convention, in accordance with applicable Accounting Standards and in accordance with the Statement of Recommended Practice (the SORP) issued by the National Federation of Housing Associations, the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2000.

2.3 Turnover

Turnover comprises rental and service income receivable.

2.4 Fixed Assets, Housing Land and Buildings

Housing land and buildings are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition including interest payable. Interest payable is capitalised by applying the Society's cost of borrowing to expenditure during the construction of the property up to the date of practical completion.

Housing improvements in the course of building are stated at cost and are included in the value of housing properties.

2.5 Depreciation**2.5.1 Housing Land and Buildings SHG Assisted Schemes**

- (i) Depreciation, as defined in (ii) below, is provided on the cost of freehold buildings,
- (ii) Depreciation is not charged on that portion of the cost which has qualified, or which will qualify, for SHG or for that portion of the cost in respect of which other grants have been obtained.
- (iii) No depreciation has been charged during the year under review in respect of the cost of improvements in the course of completion.
- (iv) In respect of the completed cost of buildings, for that portion of the cost financed by borrowings or from the Society's own or other charitable resources, a charge is made to the hostel property revenue account for depreciation at 2% per annum on such cost.

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDNotes to the Accounts for the year ended 31 March 2013 (continued)**2 Accounting Policies (continued)****2 5 2 Fixtures, Fittings and Equipment**

Depreciation is charged at 15% per annum on the written down value

2 5 3 General

A pro rata depreciation charge is made on fixed assets in the year that the asset is brought into use and no charge is made in the year of disposal

2 6 Social Housing Grants

Where developments have been financed wholly, or partly, by Social Housing Grants (SHG), the net book value of those developments has been reduced by the amount of the grant receivable, which is shown separately in the balance sheet. Provision is made for repayment of SHG where the property is expected to be sold in the foreseeable future. SHG in respect of housing properties in the course of construction received in arrear of expenditure is shown as a current asset

2 7 Fixed Assets, Fixtures, Fittings and Equipment

Assets donated to the Society are not included in the balance sheet, other assets are included at cost

2 8 Future Cyclical and Major Repairs

The Executive committee have set aside a separate fund for future cyclical and major repairs (see note 5)

The amounts which are set aside are based on the Society's obligation to carry out such works on a continuing basis for the future cyclical maintenance and major repairs of its property, based on planned programmes of works for which SHG will not be claimed

2 9 Allocation of Expenses

Expenses are allocated to management, repairs and service costs on the basis of the proportion of time or other relevant factors attributable to these activities

2 10 Stocks

These comprise catering stocks valued at cost, the replacement cost of stocks is not significantly different from the historical cost at which it is stated in the accounts

2 11 Monetary donations

Monetary donations to the Society are credited to the income and expenditure account upon there being a legal right to the receipt of the donations, with annual transfer to the funds in respect of which donations have been made

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDNotes to the Accounts for the year ended 31 March 2013 (continued)2 Accounting Policies (continued)

2 12 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 expenditure in the income and expenditure account includes the relevant VAT

2 13 Pensions

The Society has no pension arrangements for its employees, other than Social Security benefits

2 14 Cash Flow Statement

The Society has taken advantage of the exemption in Financial Reporting Standard No. 1 from producing a Cash Flow Statement on the grounds that it satisfies the relevant size criterion

	<u>2013</u> £	<u>2012</u> £
3 <u>Housing Land and Buildings</u>		
<u>Cost – Completed Schemes (Freehold)</u>		
At 1 April 2012	420503	420503
Additions	<u>912482</u>	<u>-</u>
At 31 March 2013	<u>£1332985</u>	<u>£420503</u>
<u>Depreciation</u>		
At 1 April 2012	5782	5378
Charged in year	<u>404</u>	<u>404</u>
At 31 March 2013	<u>6186</u>	<u>5782</u>
	<u>£1326799</u>	<u>£414721</u>
<u>Grants – Completed Schemes</u>		
Housing Association	358682	358682
Abbeyfield UK – Bechshaw Legacy	912482	-
Other Grants	<u>41600</u>	<u>41600</u>
Total Grants at 31 March 2013	<u>£1312764</u>	<u>£400282</u>

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITED

Notes to the Accounts for the year ended 31 March 2013 (continued)

	<u>2013</u>	<u>2012</u>
	£	£
3 <u>Housing Land and Buildings (continued)</u>		
<u>Cost – Uncompleted Scheme</u>		
At 1 st April 2012	382303	-
Additions	-	382303
Transferred to Housing Land & Buildings	(377196)	-
Transferred to Fixtures & Fittings	<u>(5107)</u>	<u>-</u>
At 31 March 2013	<u>£ -</u>	<u>£382303</u>

Grants at 31 March 2013

At 1 st April 2012	382303	382303
Transferred to Housing Land & Buildings	(377196)	-
Transferred to Fixtures & Fittings	<u>(5107)</u>	<u>-</u>
At 31 March 2013	<u>£ -</u>	<u>£382303</u>

The uncompleted scheme relates to the new extension at Johnston House

The Society expanded the current premises to include 10 one bedroom apartments which are now complete

4 Members

There is no authorised share capital and the number of members each of whose liability is limited to £1 at the year end was

