

ABBEYFIELD REIGATE SOCIETY LIMITED

(Company No. 1032349)



FINANCIAL STATEMENTS

FOR THE YEAR

ENDED

31ST DECEMBER 2001

ABBNEYFIELD REIGATE SOCIETY LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2001

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ABBNEYFIELD REIGATE SOCIETY LIMITED

OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE

Executive Committee Members

Mrs. A.M. Sharpley
Mr. D. Rowlands
Mr. F. Wilcox
Mr. E. Marriage
Mr. T. Wooden
Mrs. M. Owens

Chairman
Treasurer
Secretary

Auditors

Kingston Smith
Redhill
Surrey

Bankers

Barclays Bank Plc
Reigate
Surrey

Registered Office

Abbeyfield House
34 Somers Road
Reigate
Surrey
RH2 9DZ

ABBAYFIELD REIGATE SOCIETY LIMITED
REPORT OF THE EXECUTIVE COMMITTEE
FOR THE YEAR ENDED 31ST DECEMBER 2001

The Executive Committee submits its Annual Report and accounts for the year ended 31st December 2001.

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 31st 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 was operated at 82% of capacity during the year under review and voids amounted to £10,404 (2000 - £5,028).

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 Mrs. M. Owens was appointed. Mr. D. Rowlands and Mr. E. Marriage retire at the forthcoming Annual General Meeting and being eligible offer themselves for re-election.

ABBNEYFIELD REIGATE SOCIETY LIMITED
REPORT OF THE EXECUTIVE COMMITTEE
FOR THE YEAR ENDED 31ST DECEMBER 2001 (continued)

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 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 1996 and the Registered Social Landlords (Accounting Requirements) General Determination 2000. 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

Davies Watson, the company's auditors, merged with Kingston Smith on 1st November 2001. A resolution for the appointment of Kingston Smith will be proposed at the forthcoming Annual General Meeting.



On behalf of the Executive Committee
Mrs. A.M. Sharpley

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

Independent Auditors' Report to the Members of Abbeyfield Reigate Society Limited

We have audited the financial statements of Abbeyfield Reigate Society for the year ended 31st December 2001 which comprise the Income and Expenditure Account, the Balance Sheet, and the related notes. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein

Respective responsibilities of Executive Committee and auditors

As described in the Statement of Executive Committee Responsibilities, the Executive Committee is responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985, the Housing Association Act 1996 and the Registered Social Landlords (Accounting Requirements) General Determination 2000. We also report to you if, in our opinion, the Report of the Executive Committee is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if the information specified by law regarding Executive Committee members' remuneration and transactions with the company is not disclosed.

We read the Report of the Executive Committee and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

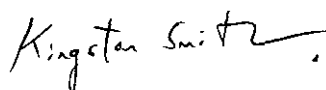
We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Executive Committee in the preparation of the financial statements, and of 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 accounts are free from material misstatement, 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 as at 31st December 2001 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 1996 and the Registered Social Landlords (Accounting Requirements) General Determination 2000.

**Surrey House
36-44 High Street
Redhill
Surrey. RH1 1RH**



**Kingston Smith
Chartered Accountants
and Registered Auditors**

ABBNEYFIELD REIGATE SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST DECEMBER 2001

		<u>2001</u>	<u>2000</u>
	<u>Notes</u>	<u>£</u>	<u>£</u>
Turnover		48,116	49,752
Operating costs	3	(50,010)	(43,929)
Operating (deficit)/surplus		<u>(1,894)</u>	<u>5,823</u>
Interest receivable and other income	4	2,254	1,645
Interest payable and similar charges		<u>(1,809)</u>	<u>(1,986)</u>
(Deficit)/surplus on ordinary activities before taxation		(1,449)	5,482
Tax on (deficit)/surplus on ordinary activities	5	-	-
(Deficit)/surplus for the year		<u>(1,449)</u>	<u>5,482</u>
Revenue reserve brought forward		113,635	108,153
Revenue reserve carried forward		<u><u>112,186</u></u>	<u><u>113,635</u></u>

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 31ST DECEMBER 2001

	<u>Notes</u>	<u>£</u>	<u>2001</u>	<u>£</u>	<u>2000</u>	<u>£</u>
<u>TANGIBLE FIXED ASSETS</u>						
Land and buildings	6		110,280		110,280	
Furniture and fittings	7		8,686		8,802	
			<u>118,966</u>		<u>119,082</u>	
<u>CURRENT ASSETS</u>						
Debtors and prepayments	9	1,315		366		
National Savings investments		8,000		13,000		
Cafinvest deposit		351		347		
Bank deposit		49		1,145		
Cash at bank and in hand		3,173		3,712		
		<u>12,888</u>		<u>18,570</u>		
<u>CURRENT LIABILITIES</u>						
Amounts falling due within one year	10	6,665		6,048		
<u>NET CURRENT ASSETS</u>			6,223		12,522	
<u>TOTAL ASSETS</u>						
<u>LESS CURRENT LIABILITIES</u>			125,189		131,604	
<u>CREDITORS: Amounts falling due</u>						
after more than one year	11		(13,003)		(17,969)	
<u>NET ASSETS</u>			<u>112,186</u>		<u>113,635</u>	
Represented by:						
<u>ACCUMULATED SURPLUS</u>			<u>112,186</u>		<u>113,635</u>	

