

Company Number: 899018
Charity Number: 252082
Homes & Communities Agency Number: H0481

RfM

Chartered Accountants + more

**The Abbeyfield (Barrow in Furness)
Society Limited**
A company limited by guarantee

Financial Statements

for the year ended

31 March 2017

TUESDAY



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10/10/2017

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COMPANIES HOUSE

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The Abbeyfield (Barrow in Furness) Society Limited
A company limited by guarantee

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The Abbeyfield (Barrow in Furness) Society Limited
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Report of the Executive Committee

The Executive Committee submits its report and the financial statements for the year ended 31 March 2017

Reference and administrative details

Charity Number	252082
Company Number	899018
Registered Office	Millennium House 237 Dalton Road Barrow in Furness Cumbria LA14 1PQ

Executive Committee members who served during the year, with those who were Directors denoted by *:

Executive Committee	Mr V C Leader*	(Chairman)
	Mrs D Craig*	(Deputy Chairman)
	Mr R Jones*	(Treasurer)
	Mr M Tansey*	
	Mrs F Chatfield*	
	Mrs C Reid	(Secretary to the Committee)

Secretary	Mr V C Leader*
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Independent Examiners	R F Miller & Co Bellevue Princes Street Ulverston Cumbria LA12 7NB
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Bankers	HSBC Bank plc 104 Duke Street Barrow in Furness Cumbria LA14 1LR
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Solicitors	Denby & Co 119 Duke Street Barrow in Furness Cumbria LA14 1XE
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The Abbeyfield (Barrow in Furness) Society Limited
A company limited by guarantee

Report of the Executive Committee

Structure, Governance and Management

Governing document

The Abbeyfield (Barrow in Furness) Society Limited is a company limited by guarantee and a registered charity governed by its Memorandum and Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £1 each.

Appointment, induction and training of Executive Committee members

In accordance with the provisions of the Articles of Association the trustees of the Society seek individuals with appropriate qualifications and experience who have expressed an interest in serving and who have time to commit to serve on the Executive Committee. All appointees are given a role and description of what is expected of them by the Society. An induction programme is arranged to familiarise them with the essential details of the Society and its Governance and this is updated as appropriate during the term of the Trustee.

Organisation

The Society shall each year hold a general meeting as its Annual General Meeting in addition to any other required in that year. These meetings allow for a review of the income and expenditure and discussion and debate about other appropriate matters and any decisions are recorded in the written minutes.

Every member of the Society shall sign a written consent to become a member and their name will be entered in the register of members.

Any member may withdraw from the Society by giving six months' notice in writing to the Secretary of his intention so to do.

One third of the committee members or, if the number is not a multiple of three, then the number that is nearest to one-third shall retire from office at the Society's Annual General Meeting.

Objectives and Activities for Public Benefit

The objects of the Society revolve around the provision of accommodation, support and companionship for lonely or elderly people in accordance with the principles of Abbeyfield. The Executive Committee confirm that they have referred to the general guidance on public benefit issued by the Charity commission when planning and reviewing the charity's aims and objectives. More particularly the Society works within the broad community of its locality to help people as described above maintain their independence within an environment of physical, social and emotional support, and continue to engage with and be part of that community.

Principal Activity

The principle activity of the Society is to provide sheltered accommodation for lonely and elderly people in the vicinity of Barrow in Furness. These activities fall wholly within the hostel housing activities as defined in the Housing and Regeneration Act 2008.

The Abbeyfield (Barrow in Furness) Society Limited
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Report of the Executive Committee

Statement on the Internal Control Systems and Risk Policy

The Executive Committee is responsible for maintaining a sound system of internal control which:

- focuses on the significant risks that threaten the organisation's ability to meet its objectives; and
- provides reasonable assurance of the safeguarding of assets;

and for reviewing that system.

The internal control system is designed to manage the risk of failure to achieve the Society's objectives and can only provide reasonable, and not absolute, assurance against material misstatement or loss.

The process for identifying, evaluating and managing the significant risks faced by the association is ongoing. This process has been in place for the year ended 31 March 2017 and up to the date of approval of the annual report and financial statements and is regularly reviewed by the Executive Committee.

