

Registered Social Landlord H0548 Charity Number 269062



The Financial Statements

For the year ended 31 March 2012

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Company Registration No 01193242 (England And Wales)

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The following pages do not form part of the statutory accounts

General Income and Expenditure Account

Property Income Account

LEGAL AND ADMINISTRATIVE INFORMATION

Constitution

The Abbeyfield Uxbridge Society Limited is a company limited by guarantee and registered charity governed by its memorandum and its articles of association. Charity Number 269062. Company Number 01193242. The society is also a registered social landlord.

Directors and Trustees

The directors of the charitable company ("the charity") are its trustees for the purpose of charity law and throughout this report are collectively referred to as the trustees. In accordance with the Articles of Association trustees are appointed by committee members.

President

A J Randall M P

Secretary

S Harris

The trustees serving during the year and since the year end are as follows

Directors and Members of the Board

Chairman Treasurer Members G Proctor A J Sansom

Professor Heinz S Wolff

D Blackwell J P V Rigby A E Valentine

S Blackden

No members of the Board have any contractual ties with the Society

Administrative Manager

Finance Manager

Mrs S Harris

Ms S M Kelly

Registered Office

2 - 6 Marshall Drive

Hayes Middlesex UB4 0SW

Architects and Quantity Surveyors

RJA Partnership 1/3 High Brooms Road Tunbridge Wells Kent TN4 9DA

Hazle McCormack Young LLP Union House, The Pantiles

Tunbridge Wells Kent TN4 8HF

Auditors

Kingston Smith LLP Middlesex House 800 Uxbridge Road

Hayes

Middlesex UB4 0RS

Bankers

Barclays Bank plc High Street Hounslow Middlesex

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2012

The trustees are pleased to present their report and the audited financial statements for the year ended 31 March 2012

Principal Activity

The principal activity of the Society, as a Registered Social Landlord, continues to be the provision of supported sheltered accommodation for lonely, elderly persons

Objectives of the charity

The objectives of the charty are to provide elderly people with an environment to live in that allows them to be independent whilst having the support when needed. It aims to reduce loneliness and isolation amongst older people, encourage older people to lead active lives in which they can retain their dignity and independence. To achieve this the Abbeyfield Uxbridge Society -

- Accommodates thirty residents in a relaxed and homely setting
- Each resident has their own room which is furnished by themselves
- Residents share a dining room, sitting room and garden
- Regular events are held for the residents to interact
- Provides a housekeeper and catering staff to provide the main meals of the day
- Involve volunteers in helping to provide care and support for older people

We have referred to the guidance in the Charity Commission's general guidance on Public Benefit when reviewing our aims and objectives and planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set

Organisation

Within the Society there is an executive committee of trustees

Chairman's Report

In my fifth year as Chairman I am pleased to report that we have been able to achieve a high level of occupancy and I take this opportunity to welcome all our new Residents who have joined us in this period and trust that they will settle happily in their new home

I am pleased to say that the Summer Barbeque held in May was a great success and was well attended by Residents, their families and friends

I am pleased to report that the landscaping of the gardens has now been completed, to which will be added a Greenhouse for use by the Residents with Green Fingers

During the last year the Trustees and Staff have been reviewing every policy and procedure relating to the smooth running of our Home with the target of achieving the Abbeyfield 'Gold Star Standard' by the end of 2012

Once again I would like to take this opportunity to extend my thanks to my fellow Trustees and staff who work day by day to ensure the comfort and wellbeing of our residents

Review of the Activities

The Board of Directors and Members have reviewed the Society's performance during the year. Income from Residential Charges increased from the previous year by £103,221 due to a marked reduction in voids

Other Income consisted of donations and interest on investments and has decreased for the year to 31 March 2012 from £14,682 to £2,526, due to the decrease in the value of donations, investments held and income thereon

Total expenditure during the year amounted to £328,930 compared to £287,534 in the previous year. The deficit for the year ended 31 March 2012 is £36,817 compared to the 2011 deficit of £86,486. Included within total expenditure is a non-cash depreciation charge of £70,021 (2011 £71,059). The pre-depreciation result for the year was a surplus of £33,204 and a deficit of £15,427 in the prior year.

