# THE ABBEYFIELD SANDERSTEAD SOCIETY LIMITED

ANNUAL REPORT
AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31ST MARCH 2020

**COMPANY REGISTRATION No: 719534** 

**CHARITY REGISTRATION No: 233004** 

Independent Examiners Ltd Wessex Manor Satchell Lane Southampton SO31 4HS

#### CONTENTS

Page 3	Legal & Administrative Information.
Pages 4 to 5	Report of the Directors.
Page 6	Statement of Financial Activities.
Page 7	Balance Sheet.
Pages 8 to 13	Notes to the Financial Statements.
Page 14	Independent Examiner's Report on the Accounts.

#### **LEGAL AND ADMINISTRATIVE INFORMATION**

CHARITY REGISTRATION NUMBER 233004

**COMPANY REGISTRATION NUMBER** 719534

**DATE OF INCORPORATION** 28th March 1962

**START OF FINANCIAL YEAR** 1st April 2019

**END OF FINANCIAL YEAR** 31st March 2020

DIRECTORS AT 31ST MARCH 2020

(EXECUTIVE COMMITTEE)

Mrs M Brown (Chair) Mr B A Dymond Dr E Leonard Mrs L A Talbot C Littlewood

Mr R J Brimble

GOVERNING DOCUMENT Memorandum and Articles of Association Incorporated 28th March

1962.

**OBJECTS**To relieve aged, impotent and poor people of all classes, for the

advancement of religion and education and for other charitable

purposes beneficial to the community.

**REGISTERED ADDRESS** 2 Beechwood Road

Sanderstead South Croydon Surrey CR2 0AA

**BANKERS** Barclays Bank plc

1 Churchill Place

London E14 5HP

INDEPENDENT EXAMINER Independent Examiners Ltd

Wessex Manor Satchell Lane Southampton SO31 4HS

### REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST MARCH 2020

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The Abbeyfield Sanderstead Society Limited is a registered charity (No. 233004) and a registered housing association (No. H0J69). It is a company limited by guarantee (No. 00719534) which does not have a share capital. Every member of the Society undertakes to contribute an amount not exceeding £1 to the assets of the Society in the event of winding up. The total number of such members at 31st March 2020 was 24 (2019 - 24).

The activities of the Society are overseen by the Executive Committee. Members of the Committee are elected at an Annual General Meeting and serve for a period of three years after which they must seek re-election if wishing to continue in office.

#### RECRUITMENT AND APPOINTMENT OF MEMBERS OF THE EXECUTIVE COMMITTEE

Traditional business and care skills are represented on the Executive Committee. In an effort to maintain this broad skill mix, potential members of the Executive Committee are requested to provide a list of their skills. In the event of particular skills being lost through retirements, individuals with those skills are approached to offer themselves for election to the Executive Committee. Potential Committee members are interviewed by the Executive Committee before being recommended for appointment at an Annual General Meeting.

New Members are given an information pack on the constitution and governance of the Society and are also taken on an induction tour of the homes to meet the managers, staff and residents. New Members have an opportunity to meet with the Executive Officer and to attend the Executive Committee meetings.

#### **RISK MANAGEMENT**

The Executive Committee has conducted a review of the major risks to which the Society is exposed. A risk register has been established and is updated at least annually. Where appropriate, systems or procedures have been established to mitigate the risks that the Society faces. The systems of internal controls are reflected in that the Society has received the Abbeyfield Standard and has also been accredited by the Local Authority.

#### **OBJECTS AND ACTIVITIES**

To provide 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.

#### **ACHIEVEMENTS AND PERFORMANCE**

The Society has successfully fulfilled its objectives during the year. Further information detailing the achievements and performance of the Society can be found in the Chair's Report annexed hereto below.

#### **FINANCIAL REVIEW**

The Society incurred a surplus for the year of £4,467 (2018 - deficit of £18,385). The results for the year are set out in the financial statements attached.

#### **PUBLIC BENEFIT REQUIREMENT**

The Members of the Executive Committee have complied with the duty in Section 17(5) of the Charities Act 2011 to have due regard to guidance published by the Charity Commission concerning the public benefit requirement.

#### **CHAIRPERSON'S REPORT**

2019 heralded the arrival of new residents in the two recently refurbished upstairs rooms (Rooms 7 and 9). The resident in Room 1A moved to a Nursing Home and we embarked on a refurbishment of the room which had to be halted part-way with the onset of the Coronavirus Lockdown in March 2020.

Three members of staff, our House Manager Mrs Rayna Constandinou, and weekend House Managers Julie Carter and Jacki Tobbell, continue to deliver high quality to residents.

### REPORT OF THE DIRECTORS (continued) FOR THE YEAR ENDED 31ST MARCH 2020

#### **CHAIRPERSON'S REPORT**

During the year we provided a full programme of social events, coffee mornings and trips to garden centres. Visits to Titsey House Limpsfield and St. Mary's Church Chelsham, for afternoon tea. A successful Summer Garden Party and Christmas Coffee morning, including a visit from Father Christmas. Croydon High School's production of Guys and Dolls and Dick Whittington at All Saints Church Hall. The Society participated In the local Christmas Tree Festival at St. Mary's Church a very popular event bringing the local community together and giving us the opportunity to promote the Society.