Related parties

There were no connected charities during the year ended 31 March 2017

Review and Position at Year End

The results for the year are as set out in the income and expenditure account on page 8. The summary hostel account is presented on page 17. Overall occupation of the accommodation provided has been slightly lower than the previous year but remains well within the budgeted expectation.

The operating surplus for the year was £5,344 and with other income of £5,315 there was a surplus on activities before transfers to reserves of £10,659. The total net surplus for the year was £10,659 compared with a surplus of £13,472 in the previous year.

The operating surplus has fallen from the previous year principally due to higher maintenance costs incurred on aging plant. Also an Accountant has been engaged on a part time basis to ensure that the Society maintains reliable and timely accounts for both management and statutory purposes. This was partly offset by higher income.

There were no major incidents or events which otherwise significantly affected the results.

Reserves

The Executive Committee has set a policy which requires reserves be maintained at a level which ensures that the Society's core activity could continue during a period of unforeseen difficulty. General Reserves are £409,368. It anticipated that some of this may be expended on the replacement of items of plant at some time in the next few years.

The Abbeyfield (Barrow in Furness) Society Limited

A company limited by guarantee

Report of the Executive Committee

Fixed Assets

Details relating to expenditure on the Society's property, fixtures, fittings and equipment are set out in notes 10 and 11 to the accounts.

Plans for future periods

The Society's aim is to continue to provide secure, homely, supportive, affordable sheltered housing for the elderly. Its qualified, committed staff members work as a strong team, continuing to provide residents with an atmosphere of support, comfort and stability.

A clear understanding of the current condition of the Society's assets along with adequate funds exists ensuring that renewals and updates to, and maintenance and repairs of, fixtures, fittings, plant and machinery are carried out in an orderly and timely manner in order to retain the local reputation of Millennium House as desirable sheltered accommodation.

The Society will retain its affiliation with the national Abbeyfield Society. This gives it access to advice enabling ongoing compliance with legislation and best practice.

One of the key essentials for a strong future is the recruitment of new Trustees and volunteers to ensure adequate succession. The Society continues to develop relationships with local employers and other organisations within the community in order to improve its ability to identify and attract potential new Trustees.

The Abbeyfield (Barrow in Furness) Society Limited
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Report of the Executive Committee

Statement of Executive Committee's Responsibilities

Company law requires the Directors to prepare financial statements for each financial year which 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 period. In preparing those financial statements, the Directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and 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;
- state whether applicable statements of recommended practice have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue to operate.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2015 as amended. 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.

Small Company Provisions

This report has been prepared in accordance with the provisions of the Companies Act 2006 applicable to small companies.

For and on behalf of the Executive Committee



Mr V C Leader

Date: 06 July 2017

Independent Examiner's Report

to the members of

The Abbeyfield (Barrow in Furness) Society Limited

I report on the accounts of the company for the year ended 31 March 2017 which are set out on pages 8 to 16.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The 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 needed.

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;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of 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 statement below.

Independent Examiner's Report

to the members of

The Abbeyfield (Barrow in Furness) Society Limited

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 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave 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 F Miller & Co
Chartered Accountants and Registered
Auditors

Bellevue
Princes Street
Ulverston
Cumbria
LA12 7NB

Date: 31 July 2017 .

The Abbeyfield (Barrow in Furness) Society Limited
A company limited by guarantee

Income and Expenditure account


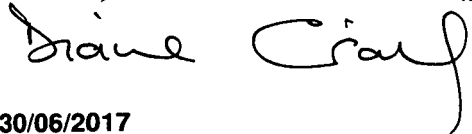
For the year ended 31st March 2017

	2017	Return on	2016
	£	Turnover %	£
Turnover	129,986		127,417
Less: Operating costs	124,642		121,039
Operating Profit	<u>5,344</u>	4.11%	<u>6,378</u>
<i>Other expenses - donation</i>	-		-
<i>Interest receivable and similar income</i>			
Furness Building Society	1,571		7,094
Donations Received	3,744		
Surplus before tax	<u>10,659</u>	8.20%	<u>13,472</u>
Taxation	-		-
Total comprehensive income for the year	<u>10,659</u>		<u>13,472</u>

All amounts relate to continuing activities

There have been no recognised gains or losses, other than the results for the financial year, and all income and expenditure has been accounted for on an historical cost basis.

