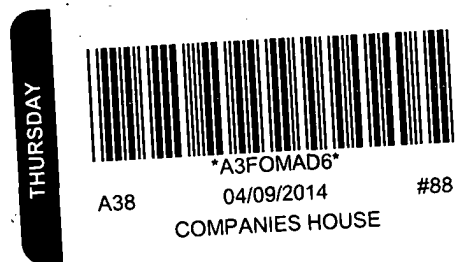


Company Number: 995212  
Charity Number: 261970  
Homes and Communities Agency Number: H1470

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR**  
**31 MARCH 2014**



**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**COMPANY INFORMATION**

**Company Number:** 995212

**Charity Number:** 261970

**Homes and Communities Agency Number:** H1470

**Executive Committee:**

Mr J M Ward	Chairman	
Mr P L Degen	Secretary	
Mr J G Roberts	Treasurer	(resigned May 2013)
Mrs M Leegood		
Mr D Ayres-Regan		(resigned August 2013)
Mr H Lambert		
Mr D Cooknell		
Mr R Marshall		(appointed August 2013)

**Registered Office**

56 School Lane  
Chalfont St Peter  
Bucks  
SL9 9BB

**Bankers**

National Westminster Bank Plc  
Gerrards Cross Branch  
44 Packhorse Road  
Gerrards Cross  
Bucks  
SL9 8EA

**Auditors**

Cansdales  
Chartered Accountants & Business Advisors  
Bourbon Court  
Nightingales Corner  
Little Chalfont  
Bucks  
HP7 9QS

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**REPORT OF THE EXECUTIVE COMMITTEE**  
**FOR THE YEAR ENDED 31 MARCH 2014**

The Executive Committee present their report and the financial statements of the Society for the year ended 31 March 2014.

**Activity**

The principal activity of the Society continued to be that of providing accommodation for lonely and elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. The results for the year are set out in the Income and Expenditure Account.

**Status**

The Society was incorporated under the Companies Act as a company limited by guarantee. The Society is also a registered charity and is registered under the Housing Act.

**Executive Committee**

The Executive Committee are directors of the Society under company law and Trustees under Charity Law. Those who served during the year are as stated on the information page. The society has no share capital. However the Executive Committee members are all members of the company. Under the Articles of Association, the serving Executive Committee may appoint additional Committee Members at any time.

**Our Property**

In the opinion of the Committee the market value of freehold land and buildings is in the region of £1M.

**Review of the Year**

The room rates were increased by 3% during the year. The room let was approximately 78%, on average there were 3 empty rooms during the year. The house only needed minor work during the year, i.e. interior decorating and ongoing maintenance.

**Public Benefit**

The Executive Committee have considered the Charity Commission's general guidance on public benefit and the Executive Committee have, in their view, met the public benefit requirement by making the Society available to any resident in accordance with its objects.

**Insurance**

The Society has directors' and officers' liability insurance for all the Committee members in relation to the Society's affairs.

**Method of appointment of Executive Committee members and organisational structure**

New members are appointed by the existing Executive Committee. Members receive a role outline in addition to a personalised induction from other Committee members relevant to their duties. The Executive Committee jointly makes decisions affecting the Society and those decisions are recorded in meeting minutes.

**Future Plans**

The Executive Committee do not envisage major changes to the operating strategy in the coming year.

**Responsibilities of the Executive Committee**

The Executive Committee 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 Executive Committee to prepare financial statements for each financial year. Under that law the Executive Committee have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**REPORT OF THE EXECUTIVE COMMITTEE (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2014**

law). Under company law the Executive Committee 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 profit or loss of the society for that period. In preparing these financial statements, the Executive Committee are required to:

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

The Executive Committee are 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 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 society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Executive Committee are aware:

- There is no relevant audit information of which the Society'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.

**Reserves Policy**

It is the policy of the Society to maintain unrestricted funds not designated or invested in tangible fixed assets ("the free reserves") at a level which equates to approximately three months unrestricted expenditure for management and administration costs. The level was maintained throughout the year under review. The Executive Committee considers the current level of reserve funds and their increase a matter of importance for such an old house where they have been informed that new roof tiling could cost in the region of £70,000.

