# THE ABBEYFIELD (BERWICK) SOCIETY LIMITED FINANCIAL ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

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# FINANCIAL ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

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### OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE

### **Executive Committee**

Mrs E M A Hardie Miss H M Smith Mr D Hardwick Mrs D Higham Mr D Conway

Chairman Treasurer

### Secretary

Mrs N Sandwith

### **Auditors**

J H Greenwood F C A
Chartered Accountant and Registered Auditor
Ava Lodge,
Castle Terrace,
Berwick Upon Tweed
TD15 1NP

### **Bankers**

Barclays Bank Plc 22/24 Hide Hill, Berwick Upon Tweed TD15 1AF

### Solicitors

T C Smith Solicitors, 9 Church Street, Berwick Upon Tweed TD15 1EF

### Registered Office

4 Bankhill Berwick Upon Tweed Northumberland TD15 1BE

### REPORT OF THE EXECUTIVE COMMITTEE

The Executive Committee submit their annual report together with the Accounts for the year ended 30th September 2012

### Principal activity

The principal activity of the society, as determined by its memorandum of association, continues to be the provision of accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited This activity falls wholly within social housing activities as defined in the Housing and Regeneration Act 2008 There has been no change in the activities of the society during the year

### Status

The society is a company limited by guarantee (number 00952071), having no share capital and with solely charitable objectives

It is registered as a charity (number 500464)

It is registered with the Home and Communities Agency as a registered social housing provider (number H2374)

### Objects and Organisation

The Articles of Association govern the appointment of the executive committee, which is charged with the management of the society in furtherance of its principal activity, fund management and financial affairs generally. The committee shall consist of no less than 3 and no more than 18 committee members. The committee has the power to appoint executive committee members to fill a casual vacancy. One third of the executive committee members must retire by rotation each year but are eligible for re-election.

The society is a member of The Abbeyfield Society by payment of an annual subscription

#### Public Benefit

Abbeyfield provides quality housing with support for older people. We provide a service which is intended for older people who no longer feel happy coping alone at home, but are still reasonably fit and active providing the house meets their requirements. Support plans are drawn up with the Housing Benefit and Supporting People funding. Residents can be confident they will enjoy fair opportunity to live a full life and seek fulfilment as individuals, making choices about the way they live their lives. The staff team are committed to helping residents maintain their independence. A complaint procedure is available to all residents and they are encouraged to make use of this procedure when they wish

### Review of Business and results during the year

The Castlevale home was closed in November 2008 at which time the remaining 3 residents all transferred to the Bankhill home. The Castlevale property was initially marketed for sale but due to the economic climate no reasonable offers were received and the property was subsequently let on a short assured tenancy from February 2010.

The Abbeyfield (Berwick) Society Limited's remaining home provided supportive care for 9 people in total during the year ended 30th September 2012

Priority is given to the filling of residential vacancies

The financial results for the year are as set out in the income and expenditure account on page 8 and the position at the end of the year is shown in the balance sheet on page 9. The detailed property revenue account is presented on page 15.

Results continue to be disappointing however the funds remaining from the sale of a property in 2009 and the funds anticipated from the future disposal of the Castlevale property will secure the future of The Abbeyfield (Berwick) Society Limited for the foreseeable future

### REPORT OF THE EXECUTIVE COMMITTEE

### **Future Developments**

The society intends to actively market the Castlevale property for sale when the property market has improved sufficiently to negotiate a reasonable price for it

The society has no plans to increase the capacity beyond the remaining 9 places provided for in Bankhill

#### **Reserves Policy**

It is the policy of the committee of management to maintain an appropriate level of reserves. The appropriate level of reserves is considered to be that level which would enable the society to continue operations for a considerable period with minimal income arising

#### Risk Management

The executive committee members have overall responsibility for ensuring that the society has appropriate systems of controls, financial and otherwise. The systems of financial controls are designed to provide reasonable, but not absolute, assurance against material misstatement or loss. They include a regular review of actual results and delegation of authority and segregation of duties as far as possible given staffing levels.

The executive committee will continue to monitor risks and set up policies to mitigate them

### **Fixed Assets**

Details of cost and depreciation of fixed assets are set out in notes 6 & 7. The executive committee is of the opinion that the market value for the existing use of the society's land and buildings is in excess of net book value.