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2012 (CONTINUED)

Review of the Society's Assets and Liabilities

The fixed assets consisted of the following

Hayes properties
Fixtures and fittings

3,138,614 53,873

£3,192,487

The Society has invested its surplus funds in Short Term fixed interest money market accounts with Barclays Bank Plc and are continually reviewing the investment of these funds. As shown on page 9, in the Cash Flow Statement, the cash at bank and in investments has increased during the year by £34,818. There was an overall decrease in the Society's income reserves from £2,596,491 as at 31 March 2011 to £2,559,674 as at 31 March 2012. These amounts also reflect the net assets of the Society at these dates.

Fixed Assets

The movements in fixed assets during the year are set out in note 8 of the financial statements. In the opinion of the Trustees the market value of land and buildings is not materially different from the figures at which they are stated in the financial statements.

The Board

The Members of the Board of the Society are listed under Members, Executives and Advisers
The method of appointment of the Members of the Board is in accordance with the Memorandum and Articles of Association

Status of the Society

The Society is a registered social landlord and a tax exempt charity. The Society was incorporated under the Companies Act as a company limited by guarantee and without share capital. The governing document is the Memorandum and Articles of Association.

Investments

Investments held by the charity have been acquired in accordance with the powers available to the Executive Committee. The Treasurer oversees the Society's investment policy and performance.

Creditor Payment Policy

The Society does not follow any formal code but agrees terms with suppliers when opening an account to ensure each supplier is made aware of those terms and to comply with payment terms agreed. The average number of days in respect of trade creditors at 31 March 2012 was 31 days (2011 30 days).

Reserves Policy and Risk Management

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining the free reserves at the levels stated below, combined with an annual review of the controls over key financial systems carried out through an internal audit programme, will provide sufficient resources in the event of adverse conditions. The trustees have also examined other operational and business risks which they face and confirm that they have established systems to mitigate the significant risks.

The trustees have designated those funds representing the fixed assets of the Society which are not available to be spent. This required a transfer of £2,073,414 from unrestricted reserves. A further fund of £250,000 set aside for future maintenance and major repairs to the property remains in place.

The trustees have reviewed the level of free, undesignated reserves, that the charity will require to sustain its operations, being £226,260 at the balance sheet date. The board have determined that the appropriate level of free reserves should be no less than six months expenditure which is currently approximately £125,000. Therefore the level of free reserves is considered to be satisfactory.

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2012

Statement of the Board's Responsibilities

Registered Social Housing Legislation and Company Law requires the Board (who are also the directors of The Abbeyfield Uxbridge Society Limited for the purposes of company law) to prepare financial statements for each financial period which 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 period. In preparing these financial statements the Board is required to

- select appropriate accounting policies and then apply them consistently,
- observe the methods and principles in the SORP Accounting by Registered Social Landlords 2010,
- make judgements and estimates which are reasonable and prudent,
- state whether applicable UK accounting standards have been followed, subject to any material disclosures 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 Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and to enable it to ensure that the financial statements comply with the Housing Act 1996, Accounting Requirements for Registered Social Landlords 2010 and Companies Act 2006 The Board is responsible for instituting adequate systems of internal control and safeguarding the assets of the Society and to prevent and detect fraud and other irregularities

So far as each of the trustees are aware, there is no relevant information of which the auditors are unaware, and the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information

Auditors

The auditors, Kingston Smith LLP, are deemed to be re-appointed under section 487(2) of the Companies Act 2006

By Order of the Board

G Proctor / Chairman

Dated 6/9/2012

Treasurer

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

Independent Auditors' Report to the Members of The Abbeyfield Uxbridge Society Limited

We have audited the financial statements of The Abbeyfield Uxbridge Society for the year ended 31 March 2012 which comprise the Income and Expenditure Account, the Balance Sheet, the Cash Flow statement, and the related notes These financial statements have been prepared under the accounting policies set out therein

This report is made solely to the Society 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 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 any party other than the Society, for our audit work, for this report, or for the opinions we have formed