**Risk Management**

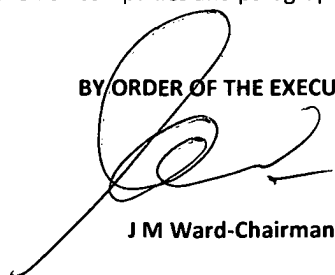
The Executive Committee have conducted a review of the major risks to the work of the Society and of the controls and procedures in place to mitigate them. These procedures will be periodically reviewed to ensure that they still meet the needs of the Society.

**Auditors**

The Auditors, Cansdales, have expressed their willingness to continue in office and a resolution to re-appointment them as auditors will be put to the members at the Annual General Meeting. This report has been prepared in accordance with the special provisions for small companies and paragraph 15 of the Companies Act 2006.

**Registered Office**  
56 School Lane  
Chalfont St Peter  
Bucks, SL9 9BB

**BY ORDER OF THE EXECUTIVE COMMITTEE**



**J M Ward-Chairman**

23 July 2014

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS**  
**FOR THE YEAR ENDED 31 MARCH 2014**

We have audited the financial statements of the Society for the year ended 31 March 2014 which comprise the Income and Expenditure account, the Balance Sheet and the related notes numbered 1 to 14. These financial statements have been prepared under the accounting policies set out in note 1.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the 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 the Board and auditors**

As described on pages 1 to 2, the Executive Committee (who are also the directors of the Society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's 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 Executive Committee; 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 to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any 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 2014 and of its income and expenditure 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, 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.

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2014**

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Executive Committee was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Executive Committee report

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Bourbon Court  
Nightingale's Corner  
Little Chalfont  
Bucks  
HP7 9QS

24 July 2014

JAMES FOSKETT  
(Senior Statutory Auditor)  
For and on behalf of  
CANSDALES  
Chartered Accountants  
& Statutory Auditor

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
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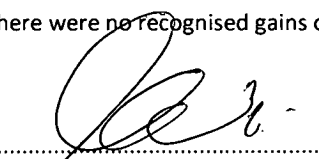
**~~BALANCE SHEET~~ INCOME & EXPENDITURE ACCOUNT**  
**AS AT 31 MARCH 2014**

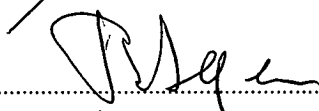
	Note	2014 £	2013 £
Turnover	14	165,619	208,728
Operating costs	13	(146,990)	(156,446)
<b>Operating Surplus</b>	14	<b>18,629</b>	<b>52,282</b>
Interest receivable		3,255	13
Interest payable		(326)	(360)
<b>Surplus for the year</b>		<b>21,558</b>	<b>51,935</b>
<b>Revenue Surplus for the year</b>	8	<b>£21,558</b>	<b>£51,935</b>


All the Society's activities are classed as continuing.

The movements on reserves are shown in note 8 to the financial statements.

There were no recognised gains or losses other than the result for the year.

  
..... J M Ward (Chairman)

  
..... P L Degen (Secretary)

  
..... R. Marshall (Trustee)

The notes numbered 1 to 14 form part of these financial statements


**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**


**BALANCE SHEET**  
**AS AT 31 MARCH 2014**


	Note	2014 £	2013 £
<b>Tangible Fixed Assets</b>	4	106,198	108,069
<b>Current Assets</b>			
Debtors	5	4,799	2,538
Cash at bank and in hand		<u>183,965</u>	<u>165,613</u>
		188,764	168,151
Creditors: Amounts falling due within one year	6	<u>4,345</u>	<u>7,161</u>
<b>Net Current Assets</b>		<u>184,419</u>	<u>160,990</u>
<b>Total Assets less Current Liabilities</b>		<u>290,617</u>	<u>£269,059</u>
<b>Capital &amp; Reserves</b>			
Contributions made by members	7	11	11
Revenue reserve	8	260,606	239,048
Designated reserve	8	<u>30,000</u>	<u>30,000</u>
		<u>290,617</u>	<u>£269,059</u>

These financial statements have been prepared in accordance with the special provisions for small companies and Part 15 of the Companies Act 2006.