These accounts were approved by the executive committee and signed on their behalf by:

 Mr V C Leader (Chairman)
 Mrs D Craig (Deputy Chairperson)

Date: 30/06/2017



The Abbeyfield (Barrow in Furness) Society Limited
A company limited by guarantee

Balance Sheet

As at 31st March 2017

	Notes	2017		2016	
		£	£	£	£
Fixed Assets					
Housing properties at depreciated cost	10		261,512		270,418
Other fixed assets					
Fixtures, fittings and equipment	11		22,754		25,603
			<u>284,266</u>		<u>296,021</u>
Current Assets					
Debtors and prepayments	12	3,725		2,311	
Investments	13	226,183		214,581	
Cash at bank		14,877		11,534	
		<u>244,785</u>		<u>228,426</u>	
Current Liabilities					
Creditors: Amounts falling due within one year	14	10,663		9,955	
Net current assets			234,122		218,471
Deferred Income net of Amortisation: Amounts falling due within more than one year	15		109,020		115,783
Total Assets Less Current Liabilities			<u>409,368</u>		<u>398,709</u>
Reserves					
General Reserve	18		409,368		398,709
			<u>409,368</u>		<u>398,709</u>

These financial statements were approved by the executive committee and signed on their behalf by:

 Mr V C Leader (Chairman)
 Mrs D Craig (Deputy Chairperson)

The Abbeyfield (Barrow in Furness) Society Limited

A company limited by guarantee

Notes to the Financial Statements

for the year ended 31 March 2017

1. Status of Society

The Society is registered under the Companies Act (registered number 899018) as a company limited by guarantee and does not have a share capital. The liability of the members is not to exceed £1 each. As at 31 March 2017 there were 6 members. It is a registered charity and its registration number is 252082.

The Society is also registered under the Housing and Regeneration Act 2008 (Homes & Communities Agency registered number H0481) and is wholly engaged in housing activities as defined in that act.

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

The financial statements have been prepared in accordance with applicable United Kingdom financial reporting standard, the Statement of Recommended Practice: Accounting by Registered Social Landlords 2014 and with the Accounting Requirements for Registered Social Landlords General Determination 2015. The accounts have been prepared in accordance with the historical cost convention.

2.3 Accounting Standards

The results for 2017 are stated in accordance with SORP 2014 and Financial Reporting Standard 102 (FRS 102).

2.4 Turnover

Turnover comprises rental and service income receivable, all in respect of residential charges as well as the amortisation of the Social Housing Grant.

2.5 Fixed Assets. Housing land and building

Housing land and buildings is principally properties available for rent and are stated at cost.

Cost includes the:

1. cost of acquiring land and buildings;
2. development expenditure;
3. interest charges incurred during the development period
(interest on loans raised to finance the development
are capitalised up to the date at which practical completion
occurs);
4. development administration costs.

Following the implementation of component accounting, certain components of residential properties with asset lives which are different to the main structure, or shell, of those properties have been separately identified for depreciation purposes. On replacement of such assets the original asset is written off and the replacement asset is capitalised and depreciated over its useful life.

"Housing properties in the course of construction" are stated at cost and are transferred into "housing properties" when completed. Any overhead costs directly attributable to bringing fixed assets into their working condition for their intended purpose are capitalised. Expenditure on the initial purchase of land and buildings is capitalised and disclosed as part of housing properties in the course of construction.

The Abbeyfield (Barrow in Furness) Society Limited

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Notes to the Financial Statements

for the year ended 31 March 2017

2.5.1 Development Administration Costs

The cost of a housing property comprises its purchase price and any costs directly attributable to bringing it into working condition for its intended use. Directly attributable costs of the Society's staff arising directly from the construction, or acquisition of the property, and the incremental costs of the Society are capitalised where they relate to expenditure that would not have been incurred if the Society did not have an ongoing

development programme. Detailed analysis of staff development activity is used as a basis of determining the amount of staff cost capitalised.

2.6 Social Housing Grant

Social Housing Grants are receivable from English Government and are utilised to reduce the capital costs of housing properties. The amount of SHG receivable is calculated on a fixed basis depending on the size, location and type of housing property.