Approved by the Executive Committee on 25 March 2002

A. M. Sharpley

Mrs. A.M. Sharpley
Chairman

D. Rowlands

Mr. D. Rowlands
Treasurer

F. Wilcox

Mr. F. Wilcox
Secretary

ABBNEYFIELD REIGATE SOCIETY LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2001

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 Act 1996, 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: Accounting by Registered Social Landlords. The accounts comply with the appropriate legislation and with the Registered Social Landlords (Accounting Requirements) General Determination 2000.
- (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) Social Housing 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 charged on fixtures and fittings at the rate of 10% of written down value per annum. Depreciation is not charged on land and buildings. The Society's property is maintained at a high standard of repair and any depreciation is considered to be immaterial.
- (f) Turnover represents residential charges receivable net of rent losses from voids.

ABBNEYFIELD REIGATE SOCIETY LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2001 (continued)****3. OPERATING COSTS**

	<u>2001</u>	<u>2000</u>
	£	£
Management expenses:		
Audit fees	822	764
Advertising	309	192
Others	6,869	6,237
	<u>8,000</u>	<u>7,193</u>
 Repairs and maintenance	 6,984	 1,966
 Service costs:		
Employees	18,126	17,321
Depreciation	966	979
Others	15,934	16,470
	<u>35,026</u>	<u>34,770</u>
	<u>50,010</u>	<u>43,929</u>
	=====	=====

The number of full-time employees was one. No remuneration was paid to any member or officer of the Society.

4. INTEREST RECEIVABLE AND OTHER INCOME

	<u>2001</u>	<u>2000</u>
	£	£
Interest receivable	569	972
Donations and legacies	1,685	673
	<u>2,254</u>	<u>1,645</u>
	=====	=====

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

	<u>2001</u>	<u>2000</u>
	£	£
Cost at beginning of year	150,802	145,760
Additions	-	5,042
 Social Housing Grants	 (40,522)	 (40,522)
Cost at end of year	<u>110,280</u>	<u>110,280</u>
	=====	=====

ABBNEYFIELD REIGATE SOCIETY LIMITED**NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2001 (continued)****7. FIXTURES, FITTINGS AND EQUIPMENT**

	<u>2001</u>	<u>2000</u>
	<u>£</u>	<u>£</u>
Cost:-		
At beginning of year	19,808	18,802
Additions during the year	850	1,006
At end of year	20,658	19,808
Depreciation:		
At beginning of year	11,006	10,027
Charged during the year	966	979
At end of year	11,972	11,006
Net book value	8,686	8,802

8. CAPITAL COMMITMENTS

There were no capital commitments outstanding at 31st December 2001 (2000 - Nil)

9. DEBTORS

	<u>2001</u>	<u>2000</u>
	<u>£</u>	<u>£</u>
Amounts falling due within one year:		
Prepayments	1,315	366

10. CREDITORS

	<u>2001</u>	<u>2000</u>
	<u>£</u>	<u>£</u>
Amounts falling due within one year:		
Mortgages (see note 12)	3,300	3,000
Loan (see note 13)	1,500	1,500
Accrued expenses	1,865	1,548

11. CREDITORS

	<u>2001</u>	<u>2000</u>
	<u>£</u>	<u>£</u>
Amounts falling due after more than one year:		
Mortgages (see note 12)	3,253	6,719
Loan (see note 13)	9,750	11,250

ABBAYFIELD REIGATE SOCIETY LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2001 (continued)

12. **MORTGAGES**

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

	<u>2001</u> <u>£</u>	<u>2000</u> <u>£</u>
Reigate and Banstead Borough Council		
Capital repayable in one year	3,300	3,000
Capital repayable in one to two years	1,650	4,387
Capital repayable in two to five years	620	1,221
Capital repayable in more than five years	983	1,111
	<u>6,553</u>	<u>9,719</u>

The last instalments of these loans fall to be repaid on dates between 2003 and 2010 and the loans bear interest at the rate of 9.25% per annum.

13. **LOAN**

The loan from the Abbeyfield South East Region is repayable by equal annual instalments of principal plus interest at the base rate adjusted annually.

	<u>2001</u> <u>£</u>	<u>2000</u> <u>£</u>
Capital repayable in one year	1,500	1,500
Capital repayable in one to two years	1,500	1,500
Capital repayable in two to five years	4,500	4,500
Capital repayable in more than five years	3,750	5,250
	<u>11,250</u>	<u>12,750</u>

14. **NUMBER OF UNITS IN MANAGEMENT**

	<u>2001</u>	<u>2000</u>
At beginning and end of year	<u>9</u>	<u>9</u>