### **Executive Committee**

The members of the executive committee who served during the year were -

Mrs E M A Hardie

Chairman

Miss H M Smith

Treasurer

Mr D Hardwick

Mrs D Higham

Mr D Conway

In accordance with the registered rules of the society Mr D. Conway and Mrs E M A. Hardie retire by rotation

#### **Auditors**

A resolution for the re-appointment of J H Greenwood F C A as auditors will be proposed at the Annual General Meeting in accordance with section 485 of the Companies Act 2006

This report was approved by the board on

2013 and signed on its behalf by

Mrs N Sandwith

Secretary

#### STATEMENT OF EXECUTIVE COMMITTEE MEMBERS RESPONSIBILITIES

The members of the executive committee constituting the executive committee members of the society for the year are given on page 4

The board are responsible for preparing the Report of the Executive Committee and the financial statements in accordance with applicable law and regulations

Company law requires the board to prepare financial statements for each financial year. Under that law the board has elected to prepare the 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 society and of the surplus or deficit of the society for that year. In preparing these financial statements, the board is required to

- select suitable accounting policies and 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 in business

The board is responsible for keeping adequate accounting records that are sufficient to show and explain the society's transactions and disclose with reasonable accuracy at any time the financial position of the society and 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 Landlord General Determination 2006. The board is 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 board is aware

- there is no relevant audit information (information needed by the society's auditors in connection with preparing their report) of which the society's auditors are unaware, and
- the board has taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the society's auditors are aware of that information

Approved by the board on

2013 and signed on its behalf by

Mrs N Sandwith Secretary

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE ABBEYFIELD (BERWICK) SOCIETY LIMITED

We have audited the financial statements of The Abbeyfield (Berwick) Society Limited for the year ended 30 September 2012 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 society's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the society'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 that the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed

### Respective Responsibilities of the Board and Auditors

As explained more fully in the Statement of Executive Committee Members Responsibilities set out on page 5 the board is 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 society'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 Executive Committee and financial statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications of our report.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards including APB Ethical Standard - Provisions Available for Small Entities, in the circumstances set out below

In common with many other businesses of our size and nature we use our auditors to assist with the preparation of the statutory financial statements

### 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 30th September 2012 and of its income and expenditure for the year then ended, and
- have been properly prepared in accordance with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006

### Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Executive Committee for the financial year for which the financial statements are prepared is consistent with the financial statements

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE ABBEYFIELD (BERWICK) 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 executive committee members' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit

James Hall Greenwood F C A (senior statutory auditor)
Chartered Accountant and Registered Auditor
Ava Lodge
Castle Terrace
Berwick upon Tweed
TD15 1NP

12/03/2013

### **INCOME AND EXPENDITURE ACCOUNT** FOR THE YEAR ENDED 30TH SEPTEMBER 2012

	<u>Note</u>	<u>2012</u> ₤	2011 £
TURNOVER	22&3	97,946	111,658
Operating Costs		100,924	106,972
OPERATING SURPLUS / (DEFICIT)		(2,978)	4,686
Profit on sale of fixed assets Interest and similar income receivable	4	0	29 10
SURPLUS/(DEFICIT) ON ORDINARY ACTIV	ITIES FOR THE YEAR	(2,978)	4,725
INCOME AND EXPENDITURE BALANCE BE	ROUGHT FORWARD	296,504	291,779
INCOME AND EXPENDITURE BALANCE CA	ARRIED FORWARD	293,526	296,504

No operations have been discontinued or acquired during the year and the results shown above relate wholly to continuing operations

The society has no recognised surpluses or deficits other than those dealt with in the income and expenditure account above and therefore no separate statement of total recognised surpluses and deficits has been presented

There is no difference between the surplus/(deficit) for the year on ordinary activities stated above and their historical equivalent

Mrs E.M A Hardie

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Trustee .....2013

### BALANCE SHEET AS AT 30TH SEPTEMBER 2012

	Note	<u>2012</u> ₤	2 <u>011</u> £
TANGIBLE FIXED ASSETS			
Housing Properties  Housing Properties at Cost	6	370,581	370,581
Social Housing Grants	6	<u>(118,736)</u> 251,845	<u>(118,736)</u> 251,845
Other Tangible Fixed Assets	_	0.440	0.015
Fixtures, Fittings and Equipment	7	8,640 260,485	9,817 261,662
CURRENT ASSETS			
Debtors	8	2,393	2,042
Cash at bank and in hand		<u>37,639</u> 40,032	39,191 41,233
CURRENT LIABILITIES			
Creditors amounts falling due within one year	9	6,991	6,391
NET CURRENT ASSETS		33,041	34,842
TOTAL ASSETS LESS CURRENT LIABILITIES		293,526	296,504
NET ASSETS		293,526	296,504
FINANCED BY			
CAPITAL AND RESERVES			
Revenue Reserve		293,526	296,504
		293,526	296,504

The Accounts were approved by the board and signed on its behalf on 2i/3 2013 by

Mrs E M A Hardie CHAIRMAN Miss H M Smith
TREASURER

Company registration number: 00952071

### NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

#### 1 General

The Abbeyfield (Berwick) Society is a company limited by guarantee, having no share capital, and with solely charitable objectives—Registered as a company in England No 00952071, Registered as a charity No 500464, Registered with the Home and Communities Agency as a social housing provider No H2374

The society is engaged in social housing activities as defined in the Housing and Regeneration Act 2008

#### 2 ACCOUNTING POLICIES

These financial statements have been prepared in accordance with applicable accounting standards, the Statement of Recommended Practice Accounting by Registered Social Housing Providers Update 2010 issued by the National Housing Federation and with the Accounting Requirements for Registered Social Landlords General Determination 2006

### 2 1 Accounting Basis

The accounts are prepared under the historical cost convention. The society has taken advantage of the exemption in FRS1 from the requirement to produce a cash flow statement because it is a small company.