These financial statements were approved by the Executive Committee and authorised for issue on 23 July 2014 and are signed on their behalf by:

 J M Ward (Chairman)

 P Degen (Secretary)

 R Marshall (Trustee)

Company Number: 995212

The notes numbered 1 to 14 form part of these financial statements



**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**NOTES TO THE FINANCIAL STATEMENTS ~~(continued)~~**  
**FOR THE YEAR ENDED 31 MARCH 2014**

**1. ACCOUNTING POLICIES**

**(a) BASIS OF ACCOUNTING**

These financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards and financial reporting standards. The financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008, the Accounting Requirements for Registered Social Landlords General Determinations 2006, and the Statement of Recommended Practice – Accounting by Registered Social Landlords (issued in January 2008).

**(b) SOCIAL HOUSING GRANTS**

Social Housing Grants (SHG) are recognised when receivable. Where developments have been financed wholly or partly by SHG the cost of those developments has been reduced by the amount of the grant received. Where SHG is received on items treated as revenue expenditure, e.g. elements of major repair expenditure, it is treated as a revenue grant and credited to the income and expenditure account. If housing properties are disposed of, the SHG attributable to the properties is either repayable or held in a Recycled Capital Grant Fund or Disposal Proceeds Fund which is the case in most circumstances. Deducting grants from the cost of fixed assets contravenes the Companies Act 2006 but is necessary to give a true and fair view.

**(c) TURNOVER**

Turnover represents rental and service charge income receivable, donations and revenue grants. All turnover is recognised on a receivable basis.

**(d) TANGIBLE FIXED ASSETS**

Tangible fixed assets are stated at cost less depreciation. Housing, land and buildings are stated at development cost funded with SHG or under earlier funding arrangements. Such cost includes the cost of acquiring land and buildings, development expenditure, interest charged on mortgage loans raised to finance the scheme up to the date of completion and amounts equal to acquisition and development allowances receivable.

**(e) DEPRECIATION**

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life as disclosed below:

Major building fixtures	-	5% per annum on cost
Freehold Buildings	-	2% per annum on cost
Equipment	-	20% per annum on cost
Fixtures and Fittings	-	20% per annum on cost

Freehold land is not depreciated.

Items of fixtures and fittings are only capitalised where the individual purchase price exceeds £500.

**(f) PENSION**

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. Any annual contributions payable are charged to the Income and Expenditure Account. Currently no employees contribute to a company pension scheme.

**(g) EXPENSES**

Resources expended are accounted for on an accruals basis, inclusive of irrecoverable VAT.

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2014**

**(h) FUNDS ACCOUNTING**

**Funds held by the Society are:**

*Unrestricted general funds* – these are funds which can be used in accordance with the Society's objects at the discretion of the Executive Committee.

*Designated Funds* – these are funds set aside by the Executive Committee out of unrestricted general funds for specific future purposes or projects.

The nature and purpose of each fund is explained further in note 8.

**(i) MAJOR REPAIRS**

Major repairs expenditure of a capital nature is capitalised. Non capital expenditure is reflected in the income and expenditure account together with any related grant funding.

**(j) WORKS TO EXISTING HOUSING PROPERTIES**

Any works which do not result in an enhancement of economic benefits of a property are charged to the Income and Expenditure Account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income or the standard of performance anticipated when the asset was first acquired or constructed or last replaced.

