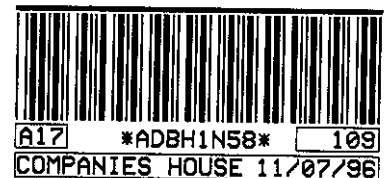


ABBNEYFIELD REIGATE SOCIETY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 1995



ABBNEYFIELD REIGATE SOCIETY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 1995

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ABBNEYFIELD REIGATE SOCIETY LIMITED**OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE**

Executive Committee Members	Mrs D Hense	Chairman
	Mr R Cole	Administrator
	Mr G R Piejus	Treasurer
	Mr R E Denham	Secretary
	Mrs J K Argles	
	Mrs A M Sharpley	
Honorary Committee Member	Mrs M Markham	
Auditors	Messrs Davies Watson & Co. Reigate Surrey	
Bankers	Barclays Bank Plc Reigate Surrey	
Registered Office	Abbeyfield House 34 Somers Road Reigate Surrey RH2 9DZ	

ABBNEYFIELD REIGATE SOCIETY LIMITED
REPORT OF THE EXECUTIVE COMMITTEE
FOR THE YEAR ENDED 31 DECEMBER 1995

The Executive Committee submits its Annual Report and accounts for the year ended 31 December 1995.

PRINCIPAL ACTIVITY

The principal activity of the Society is to provide accommodation for lonely and elderly people in accordance with the aims and principles of the Abbeyfield Society Limited. Rehabilitation of the house in Somers Road, Reigate, Surrey, was completed and the permanent accommodation was occupied in the year ended 31 December 1973. Most of the capital to finance the original project was provided by public funds.

RESULTS

The results for the year are set out on page 5. The house operated at 75% of capacity during the year under review, voids amounted to £13,145 (1994 – £18,616). An advertising campaign during the year has increased occupancy and the Committee considers the Society will make a small surplus in 1996.

FIXED ASSETS

Details of movements in fixed assets are shown in the notes.

EXECUTIVE COMMITTEE

The present members of the Executive Committee are shown on page 1. During the year, Mr & Mrs Copus, Mr McIlroy, Mrs Tove and Mr Milbank retired from the Committee after many years service. Mrs D Hense and Mr G Piejus retire at the forthcoming Annual General Meeting and, being eligible, offer themselves for re-election. Mrs M Markham was co-opted as an Honorary Committee Member during the year. Mr Denham has indicated that he will be retiring at the Annual General Meeting.

ABBEYFIELD REIGATE SOCIETY LIMITED

REPORT OF THE EXECUTIVE COMMITTEE
(continued)

FOR THE YEAR ENDED 31 DECEMBER 1995

STATEMENT OF EXECUTIVE COMMITTEE RESPONSIBILITIES

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

- select suitable accounting policies and then 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will be continue in business.

The Executive Committee 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 1985, the Housing Association Act 1985 and the Registered Housing Associations (Accounting Requirements) Order 1993. 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.

AUDITORS

A resolution for the appointment of Davies Watson & Co. will be proposed at the forthcoming Annual General Meeting.

.....
D. Hense

on behalf of the Executive Committee

Mrs D Hense

Date: 25th March 1996

**REPORT OF THE AUDITORS TO THE MEMBERS OF
ABBEYFIELD REIGATE SOCIETY LIMITED**

We have audited the financial statements on pages 5 to 11 which have been prepared under the historical cost convention and the accounting policies set out on page 8.

Respective responsibilities of Executive Committee and Auditors

As described on page 3, the company's Executive Committee are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Executive Committee in the preparation of the financial statements, and whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material mis-statement, whether caused by fraud or other irregularity or error. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion, the financial statements give a true and fair view of the state of the company's affairs at 31 December 1995 and of its Income and Expenditure for the year then ended and have been properly prepared in accordance with the Companies Act 1985, the Housing Association Act 1985 and the Registered Housing Association (Accounting Requirements) Order 1993.

