

REGISTERED COMPANY NUMBER: 00835742 (England and Wales)
REGISTERED CHARITY NUMBER: 243585
SOCIAL HOUSING REGULATOR NUMBER: H3480

REPORT OF THE TRUSTEES AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2013
FOR THE ABBEYFIELD (STREATHAM) SOCIETY LTD
(A company limited by guarantee and not having a share capital)



THE ABBEYFIELD (STREATHAM) SOCIETY LTD
(A company limited by guarantee and not having a share capital)

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FOR THE YEAR ENDED 31ST MARCH 2013

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THE ABBEYFIELD (STREATHAM) SOCIETY LTD
(A company limited by guarantee and not having a share capital)

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH 2013**

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 March 2013. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
00835742 (England and Wales)

Registered Charity number
243585

Registered office
28 Conyers Road
Streatham
SW16 6LT

Trustees

A Senior
B Sharp
Mrs V E Sharp
Mrs J M Senior

Chairman
Vice Chair
Treasurer
Trustee

Social Housing Regulator No.
H3480

Company Secretary
Mrs V E Sharp

Independent examiner

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

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Society is a Company Limited by guarantee, a Registered Social Landlord and a registered charity governed by its memorandum and articles of association. The Society is registered under the Companies Act 2006 and the Housing Act 1996. 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 new trustees are recruited usually by way of an approach made by existing trustees. The trustees of the society receive no remuneration and so it is important that potential trustees have the time and interest to commit to the Society. Following a formal screening process and subject to CRB checks, the applicant is then formally elected at a board meeting.

Induction and training of new trustees

New trustees are assisted throughout by the existing members until such time as they are fully confident in carrying out their function within the Charity.

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH 2013**

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Directors of the Company are also charity trustees for the purposes of charity law and under the company's articles are known as members of the executive committee

In accordance with the Articles of Association of the Society, one third of the Executive Committee members retire by rotation and being eligible, offer themselves for re-election at the forthcoming Annual General Meeting

Risk management

The main areas of risk to the Charity are financial and physical. The Trustees monitor and undertake risk assessments to identify physical risks such as faulty wiring, which could pose a risk to residents and remedy potential problems as appropriate

Staff are subject to background checks and are trained in Health and Safety matters

Financial risk is monitored and mitigated by the maintenance of accurate accounting records and investments are made with the aim of maximum yield whilst minimising capital risk

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Society is a Registered Social Landlord and, as such, its principal activity is to provide accommodation for the lonely and active elderly, in accordance with the aims and principles of the Abbeyfield Society Limited. The activity falls wholly within hostel housing activities as defined in the Housing Act 1996. There are potential liabilities in respect of repayment of Social Housing Grants from the Housing Corporation totalling £667,866

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The ultimate aim of the Committee is to achieve full occupancy, though this is not always possible. For example, during the year, as a result of the planned disposal of one of the properties at Eardley Road, it was difficult to fill the vacancies for a short period of time and so the losses arising from vacancies was considerably higher than in 2012

FINANCIAL REVIEW

Operating Review

The financial results for the year are set out in the Statement of Financial activities. The financial position at the year-end is shown in the balance sheet

The Committee Members consider that the state of the affairs of the Society is satisfactory and anticipate a healthy year in 2013/14 which will be bolstered by the receipt of funds arising from the sale of Eardley road and decreased vacancies

Reserves policy

It is the policy of the Executive Committee to maintain the reserves of the charity for current and future charitable purposes, in keeping with the Society's aims and objectives, not as a hoarding policy. These purposes include planning for expenditure on upkeep and maintenance of the Society's two homes and working towards the purchase, establishment and staffing of a proposed Care Home to attract persons who need greater care including, in appropriate cases, existing residents who would find it convenient to move on to a Care Home without break of continuity. The Executive Committee monitor and review this policy from time to time

Housing Properties

In the 2008, the Executive Committee had both properties revalued by Barnard Marcus. Conyers Road was valued at £750,000 and Eardley road valued at £690,000. During 2013, an offer of £620,000 was accepted for Eardley road which will be reflected in the 2013/14 financial statements. The Trustees have not adopted a policy of regular revaluations and so the increase in value is not reflected in the balance sheet until the property is sold

Going Concern

The executive committee has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH 2013**

STATEMENT OF TRUSTEES RESPONSIBILITIES

The trustees (who are also the directors of The Abbeyfield (Streatham) Society Ltd for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently,
- observe the methods and principles in the Charity SORP,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

ON BEHALF OF THE BOARD



A Senior - Trustee

Date

03/12/13

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE ABBEYFIELD (STREATHAM) SOCIETY LTD**

(A company limited by guarantee and not having a share capital)

I report on the accounts for the year ended 31st March 2013 set out on pages five to twelve