4	6
<u>=====</u>	<u>=====</u>

5 Reserves

	<u>Future Cyclical Repairs Reserve</u>	<u>Revenue Reserve</u>
	£	£
At 31 March 2012	15000	118452
Income and Expenditure	<u>-</u>	<u>13540</u>
Balance at 31 March 2013	<u>£15000</u>	<u>£131992</u>

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDNotes to the Accounts for the year ended 31 March 2013 (continued)

	<u>2013</u> £	<u>2012</u> £
6 <u>Employees</u>		
Employee Costs		
Salaries and Wages	41683	33887
Social Security	<u>1543</u>	<u>1431</u>
	<u>£43226</u>	<u>£35318</u>
	=====	=====
The average weekly numbers of persons employed during the year including part-time employees		
Management and Administration	1	1
Hostel Staff	<u>7</u>	<u>4</u>
	8	5
	=====	=====
7 <u>Payments to Members, Directors, Officers, etc</u>		
Expenditure incurred on behalf of the Society and refunded to two Officers of the Society who were not employees totalled £3,127 for the year. In addition £1,860 was paid to the Seacote Hotel of which Mr Milburn, Director, is also a director. The payments were in respect of the relocation of residents during building work and were on an arm's length basis.		
8 <u>Interest Receivable and Other Income</u>		
Bank Interest	263	222
Other Income		
Donation – Abbeyfield Carlisle Society Ltd	35000	-
Donations and Sundry Income	<u>648</u>	<u>520</u>
	<u>£35911</u>	<u>£742</u>
	=====	=====
9 <u>Fixtures, Fittings and Equipment</u>	<u>2013</u> £	<u>2012</u> £
Cost		
At 31 March 2012	21769	21769
Additions	<u>46395</u>	<u>-</u>
At 31 March 2013	<u>£68164</u>	<u>£21769</u>
	=====	=====
Depreciation		
At 31 March 2012	16695	15800
Charged in year	<u>761</u>	<u>895</u>
At 31 March 2013	<u>£17456</u>	<u>£16695</u>
	=====	=====
<u>Net Book Amount</u> at 31 March 2013	<u>£50708</u>	<u>£5074</u>
	=====	=====

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITEDNotes to the Accounts for the year ended 31 March 2013 (continued)

	<u>2013</u> £	<u>2012</u> £
9 <u>Fixtures, Fittings and Equipment continued</u>		
<u>Grants at 31 March 2013</u>		
At 1 st April 2012	-	-
Abbeyfield UK – Bechshaw Legacy	<u>46395</u>	<u>-</u>
	<u>£46395</u>	<u>£-</u>
Net Fixtures and Fittings	<u>£4313</u>	<u>£5074</u>
10 <u>Debtors and Prepayments due within one year</u>		
Prepayments	2520	1878
Residents Charges Due and Unpaid	<u>1719</u>	<u>268</u>
	<u>£4239</u>	<u>£2146</u>
11 <u>Current Asset Investments</u>		
Charities Deposit Account	<u>£119716</u>	<u>£106522</u>
12 <u>Creditors and Accruals due within one year</u>		
Other Accruals	37402	17231
Taxation and Social Security	<u>607</u>	<u>1007</u>
	<u>£38009</u>	<u>£18238</u>
The average number of days between receipt and payment of purchase invoices on credit accounts is 30 days		
13 <u>Housing Stock</u>		
	<u>Units under Development</u>	<u>Units in Management</u>
	<u>2013</u> <u>2012</u>	<u>2013</u> <u>2012</u>
Hostel Accommodation		
Number of Bed Spaces	- 10	20 11
	== ==	== ==

THE ABBEYFIELD WHITEHAVEN SOCIETY LIMITED

Detailed Hostel Property Revenue Account for the year ended 31 March 2013

	<u>2013</u> £	<u>2012</u> £
<u>Income</u>		
Residents' Charges	145403	92222
Losses arising from vacancies and absences	<u>(27908)</u>	<u>(876)</u>
Turnover – Net Income from Residents' Charges	117495	91346
Respite Income	<u>2323</u>	<u>1645</u>
Total Turnover	<u>119818</u> =====	<u>92991</u> =====
<u>Expenditure</u>		
Management Expenses		
Salaries	5456	2672
Insurance	1891	3001
Telephone	2237	423
Membership Fee Abbeyfield Society	2931	1497
Auditors Remuneration	2400	2838
Stationery, Postage and Advertising	1611	1541
Conferences and Training	-	102
Sundries	<u>1393</u>	<u>227</u>
	<u>17919</u> =====	<u>12301</u> =====
Repairs and Maintenance		
Day-to-day Repairs and Refurbishment	<u>41381</u> =====	<u>7931</u> =====
Service Costs		
Care and Catering		
Employee Costs	37770	32646
Food Costs and Cleaning Materials	23063	16559
Council Tax	2040	2031
Water Rates	2496	2428
Heating and Lighting	10926	10251
Careline Monitoring	2455	3080
Sundry Expenses	2974	2536
Depreciation, Fixtures, Fittings and Equipment	761	895
Buildings	<u>404</u>	<u>404</u>
	<u>82889</u> =====	<u>70830</u> =====
Operating Costs	<u>142189</u> =====	<u>91062</u> =====
Hostel Property Revenue Operating Surplus/(Deficit)	<u>(22371)</u> =====	<u>£1929</u> =====