.....*Davies Watson*.....
Davies Watson & Co.
Chartered Accountants
and Registered Auditors

15a Lesbourne Road
Reigate
Surrey

Date: 21/3/96

ABBNEYFIELD REIGATE SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 1995

	Notes	1995 £	1994 £
Turnover		38,773	30,744
Operating costs	3	(35,480)	(32,623)
		<hr/>	<hr/>
Operating surplus/(deficit)		3,293	(1,879)
Interest receivable and other income	4	7,105	5,435
Interest payable and similar charges		(2,261)	(2,421)
		<hr/>	<hr/>
Surplus on ordinary activities before taxation		8,137	1,135
Tax on surplus on ordinary activities	5	—	—
		<hr/>	<hr/>
Surplus for the year		8,137	1,135
Transfer to designated reserves	14	—	—
		<hr/>	<hr/>
		8,137	1,135
Revenue reserve brought forward		77,468	76,333
		<hr/>	<hr/>
Revenue reserve carried forward		85,605	77,468
		=====	=====

There are no recognised gains or losses other than those stated above and the results are all derived from continuing operations.

ABBNEYFIELD REIGATE SOCIETY LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 1995

	Notes	1995 £	1994 £
TANGIBLE FIXED ASSETS			
Land and buildings	6	73,342	70,665
Furniture and fittings	7	3,830	4,256
		<u>77,172</u>	<u>74,921</u>
CURRENT ASSETS			
Debtors and prepayments	9	978	1,711
National Savings Investments		26,568	26,102
Cafinvest Deposit		5,152	45
Bank Deposit		4,679	78
Cash at bank and in hand		3,323	6,233
		<u>40,700</u>	<u>34,169</u>
CURRENT LIABILITIES			
Amounts falling due within one year	10	4,335	3,617
NET CURRENT ASSETS		<u>36,365</u>	<u>30,552</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>113,537</u>	<u>105,473</u>
CREDITORS: Amounts falling due after more than one year	11	21,932	22,005
NET ASSETS		<u>91,605</u>	<u>83,468</u>
Represented by:			
REGIONAL FUND	14	6,000	6,000
ACCUMULATED SURPLUS		85,605	77,468
		<u>91,605</u>	<u>83,468</u>

Approved by the Executive Committee on 25th March 96

D. Hense
 Mrs D Hense
 Chairman

G. R. Piejus
 Mr G R Piejus
 Treasurer

ABBNEYFIELD REIGATE SOCIETY LIMITED

STATEMENT OF HOUSING ADMINISTRATION COSTS

FOR THE YEAR ENDED 31 DECEMBER 1995

	Service income	Housing Corporation allowances	Operating costs	Surplus/ (deficit)
	£	£	£	£
Shared housing (10 units)				
Services	27,931		24,553	3,378
Management		11,234	6,248	4,986
Day to day repairs and maintenance		3,182	2,679	503
Cyclical repairs and maintenance		835	2,000	(1,165)
	<hr/>	<hr/>	<hr/>	<hr/>
	27,931	15,251	35,480	7,702
	=====	=====		=====
 Depreciation of properties			 -	
			<hr/>	
			35,480	
			=====	

ABBEYFIELD REIGATE SOCIETY LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 1995

1. STATUS OF SOCIETY

The Society is registered under the following Acts:

- (a) The Companies Act 1985.
- (b) The Charities Act 1960.
- (c) The Housing Associations Act 1985, the Society being wholly engaged in housing activities as defined in that Act.

2. ACCOUNTING POLICIES

- (a) These accounts are prepared under the historical cost convention in accordance with applicable accounting standards and the Statement of Recommended Practice published by the National Federation of Housing Associations. The accounts comply with the appropriate legislation and with the Registered Housing Associations (Accounting Requirements) Order 1993.
- (b) The accounts have been prepared on the basis that the capital expenditure referred to in Note 6 has been grant aided, funded by loan or met out of reserves.
- (c) Mortgage loans are advanced by the local authority under the terms of individual mortgage deeds.
- (d) Housing Association grants are made by the Housing Corporation (and formerly by the Department of Environment) and are utilised to reduce the amount of mortgage loan to an amount which it is estimated can be serviced by the net annual income for the scheme. These grants are paid direct to the lending authority and are reflected in the accounts only when the payment has been made and the relevant mortgage loan reduced.
- (e) Depreciation is not charged on land and buildings and on fixtures and fittings at the rate of 10% of written down value per annum. The Society's property is maintained at a high standard of repair and any depreciation is considered to be immaterial.