Respective Responsibilities of the Trustees and Auditors

The Trustees' (who are also the Directors of the charitable company for the purposes of company law) responsibilities for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and for being satisfied that the financial statements give a true and fair view are set out in the Statement of Trustees' Responsibilities

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK & Ireland)

We report to you our opinion as to whether the financial statements give a true and fair view, have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice and have been prepared in accordance with the Companies Act 2006, the Housing Act 1996 and Accounting Requirements for Registered Social Landlords General Determination 2006. We also report to you whether, in our opinion, the information given in the Trustees' Annual Report is consistent with the financial statements.

In addition we report to you if, in our opinion, the charitable company has not kept adequate accounting records, if the charitable company's financial statements are not in agreement with the accounting records and returns, if we have not received all the information and explanations we require for our audit, or if certain disclosures of Trustees' remuneration specified by law are not made

We read the Trustees' Annual Report and consider the implication for our report if we become aware of any apparent misstatements within it

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the charity'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 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.

REPORT OF THE AUDITORS TO THE MEMBERS OF THE ABBEYFIELD UXBRIDGE SOCIETY LIMITED (CONTINUED)

Opinion

In our opinion

- the financial statements give a true and fair view of the state of the charitable company's affairs as at 31 March 2012 and of its incoming resources and application of resources, including its income and expenditure for the year then ended.
- the financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice,
- the financial statements have been prepared in accordance with the Companies Act 2006, the Housing Act 1996 and Accounting Requirements for Registered Social Landlords General Determination 2006, and
- · the information provided in the Trustees' Annual Report is consistent with the financial statements

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Jonathan Seymour (Senior Statutory Auditor) for and on behalf of Kingston Smith LLP

Chartered Accountants Statutory Auditor

Dated 28 June 2012

Middlesex House 800 Uxbridge Road Hayes Middlesex UB4 0RS

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2012

	Notes	2012 £	2011 £
Turnover	1, 2	291,884	198,206
Operating costs		(328,930)	(287,534)
Operating deficit	5	(37,046)	(89,328)
Interest receivable and similar income	6	229	2,842
Deficit on ordinary activities before and after taxation and deficit for the year		(36,817)	(86,486)
Income and expenditure account at 1 April 2011	13	2,596,491	2,682,977
Deficit for the year	13	(36,817)	(86,486)
Income and expenditure account at 31 March 2012	13	2,559,674	2,596,491

The Society has no recognised surpluses or deficits other than the deficit for the year

All of the Society's operations arose from continuing activities

Approved and authorised for issue on

6/9/2012

On behalf of the Board by

G. Proctor - Chairman

A J Sansom - Treasurer

BALANCE SHEET AS AT 31 MARCH 2012

	Notes		2012	£	2011
		£	£	ž.	£
Fixed Assets					
Tangible assets	8		3,192,487		3,262,068
Tangible doocto	· ·		0,700,101		-,,
Less Social housing grant	9		(232,682)		(232,682)
Other grants	9		(886,391)		(886,391)
3					2 442 005
			2,073,414		2,142,995
Current Assets	40	40 507		10 600	
Debtors	10	18,527		18,688 44 9,066	
Investments - unrestricted	11	449,295		10,000	
Investments - restricted	11	10,000		•	
Cash at bank and in hand		41,356		6,767	
		519,178		484,521	
Creditors Amounts falling due		•			
within one year	12	(32,918)		(31,025)	
•					
Net current assets			486,260		453,496
					<u>. </u>
Net assets			2,559,674		2,596,491
1461 939613			2,000,017		
Represented by					
Capital and Reserves					
Revenue reserves	13		226,260		2,336,491
Designated reserves	13		2,323,414		250,000
Restricted reserves	13		10,000		10,000
<u></u>			2,559,674		2,596,491
			2,339,014		2,000,701

Approved and authorised for issue on . . 6/9/2012

On behalf of the Board by

G Proctor

Chairman

A J Sansom Treasurer

Company Registration No 01193242

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

· ·			
	Notes	2012 £	2011 £
Net cash inflow from operating activities	(a)	35,029	5,230
Returns on investments and servicing of finance	(c)	229	2,842
Capital Expenditure	(c)	(440)	(78,673)
Increase/ (Decrease) ın cash	(b)	34,818	(70,601)