**2. OPERATING SURPLUS**

	<b>2014</b>	<b>2013</b>
	£	£
This is stated after charging:		
Auditors' remuneration	2,700	2,538
Auditors' remuneration for other services	1,095	1,080
Depreciation	1,871	7,653

**3. EMPLOYEES**

	<b>2014</b>	<b>2013</b>
	£	£
Salaries and wages	66,081	66,734
Social Security costs	2,479	2,479
	<u>68,560</u>	<u>69,213</u>

The average number of persons employed by Society during the year expressed as full time equivalents was:

<u>2</u>	<u>2</u>
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The average monthly number of employees, including part time employees

<u>5</u>	<u>4</u>
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**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2014**

**4. FIXED ASSETS**

	Freehold Property	Fixtures & Fittings	Equipment	Major Buildings Fixtures	TOTAL
<b>COST</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1 April 2013	158,931	59,753	10,582	124,063	353,329
Additions	-	-	-	-	-
At 31 March 2014	158,931	59,753	10,582	124,063	353,329
<b>DEPRECIATION</b>					
At 1 April 2013	24,584	59,638	7,166	99,270	190,658
Charge for the year	1,756	115	-	-	1,871
At 31 March 2014	26,340	59,753	7,166	99,270	192,529
<b>SOCIAL HOUSING GRANT</b>					
At 1 April 2013 and 31 March 2014	29,809	-	-	24,793	54,602
<b>NET BOOK VALUE</b>					
At 31 March 2014	102,782	-	3,416	-	106,198
<b>NET BOOK VALUE</b>					
At 31 March 2013	104,538	115	3,416	-	108,069

**5. DEBTORS**

	2014 £	2013 £
Trade debtors	1,815	-
Other debtors	1,009	-
Prepayments	1,975	2,538
	<b>£4,799</b>	<b>£2,538</b>

**6. CREDITORS: Amounts falling due within one year**

	2014 £	2013 £
Accruals	4,345	5,344
Deferred income	-	1,817
	<b>£4,345</b>	<b>£7,161</b>

The average number of days between receipt and payment of purchase invoices was 7 (2013: 7 days).

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2014**

**7. CONTRIBUTIONS MADE BY MEMBERS**

The Society is a company limited by guarantee and not having a share capital. The liability of each member is limited to £1. At 31 March 2014, there were 6 members (2013: 11).

**8. RECONCILIATION OF CAPITAL AND RESERVES**

The Major Repairs Reserve is intended to provide a reserve for major repairs expenditure.

	Revenue Reserve	Major Repairs Reserve	Contributions from Members	Total
	£	£	£	£
At 1 April 2013	239,048	30,000	11	269,059
Surplus for the year	21,558	-	-	21,558
At 31 March 2014	£260,606	£30,000	£11	£290,617

**9. CAPITAL COMMITMENTS**

There were no capital commitments at 31 March 2014 (2013: £nil).

**10. CONTINGENT LIABILITIES**

There were no contingent liabilities at 31 March 2014 (2013: £nil).

**11. PAYMENTS TO COMMITTEE MEMBERS AND TRANSACTIONS WITH CONNECTED PARTIES**

No amounts have been paid as fees, remuneration or expenses, nor any gifts or benefits provided to members of the Executive Committee or officers of the Society who were not employed, with the exception of out of pocket expenses amounting to £191 (2013: £172).

**12. HOUSING STOCK**

	Units in Management	
	2014	2013
Number of bedspaces	11	11

**13. OPERATING COSTS FROM LETTINGS**

	2014	2013
	£	£
Housing Accommodation (11 units)		
Services	118,552	128,182
Management	15,827	13,455
Routine maintenance	10,667	12,865
Major Repairs	1,944	1,944
	£146,990	£156,446

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 MARCH 2014**

**14. TURNOVER & OPERATING SURPLUS FOR THE YEAR**

	<b>2014</b>			<b>2013</b>		
	<b>Turnover</b>	<b>Operating Costs</b>	<b>Operating Surplus</b>	<b>Turnover</b>	<b>Operating Costs</b>	<b>Operating Surplus</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Income and expenditure from lettings						
Housing Accommodation	165,016	(146,990)	18,026	208,728	(156,446)	52,282
Other Income						
Donations	-	-	-	-	-	-
Miscellaneous	603	-	603	-	-	-
	<u>165,619</u>	<u>(146,990)</u>	<u>18,629</u>	<u>208,728</u>	<u>(156,446)</u>	<u>52,282</u>

**Turnover from Housing  
Accommodation**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Residents charges receivable	211,200	211,200
Losses from voids/vacancies	(46,184)	(2,472)
	<u>£165,016</u>	<u>£208,728</u>