Where, following the sale of the property, SHG becomes repayable under certain circumstances, to the extent it is not subject to abatement, it is included as a current liability until it is recycled or repaid. SHG which is repayable will normally be restricted to net proceeds of sale. SHG is subordinated in respect of loans by agreement with the English Government.

Grants received in relation to Housing Properties are shown within creditors and are disclosed as Deferred income net of amortisation. Grants held as deferred income are released over the useful life of the component to which they relate in accordance with the depreciation policy set out below.

2.6.1 Depreciation of Housing Properties

Where a housing property comprises two or more major components with substantially different useful economic lives, each component is accounted for separately and depreciated over its individual useful economic life. Expenditure relating to the subsequent replacement or renewal of components is capitalised as incurred. Depreciation is charged on the historic cost of property components. Freehold land is not depreciated. Leasehold land is depreciated over the remaining terms of the leases. The depreciable amount is written off over the estimated useful lives from the date of purchased/build as follows:

Component Type	Useful Life
External Structure Leasehold	99 Years
Internal Structure	50 Years
External Structure	25 Years
External Windows/Doors	25 Years
Kitchens	25 Years
Bathrooms	25 Years
Heating System	20 Years
Lift	25 Years

Components on leasehold land are depreciated over the shorter of the above and the remaining period of the lease. Freehold land is not depreciated.

The Abbeyfield (Barrow in Furness) Society Limited

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Notes to the Financial Statements

for the year ended 31 March 2017

2.6.2 Fixtures, fittings and equipment

Depreciation is charged on a straight line basis at rates of 10% and 20% per annum.

2.6.3 Fixed Assets. Fixtures, fitting and equipment

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

2.7 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.

2.8 Stocks

All catering and cleaning materials are treated as an expense when incurred.

2.9 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

The Abbeyfield (Barrow In Furness) Society Limited

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Notes to the Financial Statements**For the year ended 31st March 2017**

	2017	2016
	£	£
3. Turnover		
Gross rents receivable	126,983	124,354
Less: rent and service charge losses from voids	(3,760)	(3,700)
Amortisation of Deferred Income	6,763	6,763
	<u>129,986</u>	<u>127,417</u>
4. Housing Stock		
	Units in Management	
	2017	2016
Hostel accommodation:		
Number of bed spaces - residents	<u>11</u>	<u>11</u>
5. Operating surplus	£	£
Operating deficit is stated after charging:		
Independent Examiner's/Auditors' remuneration	600	642
Independent Examiner's/Auditors' remuneration - for non audit services	-	369
Depreciation on fixtures & fittings	4,649	4,842
Depreciation on housing properties	<u>8,906</u>	<u>8,906</u>
6. Payment to Members, Committee Members, Officers etc		
No fee, remuneration or expenses are paid to any member or committee member of the Society, other than reimbursed expenses.		
7. Employees	2017	2016
	£	£
Salaries and wages	53,505	53,965
Employers National insurance costs	2,182	2,030
Annual Employment Allowance	(2,182)	(2,000)
	<u>53,505</u>	<u>53,995</u>
Average weekly numbers of persons employed during year:		
Hostel staff	<u>6</u>	<u>6</u>
8. Interest receivable and similar income	2017	2016
	£	£
Building Society interest received	1,571	2,902
Bank interest received	-	-
Donations and Fundraising	3,744	3,160
Friends of Abbeyfield (FBS)	-	1,032
	<u>5,315</u>	<u>7,094</u>
9. Interest payable and similar charges		
No interest has been paid in the year.		

Notes to the Financial Statements

For the year ended 31st March 2017

10. Fixed Assets:	SHG Assisted
Housing, Land & Buildings	Schemes
	Leasehold
Cost	£
At 31 March 2016	411,324
Additions	
At 31 March 2017	411,324
Accumulated Depreciation	
At 1 April 2016	140,906
Charge for the year	8,906
At 31 March 2017	149,812
Net Book Value	
At 31 March 2017	261,512