#### 22 Turnover

Turnover comprises rental income receivable during the period net of rental losses from voids

### 2 3 Social housing grants

Social housing grants (SHG) are made by the Home and Communities Agency and are utilised to reduce the costs of purchase or development of land or buildings. Where purchases or developments have been wholly or partially funded by social housing grant, the cost of those purchase or developments have been reduced by the value of the grant received. The value of the grant is disclosed as a separate item on the face of the balance sheet.

Social housing grants can be recycled by the society under certain circumstances, if a property is sold or if another relevant event takes place. In these cases social housing grants can be used for projects approved by the Home and Communities Agency. Social housing grants may have to be repaid if those circumstances are not met and in that event is a contingent liability.

### 2 4 Fixed assets - Housing land and buildings

Housing land and buildings are stated at cost less social housing grants

# NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

### 2.5 Depreciation - tangible assets

### 2 5 1 Housing land & buildings

Although the Companies Act and the SORP require annual depreciation of fixed assets, no depreciation is charged on housing properties. The executive committee believes that the policy of not providing depreciation is necessary in order for the accounts to give a true and fair view. In the opinion of the executive committee, the land and buildings are maintained in a state of repair such that the estimated residual value of the land and buildings at the balance sheet date is not less than their net book value. The annual charge and accumulated depreciation would therefore be immaterial. In accordance with FRS11 the executive committee has reviewed the properties for impairment at the year end and is satisfied that there has been no diminution in value.

### 2 5 2 Other tangible assets

Tangible fixed assets, other than freehold land or buildings, are written down in annual instalments, to estimated residual values over their expected lives at rates given below

Fixtures and fittings

15%

Assets donated to the society are not included in the balance sheet

### 2 6 Allocation of expenses

Expenses are allocated to management expenses, repair and maintenance costs and services costs on the basis of proportion of time or other relevant factors attributable to those activities

### 2 7 Future cyclical and major repairs

It is the executive committee's opinion that no provision is required for future cyclical or major repairs

### 28 Corporation Tax and VAT

The society has charitable status and is exempt from Corporation Tax on the income it receives

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

### NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

3	Turnover		
		2012	2011
		£	£
	Income from lettings and care service charges	114,713	111,081
	Less voids	(32,367)	(15,023)
	Net income from residents' charges	82,346	96,058
	Rental income from non social housing letting	15,600	15,600
		97,946	111,658
4	Other Income		
		2012	2011
		£	£
	Donations	0	10
		0	10
5	Operating Surplus / Deficit	2012	2011
		£	£
	Operating Surplus / Deficit is stated after charging		
	Auditors remuneration (inc vat)	2.400	2 100
	In their capacity as auditors	2,400	2,100
	In respect of other services	455	1,690
	Depreciation	1,477	956
		4,332	<u>4,746</u>
6	Tangible Fixed Assets		Completed
			Freehold Properties
	Housing properties held for letting		(SHG assisted) £
	Cost		270 501
	Completed Schemes at 1st October 2011 and 30th September 2012		370,581
	Social Housing Grants		(110 505)
	At 1st October 2011 and 30th September 2012		(118,736)
	Net Book Amount		
	At 30th September 2012		<u>251,845</u>
	At 30th September 2011		251,845

Included in completed properties above is a property that is temporarily being used for non social housing lettings in advance of being marketed for sale. The amounts included in respect of this property at 30th September 2011 and 30th September 2012 are cost £120,054, SHG £36,153, net book value £83,901

# NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

7	Fixtures, Fittings & Equipment		£
	Cost		-
	At 1st October 2011		38,685
	Additions		300
	At 30th September 2012		38,985
	Depreciation		
	At 1st October 2011		28,868
	Charge for Year		1,477_
	At 30th September 2012		30,345
	Net Book Amount		
	At 30th September 2012		8,640
	At 30th September 2011		9,817
8	Debtors	2012	2011
		£	£
	Trade Debtors rental arrears	108	0
	Loan to Abbeyfield Society	1,000	1,000
	Prepayments	1,285	1,042
		2,393	2,042
	The loan to the Abbeyfield Society is undated and interest fre	ee	
9	Creditors amounts falling due within one year	2012	2011
		£	£
	Trade Creditors	3,346	1,552
	Income Received in Advance	0	289
	Accruals	3,645	<del>4,550</del> <del>6,391</del>
		<u>6,991</u>	
10	Employee information	2012	2011
	The average number of persons employed during		
	the year (full time equivalents) was		
	Administration	0 5	0.5
	Housekeeper, assistants and cleaners	4	4 5
	Total	4 5	<u> </u>
		2012	2011
	Staff costs (for the above staff)	£	£
	Wages and salaries	59,471	58,770
	Social Security costs	1,381	1,716
	Total	60,852	60,486