Respective responsibilities of trustees and examiner

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

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

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

Basis of the independent examiner's report

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

Independent examiner's statement

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

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

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

have not been met, or

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



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

Date

10/12/2013

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST MARCH 2013**

	Notes	Unrestricted funds £	Restricted funds £	31 3 13 Total funds £	31 3 12 Total funds £
INCOMING RESOURCES					
Incoming resources from generated funds					
Investment income	2	1,126	-	1,126	1,715
Incoming resources from charitable activities					
Conyers & Eardley Housing		<u>179,703</u>	<u>-</u>	<u>179,703</u>	<u>215,279</u>
Total incoming resources		180,829	-	180,829	216,994
RESOURCES EXPENDED					
Costs of generating funds					
Investment management costs	3	-	-	-	15
Charitable activities					
Conyers & Eardley Housing	4	167,084	-	167,084	169,604
Governance costs	5	<u>49,163</u>	<u>-</u>	<u>49,163</u>	<u>40,701</u>
Total resources expended		216,247	-	216,247	210,320
NET INCOMING/(OUTGOING) RESOURCES					
		(35,418)	-	(35,418)	6,674
RECONCILIATION OF FUNDS					
Total funds brought forward		805,065	-	805,065	798,391
TOTAL FUNDS CARRIED FORWARD		<u>769,647</u>	<u>-</u>	<u>769,647</u>	<u>805,065</u>

The notes form part of these financial statements

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
(A company limited by guarantee and not having a share capital)

BALANCE SHEET
AT 31ST MARCH 2013

	Notes	Unrestricted funds £	Restricted funds £	31 3 13 Total funds £	31 3 12 Total funds £
FIXED ASSETS					
Tangible assets	9	211,055	-	211,055	210,488
CURRENT ASSETS					
Debtors	10	3,813	-	3,813	4,787
Cash at bank and in hand		<u>568,835</u>	<u>-</u>	<u>568,835</u>	<u>602,285</u>
		572,648	-	572,648	607,072
CREDITORS					
Amounts falling due within one year	11	<u>(14,056)</u>	<u>-</u>	<u>(14,056)</u>	<u>(12,495)</u>
NET CURRENT ASSETS		<u>558,592</u>	<u>-</u>	<u>558,592</u>	<u>594,577</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>769,647</u>	<u>-</u>	<u>769,647</u>	<u>805,065</u>
NET ASSETS		<u>769,647</u>	<u>-</u>	<u>769,647</u>	<u>805,065</u>
FUNDS	12				
Unrestricted funds		<u> </u>		<u>769,647</u>	<u>805,065</u>
TOTAL FUNDS		<u> </u>		<u>769,647</u>	<u>805,065</u>

The notes form part of these financial statements

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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BALANCE SHEET - CONTINUED
AT 31ST MARCH 2013

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2013

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31st March 2013 in accordance with Section 476 of the Companies Act 2006

The trustees acknowledge their responsibilities for

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

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

The financial statements were approved by the Board of Trustees on 03/12/2013 and were signed on its behalf by



A Senior -Trustee



Mrs V E Sharp -Trustee

The notes form part of these financial statements

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
(A company limited by guarantee and not having a share capital)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2013**

1. ACCOUNTING POLICIES

Accounting convention

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

Exemption from preparing a cash flow statement

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

Incoming resources

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

Donations

Voluntary income is received by way of donations, gifts and legacies and is included in full in the Income and Expenditure account when receivable. Housing grants are included in full on an accruals basis

Resources expended

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

Works to existing housing properties

Improvements to the properties that result in an enhancement of economic benefits are capitalised and works that do not, are written off under Repairs and Garden Maintenance in the Income & Expenditure Account

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. The costs of minor additions are not capitalised

Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases

Equipment, furniture etc - 25% per annum of cost

Freehold land and buildings. These are stated in the balance sheet at cost. No depreciation charge is made for assets, as their carrying value, net of Social Housing Grant, is less than the land value

Social Housing Grant

This grant is received from the Housing Corporation to assist the Society in acquiring, developing and improving its property. It is repayable in certain circumstances (primarily, after a sale of the property, when the repayment would not normally exceed the net proceeds of sale), and is therefore shown on the balance as a deduction from assets. The outstanding potential liabilities in respect of the repayment of Social Housing Grants from the Housing Corporation amount to £667,866

Where alterations and improvements have been financed wholly, or partly, by Housing Association Grant (HAG), the net book value of these works has been reduced by the amount of the grant received

Taxation

The Society is not registered for VAT. Accordingly, no VAT is charged to residents and expenditure in the Income & Expenditure Account includes the relevant VAT. The Society is also exempt from Corporation tax on the grounds that it is a Registered Charity

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST MARCH 2013

1. ACCOUNTING POLICIES - continued

Restricted reserves

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
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
There are no restricted funds

Designated reserves

Major repairs and cyclical maintenance reserve is maintained by regular appropriations from the Revenue Reserve. The balance on the reserve represents the amount available to cover cost of such work