NOTES TO THE CASHFLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2012

(a) Reconciliation of deficit for the year to net cash inflow from operating activities	2012 £	2011 £
Operating deficit Depreciation Decrease in debtors Increase in creditors	(37,046) 70,021 161 1,893	(89,328) 71,059 16,624 6,875
Net cash inflow from operating activities	35,029	5,230
(b) Reconciliation of net cash flow to movements in net funds (note (d))	2012 £	2011 £
Increase / (Decrease) in cash in the year Net funds at 1 April 2011	34,818 465,833	(70,601) 536,434
Net funds at 31 March 2012	500,651	465,833
(c) Gross Cashflows	2012	2011
Returns on investment and servicing of finance	£	£
Interest received	229	2,842
Capital Expenditure		
Payments to acquire tangible fixed assets	(440)	(78,673)
	(440)	(78,673)
(d) Analysis of changes in net funds Balance 1 April 201		Balance at 31 March 2012
	£	2012 £
Cash at bank 6,76	7 34,589	41,356
Current asset investments 459,06		459,295
465,83	34,818	500,651

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012

1 Principal Accounting Policies

Accounts Basis and Standards

The financial statements are prepared under the historical cost convention in accordance with applicable accounting standards and the Statement of Recommended Practice Accounting by Registered Social Landlords 2010. The financial statements comply with the appropriate legislation and with the Accounting Requirements for Registered Social Landlords General Determination 2006.

Format of Accounts

The financial statements have been prepared in accordance with the Housing Act 1996 and Accounting Requirements for Registered Social Landlords General Determination 2006

Turnover

Turnover primarily represents residential and service charge income. Other income including donations and grants are recognised when there is entitlement, certainty of receipt and the amount can be measured reliably

Depreciation and Componentisation

Identifiable components of the housing property are separately accounted for and depreciated, where such components have materially different useful economic lives

Depreciation on fixed assets is provided at rates estimated to write off the cost, less estimated residual value, of each asset over its expected useful life as follows

Housing Properties major components

Freehold land

nıl

Freehold buildings

straight line over 50 years

Furniture, fixtures, fittings and equipment

12 5% reducing balance

Annual reviews are carried out of the useful economic lives of housing properties

Housing Association Grant

Where developments have been financed wholly or partly by Housing Association Grants, the cost of those developments has been reduced by the amount of the grant receivable. The amount of the grants received is shown separately on the balance sheet.

Repairs and Maintenance

The costs of repairs and maintenance are recognised when a binding obligation to incur expenditure is entered into. Major refurbishment and improvements to properties are capitalised as fixed assets. Repairs and renewals expenditure within the fabric of the property is written off as incurred.

Pensions

The Society operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Society in respect of the year. The contributions are invested separately from the company's assets in an independently administered fund.

Reserves

Restricted reserves comprise of a £10,000 donation to be used to fund future projects for the benefit of the residents. This sum remains unspent at the balance sheet date. The designated reserve for future maintenance and major repairs is a reserve to support the Registered Social Landlord's commitment to maintain its properties with a continuing programme of refurbishment and maintenance.

Investments

Investments are stated at the lower of cost and net realisable value

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012 (CONTINUED)

2	Turnover	2012 £	2011 £
	Income from lettings	_	
	(supported sheltered accommodation)		
	- Gross rents receivable	312,457	313,990
	- Less rent losses from voids and rebates	(22,870)	(127,624)
	- Net rentals receivable	289,587	186,366
	Other income		
	- Unrestricted donations received	2,297	1,840
	- Restricted donations received		10,000
		291,884	198,206
	The turnover arose from activities wholly in the United Kingdom		
	, ·	2012	2011
	Units in management	30	30

3 Directors' Emoluments

No fees, remuneration or benefits were paid or payable to members of the Society, the Board or other officers of the Society, who were not employees