The executive committee members did not receive any remuneration during the year (2011 - nil)

### NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30TH SEPTEMBER 2012

### 11 Accommodation units

2012

2011

The society had the following bed spaces available for occupation

Registered residential care

9

10

### Non Social Housing

The Castlevale property was let as market rented accommodation from February 2010  $\,$ 

### DETAILED PROPERTY REVENUE ACCOUNT FOR THE YEAR ENDED 30TH SEPTEMBER 2012

	2012 £	2011 £
INCOME		
Residential Charges Receivable	114,713	111,081
Losses Arising from Vacancies	(32,367)	(15,023)
	82,346	96,058
Non Social Housing Rental Income	15,600	15,600
Donations	0	10
	97,946	111,668
EXPENDITURE		
Management Expenses		
Membership Fees	2,100	1,501
Administrative Wages and Salaries	5,904	6,290
Office Expenses	629	668
General Administration Expenses	319	305
Auditors Remuneration for Audit Work	2,400	2,100
Auditors Remuneration for Non Audit Work	455	1,690 956
Depreciation of Fixtures, Fittings & Equipment	1,477 13,284	13,510
Repairs and Maintenance		
Current	7,480_	10,913
Service Costs		
Care and Catering Employee Costs	54,948	54,196
Food, Provisions Etc	11,560	13,685
	66,508	67,881
Rates and Insurance	4,692	5,212
Heat and Light	7,297	7,116
Printing, Postage, Stationery and Telephone	1,098	886
Bank Charges	295	374
Sundry Expenses	270	1,080
	13,652	14,668
Total Expenditure	100,924	106,972
Operating Surplus/(Deficit)	(2,978)	4,696
Profit on Sale of fixed assets	0	29
NET SURPLUS/(DEFICIT)	(2,978)	4,725

# GENERAL INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 30TH SEPTEMBER 2012

		2012 f	2011 £
SURPLUS/(DEFICIT) ON	PROPERTY ACCOUNTS	ı.	
Castlevale		14,341	14,281
Bankhıll		(4,035) 10,306	3,915 18,196
OTHER INCOME			
Donations		0	10
		10,306	18,206
<u>EXPENDITURE</u>			
Membership Fees		2,100	1,501
Administrative Wages and Sa	alaries	5,904	6,290
Office Expenses		629	668
General Administration Expe	enses	319	305
Auditors Remuneration	for Audit Work	2,400	2,100
	for Non Audit Work	455	1,690
Depreciation on Fixtures, Fitt	tings and Equipment	1,477_	956
		13,284	13,510
Operating Surplus/Deficit		(2,978)	4,696
Profit on Sale of fixed assets		0	29
NET SURPLUS/(DEFICIT	)	(2,978)	4,725

### <u>CASTLEVALE</u> NON SOCIAL HOUSING RENTAL ACCOUNT

### FOR THE YEAR ENDED 30TH SEPTEMBER 2012

	2012 £	2011 £
INCOME	-	
Market Rental Income	15,600 15,600	15,600 15,600
DIRECT EXPENSES		
Rates and Insurances	1,259 1,259	1,31 <u>9</u> 1,31 <u>9</u>
NET SURPLUS/(DEFICIT)	14,341	14,281

### BANKHILL SOCIAL HOUSING ACCOUNT

### FOR THE YEAR ENDED 30TH SEPTEMBER 2012

	<u>2012</u>	2011 £
INCOME	£	ı.
Pandantial Charges Pagayable	114,713	111,081
Residential Charges Receivable	(32,367)	(15,023)
Losses Arising from Vacancies	82,346	96,058
DIRECT EXPENSES		
Wages	54,948	54,196
Food, Provisions Etc	11,560	13,685
Rates and Insurances	3,433	3,893
Heat and Light	7,297	7,116
Repairs and Maintenance	7,480	10,913
·	84,718	89,803
	(2,372)	6,255
OTHER EXPENDITURE		
Printing, Postage, Stationery and Telephone	1,098	886
Bank Charges	295	374
Sundry Expenses	<u> 270</u>	1,080
	1,663	2,340
NET SURPLUS/(DEFICIT)	(4,035)	3,915