	Cost	Accumulated Depreciation	Depreciated Cost	Annual Depreciation Charge	Useful Economic Life
	£	£	£	£	£
External Structure - leasehold	160,000	27,475	132,525	1,616	99
Internal Structure	143,149	47,448	95,701	2,863	50
External Windows/External Doors	25,175	17,035	8,140	1,007	25
Kitchens	11,000	7,443	3,557	440	25
Bathrooms	32,000	21,653	10,347	1,280	25
Heating System	10,000	8,458	1,542	500	20
Lift	30,000	20,300	9,700	1,200	25
	<u>411,324</u>	<u>149,813</u>	<u>261,511</u>	<u>8,906</u>	

	Total	Accumulated Amortisation	Annual Amortisation
	£	£	£
Social Housing Grant	230,191	114,408	6,763

Notes to the Financial Statements

For the year ended 31st March 2017

11. Fixed Assets: Fixtures, Fittings & Equipment	2017	2016
Cost	£	£
At 1 April 2016	85,467	82,881
Additions	1,798	2,586
Disposals		
At 31 March 2017	<u>87,265</u>	<u>85,467</u>
Depreciation		
At 1 April 2016	59,862	55,021
Charge for the year	4,649	4,841
Disposals		
At 31 March 2017	<u>64,511</u>	<u>59,862</u>
Net Book Value		
At 31 March 2017	<u>22,754</u>	<u>25,605</u>
At 1 April 2016	<u>25,605</u>	<u>27,860</u>
12. Debtors and prepayments due within one year		
Prepayments and accrued income	<u>3,725</u>	<u>2,311</u>
13. Current Asset Investments	2017	2016
	£	£
Furness Building Society	225,143	213,549
FBS - Friends of Abbeyfield	1,040	1,032
	<u>226,183</u>	<u>214,581</u>
14. Creditors: amounts falling due within one year		
Trade Creditors	1,195	819
Accruals and deferred income	2,400	2,373
Taxation & Social Security	305	0
Deferred Income net of amortisation	6,763	6,763
	<u>10,663</u>	<u>9,955</u>
The average number of days between receipt and payment of purchase invoices is 14 days.		
15. Creditors: amounts falling due after one year		
Deferred income net of amortisation (note 16)	<u>109,020</u>	<u>115,783</u>

The Abbeyfield (Barrow in Furness) Society Limited

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Notes to the Financial Statements**For the year ended 31st March 2017****16. Social housing and other government grants**

	£
Gross grant creditor	
As at 1 April 2016	230,191
Amortisation	
At 1 April 2016	107,645
Credit for the year	6,763
As at 31st Mar 2017	114,408
Net grant creditor	
As at 31 Mar 2017	115,783

The grants are amortised as follows:-

Amounts falling due:	
Within one year or less (note 14)	6,763
Between one and two years	6,763
Between two and five years	20,289
In five or more years	81,968
Total Grant Creditor	115,783
Falling due in more than one year (Note 15)	109,020

17. Share Capital

The company is limited by guarantee and therefore does not have a share capital.
There are six members.

18. Reserves

	Total
	£
At 31 March 2016	398,709
Total comprehensive income for the year	10,659
At 31 March 2017	409,368

19. Capital Commitments

Capital expenditure that has been contracted for but has not been provided for in the financial statements:

Leasehold Improvements

2017	2016
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-	-
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20. Related Party Disclosures

No transactions with related parties were undertaken such as are required to be disclosed under the SORP.

21. Contingent Liability

The Social Housing Grant of £115,783 (2016: £122,546) may become repayable upon the sale or change in use of the housing property. At the reporting date the committee had no plans to sell or change the use of the housing property and nor do they foresee a time when that will be the case.

The Abbeyfield (Barrow in Furness) Society Limited
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Summary Hostel Account

For the year ended 31st March 2017

	2017	2016
	£	£
	52 weeks	52 weeks
Turnover from lettings - Hostel accomodation :		
Rents	26,305	26,363
Service charges	100,678	97,991
Amortisatoin of Deferred Income	6,763	6,763
	<u>133,746</u>	<u>131,117</u>
Less : Rent losses from voids	(3,760)	(3,700)
	<u>129,986</u>	<u>127,417</u>
 Operating Costs from Lettings		
Hostel accomodation (11 units)		
Services	96,640	96,988
Management	11,735	10,419
Repairs and maintenance	16,267	13,632
	<u>124,642</u>	<u>121,039</u>
 Hostel property revenue operating profit	<u>5,344</u>	<u>6,378</u>