2. INVESTMENT INCOME

	31 3 13	31 3 12
	£	£
Deposit account interest	<u>1,126</u>	<u>1,715</u>

3. INVESTMENT MANAGEMENT COSTS

	31 3 13	31 3 12
	£	£
Interest payable and similar charges	<u>-</u>	<u>15</u>

4. CHARITABLE ACTIVITIES COSTS

	31 3 12	31 3 11
	£	£
Wages	88,989	77,241
Rates and water	3,451	3,215
Insurance	3,264	3,286
Upkeep of Premises	66,427	80,293
Telephone	2,633	2,571
Postage and stationery	<u>2,320</u>	<u>2,998</u>
	167,084	169,604

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST MARCH 2013

5. GOVERNANCE COSTS

	31 3 13	31 3 12
	£	£
Staff costs	36,186	28,426
Training and Teambuilding	545	510
Abbeyfield Membership Fees	3,713	3,570
Legal fees	313	108
Independent Examination Fees	2,760	3,000
Payroll Services	1,086	1,000
Depreciation	<u>4,560</u>	<u>4,087</u>
	<u>49,163</u>	<u>40,701</u>

6. NET INCOMING/(OUTGOING) RESOURCES

Net resources are stated after charging/(crediting)

	31 3 13	31 3 12
	£	£
Depreciation - owned assets	<u>4,560</u>	<u>4,086</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2013 nor for the year ended 31st March 2012

Trustees' expenses

There were no trustees' expenses paid for the year ended 31st March 2013 nor for the year ended 31st March 2012

8. STAFF COSTS

	31 3 13	31 3 12
	£	£
Wages and salaries	122,177	103,077
Social security costs	<u>2,998</u>	<u>2,590</u>
	<u>125,175</u>	<u>105,667</u>

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

	31 3 13	31 3 12
Administrative	1	1
Housing staff	<u>5</u>	<u>5</u>
	<u>6</u>	<u>6</u>

During the year, as a result of the imminent disposal of the Eardley property, staff numbers were reduced. The figures above were average numbers during the year, and subsequently fell at the year end

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST MARCH 2013

9. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Totals £
COST			
At 1st April 2012	181,817	95,846	277,663
Additions	<u>2,700</u>	<u>2,427</u>	<u>5,127</u>
At 31st March 2013	<u>184,517</u>	<u>98,273</u>	<u>282,790</u>
DEPRECIATION			
At 1st April 2012	-	67,175	67,175
Charge for year	<u>-</u>	<u>4,560</u>	<u>4,560</u>
At 31st March 2013	<u>-</u>	<u>71,735</u>	<u>71,735</u>
NET BOOK VALUE			
At 31st March 2013	<u>184,517</u>	<u>26,538</u>	<u>211,055</u>
At 31st March 2012	<u>181,817</u>	<u>28,671</u>	<u>210,488</u>

The cost stated for Land & Buildings is shown net of Social Housing Grants repayable in the event of a sale. The original cost of the Freehold buildings was £849,683 and the Social Housing Grants repayable are £667,866.

At the year end, the sale of the Eardley Road property for £620,000 had proceeded to the point that contracts were due to be exchanged, but this did not happen until after the year end. The cost price of the property was £296,588.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 3 13 £	31 3 12 £
Trade debtors	941	941
Other debtors	<u>2,872</u>	<u>3,846</u>
	<u>3,813</u>	<u>4,787</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 3 13 £	31 3 12 £
Taxation and social security	(3,459)	1,931
Other creditors	<u>17,515</u>	<u>10,564</u>
	<u>14,056</u>	<u>12,495</u>

THE ABBEYFIELD (STREATHAM) SOCIETY LTD
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NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED 31ST MARCH 2013

12. MOVEMENT IN FUNDS

	At 1/4/12 £	Net movement in funds £	Transfers between funds £	At 31/3/13 £
Unrestricted funds				
General fund	637,427	(35,418)	(7,500)	594,509
Revenue Reserves	100,378	-	-	100,378
Repairs and Maintenance reserve fund	<u>67,260</u>	<u>-</u>	<u>7,500</u>	<u>74,760</u>
	805,065	(35,418)	-	769,647
	<u>805,065</u>	<u>(35,418)</u>	<u>-</u>	<u>769,647</u>
TOTAL FUNDS	<u>805,065</u>	<u>(35,418)</u>	<u>-</u>	<u>769,647</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	180,829	(216,247)	(35,418)
	<u>180,829</u>	<u>(216,247)</u>	<u>(35,418)</u>
TOTAL FUNDS	<u>180,829</u>	<u>(216,247)</u>	<u>(35,418)</u>

13. POST BALANCE SHEET EVENTS

At the year end, the sale of the Eardley Road property for £620,000 had proceeded to the point that contracts were due to be exchanged, but this did not happen until after the year end. The cost price of the property was £296,588.

14. ULTIMATE CONTROLLING PARTY

The ultimate controlling party of the Society is considered to be the Executive Committee.

15. SHARE CAPITAL

There is no authorised share capital and the liability of each member is limited to £1.