Pension contributions were not made in respect of any directors

Executives' Emoluments

The aggregate emoluments paid to the Society's senior executive during the year were £22,516 (2011 £21,933)

4 Employee Information

The average monthly number of persons (excluding members of the Board) employed during the period was

employed during the period was	2012	2011
Office staff Housekeepers, caretakers and cleaners	2 7	2 5
	9	7
Staff Costs (for the above persons)	2012 £	2011 £
Wages and salaries Social security costs Pension costs	115,083 7,482 563	93,792 6,750 713
	123,128	101,255

No employee earned over £60,000 during this or the previous year

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012 (CONTINUED)

5	Operating Deficit		2012 £	2011 £
	This is stated after charging, Depreciation of owned tangible fixed assets Auditors remuneration - Audit Auditors remuneration - Other services		70,021 5,790 2,280	71,059 5,700 2,361
6	Interest Receivable and Similar Income		2012 £	2011 £
	Interest receivable		229	2,842
7	Trustees Expenses			
	No expenses were claimed by the trustees in the current or price	or year		
8	Tangible Fixed Assets	Freehold	Furniture,	Total
		housing properties	fixtures, fittings and equipment	lotai
		housing	fixtures, fittings and	£
	Cost At 1 April 2011 Additions	housing properties	fixtures, fittings and equipment	·
	Cost At 1 April 2011	housing properties £	fixtures, fittings and equipment £	£ 3,619,696
	Cost At 1 April 2011 Additions At 31 March 2012 Depreciation At 1 April 2011 Charge for the year At 31 March 2012	housing properties £ 3,516,269	fixtures, fittings and equipment £ 103,427 440	3,619,696 440
	Cost At 1 April 2011 Additions At 31 March 2012 Depreciation At 1 April 2011 Charge for the year	\$\frac{\mathbf{t}}{100}\$ \$\frac{\mathbf{t}}{10	fixtures, fittings and equipment £ 103,427 440 103,867 42,298 7,696	3,619,696 440 3,620,136 357,628 70,021

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012 (CONTINUED)

9	Grants	housing grant	-	Total
	Completed schemes	£	£	£
	At 1 April 2011 and 31 March 2012 =	232,682	<u>886,391</u>	1,119,073
	As far as the trustees are aware there are no circumstances und	der which the	se grants would bed	come repayable
10	Debtors		2012 £	2011 £
	Amounts falling due within one year		_	_
	Residential debtors Prepayments and accrued income		5,190 13,337	5,155 13,533
			18,527	18,688
11	Investments - Unlisted		2012 £	2011 £
	Short term deposits		459,295	459,066
	Included in investments is a balance of £10,000. This represents to funding future projects for the benefit of the residents.	s a donation,	the use of which is	restricted
12	Creditors Amounts falling due within one year		2012 £	2011 £
	Trade creditors		10,258	11,398
	Residential creditors Other creditors including taxation and social security		10,999 94	7,107 154
	Accruals and deferred income		11,567	12,366
	-		32,918	31,025

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012 (CONTINUED)

13

Reserves	Income and Expenditure Account £	Designated Reserve for future Maintenance / Major Repairs £	Fixed Asset Reserve £	Restricted Reserves £	Total £
At 1 April 2011	2,336,491	250,000		10,000	2,596,491
Deficit for the year	(36,817)	-	_	-	(36,817)
Transfer	(2,073,414)		2,073,414		
At 31 March 2012	226,260	250,000	2,073,414	10,000	2,559,674

Every member undertakes to contribute to the Society not exceeding £1 for payment of liabilities in the event of winding up, during the time they are a member or within one year of ceasing to be a member

The Designated Reserve for future Maintenance/ Major Repairs represents those funds set aside by the trustees for future refurbishments and repairs to the property

The fixed asset reserve represents the net book value of the fixed assets of the Society

Movement on restricted reserves during the year were as follows

,	At 1 April 2011 £	Donations Received £	Expenditure £	At 31 March 2012 £
Future projects for the benefit of the residents	10,000	<u>-</u>	<u>-</u>	10,000
	10,000		<u>-</u>	10,000