3. OPERATING COSTS

	1995		1994	
	£	£	£	£
Management expenses:				
Audit fees	600		570	
Advertising	2,494		544	
Others	3,154		4,229	
	—	6,248	—	5,343
Repairs and maintenance		4,679		3,181
Service costs:				
Employees	12,278		12,095	
Depreciation	426		473	
Others	11,849		11,531	
	—	24,553	—	24,099
		35,480		32,623
		=====		=====

The number of employees was one. No remuneration or expenses were paid to any member or officer of the Society.

ABBNEYFIELD REIGATE SOCIETY LIMITED
NOTES TO THE ACCOUNTS
 (continued)
FOR THE YEAR ENDED 31 DECEMBER 1995

	1995 £	1994 £
4. INTEREST RECEIVABLE AND OTHER INCOME		
Interest receivable	1,878	2,041
Donations and Legacies	5,092	3,124
Grants	135	270
	<hr/>	<hr/>
	7,105	5,435
	=====	=====
5. TAX ON SURPLUS ON ORDINARY ACTIVITIES		
In view of the Society's charitable status, no provision for corporation tax is considered necessary.		
6. LAND AND BUILDINGS		
Cost at beginning of year	88,252	88,252
Additions – new toilet	2,677	–
Housing Association Grants	(17,587)	(17,587)
	<hr/>	<hr/>
Net book value	73,342	70,665
	=====	=====
7. FIXTURES FITTINGS AND EQUIPMENT		
Cost:		
At beginning of year	10,811	10,811
Additions during the year	–	–
	<hr/>	<hr/>
At end of year	10,811	10,811
	<hr/>	<hr/>
Depreciation:		
At beginning of year	6,555	6,082
Charged during the year	426	473
	<hr/>	<hr/>
At end of year	6,981	6,555
	<hr/>	<hr/>
Net book value	3,830	4,256
	=====	=====

ABBNEYFIELD REIGATE SOCIETY LIMITED
NOTES TO THE ACCOUNTS
(continued)
FOR THE YEAR ENDED 31 DECEMBER 1995

8. CAPITAL COMMITMENTS

There were no capital commitments outstanding at 31 December 1995 (1994 – Nil).

9. DEBTORS

	1995	1994
--	------	------

Amounts falling due within one year:

Prepayments	978	1,711
	=====	=====

10. CREDITORS

Amounts falling due within one year:

Mortgages (see note 12)	1,950	1,700
Accrued expenses	2,385	1,917
	-----	-----
	4,335	3,617
	=====	=====

11. CREDITORS

Amounts falling due after more than one year:

Mortgages (see note 12)	19,882	21,955
Loans (interest free)	50	50
Provision for future repairs (see note 13)	2,000	–
	-----	-----
	21,932	22,005
	=====	=====

12. MORTGAGES

Housing mortgage loans secured by the charges on the Society's land and buildings repayable by equal annual instalments of principal and interest.

Reigate and Banstead Borough Council

Capital repayable in one year	1,950	1,700
Capital repayable in more than one year	19,882	21,955
	-----	-----
	21,832	23,655
	=====	=====

The last instalments of these loans fall to be repaid on dates between 2003 and 2009 and the loans bear interest at the rate of 9.25% per annum.

ABBNEYFIELD REIGATE SOCIETY LIMITED
NOTES TO THE ACCOUNTS
(continued)
FOR THE YEAR ENDED 31 DECEMBER 1995

13. PROVISION FOR FUTURE REPAIRS

In the past, the Society has provided on a continuous basis for the repairs and maintenance of its property of which HAG will not be claimed. In future, provision will only be made now for known commitments at the balance sheet date.

	1995 £	1994 £
Balance at beginning of year	—	8,949
Transfer (to)/from Property Revenue Account	2,000	(8,949)
	————	————
Balance at end of year	2,000	—
	=====	=====

14. REGIONAL FUND

Balance at beginning of year	6,000	6,000
Transfer from Income and Expenditure Account	—	—
	————	————
Balance at end of year	6,000	6,000
	=====	=====