We invested in a new exterior signboard update providing us with a much improved advertising feature. A 'Vacancy' sign has been included alongside the new signboard, both signs include all our contact details.

We remain grateful to all who supported us financially and those who gave their time voluntarily augmenting the work of our paid workforce.

#### STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The Charities Act and the Companies Act require the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit of the charity. In preparing those financial statements the Board is required to:

- i. select suitable accounting policies and then apply them consistently;
- ii. make judgements and estimates that are reasonable and prudent;
- iii. prepare financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business;
- iv. state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.

The directors are also responsible for maintaining adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which are sufficient to show and explain the charity's transactions and enable them to ensure that the financial statements comply with the Companies Act 2006 and comply with regulations made under the Charities Act, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords Determination 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also responsible for the contents of the Report of the Directors, and the responsibility of the independent examiner in relation to the Report of the Directors is limited to examining the report and ensuring that, on the face of the report, there are no inconsistencies with the figures disclosed in the financial statements.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

I approve the attached statement of financial activities and balance sheet for the year ended 31st March 2020, and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 3rd December 2020

Signed on their behalf by Mrs M Brown, Chairperson and Director.

### STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST MARCH 2020

#### (Incorporating Income & Expenditure Account)

	Notes	Unrestricted Funds £	Designated Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
INCOME						
Donations and Legacies	2a	23	-	-	23	2,500
Income from other Charity Activities	2b	113,578	-	-	113,578	98,652
Income from Investments	2c	128	-	-	128	116
TOTAL INCOME		113,729	-	-	113,729	101,268
EXPENDITURE						
Expenditure on Charitable Activities	3a	109,262	-	-	109,262	119,653
TOTAL EXPENDITURE		109,262			109,262	119,653
					,	
NET INCOME/ EXPENDITURE		4,467	-	-	4,467	(18,385)
Fund Brought Forward		441,778	-	-	441,778	460,163
TOTAL FUNDS CARRIED FORWARD		446,245	-	-	446,245	441,778

Movements on all reserves and all recognised gains and losses are shown above. All of the organisation's operations are classed as continuing.

The notes on pages 8 to 13 form part of these financial statements.

#### BALANCE SHEET AS AT 31ST MARCH 2020

		Unrestricted Funds	Restricted Funds	31-Mar-20 Total	31-Mar-19 Total
	Note	£	£	£	£
Fixed Assets					
Tangible Assets	6	534,358	-	534,358	537,255
		534,358	-	534,358	537,255
Current Assets					
Debtors & Prepayments	7	2,735	-	2,735	2,186
Cash at Bank and in Hand	8	48,428	-	48,428	40,323
Total Current Assets		51,163	-	51,163	42,509
Creditors: amounts falling due within one year	9	4,276	-	4,276	2,986
NET CURRENT ASSETS		46,887	-	46,887	39,523
TOTAL ASSETS less current liabilities		581,245	-	581,245	576,778
<b>Creditors:</b> amounts falling due in more than one year	10	135,000	-	135,000	135,000
NET ASSETS		446,245	-	446,245	441,778
FUNDS OF THE CHARITY					
Unrestricted Funds		446,245	-	446,245	441,778
Designated Funds Restricted Funds		-	-	-	-
TOTAL FUNDS		446,245	-	446,245	441,778

#### **DIRECTORS' RESPONSIBILITIES**

The charitable company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The Directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act. However, in accordance with section 145 of the Charities Act 2011, the accounts have been examined by an Independent Examiner whose report appears on page 14.

The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

Approved by the Directors on the 3rd December 2020

Signed on their behalf by Director M Brown

Print Name: Mrs M Brown, Chairperson and Director. Company Registration Number: 719534

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2020

#### 1. ACCOUNTING POLICIES

#### **Basis of Preparation**

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - Charities SORP (FRS102)) and incorporating update bulletin 1, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Social Housing in England 2012. The accounts have been prepared on an ongoing concern basis.

The functional currency of the charity is sterling (£).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Advantage has been taken of Section 396(5) of The Companies Act 2006 to allow the format of the financial statements to be adapted to reflect the special nature of the charity's operation and in order to comply with the requirements of the SORP.

The charity has opted to prepare its accounts using natural categories.

#### Changes to accounting estimates

No changes to accounting estimates have occurred in the reporting period.

#### Material prior period errors

No material prior year errors have been identified in the reporting period.

#### **Incoming Resources**

#### Recognition of Incoming Resources

These are included in the Statement of Financial Activities (SOFA) when:

- the Charity becomes entitled to the income;
- it is more likely than not that the trustees will receive the resources; and
- the monetary value can be measured with sufficient reliability.

#### Offsetting

There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.

#### **Grants and Donations**

Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS 102 SORP).

#### Tax Reclaims on Donations and Gifts

Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.

#### Gifts in Kind

Gifts in kind for use by the charity are included in the SoFA as income from donations when receivable.

#### **Volunteer Help**

The value of any voluntary help received is not included in the accounts but is described in the Directors' annual report.

### NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST MARCH 2020

#### 1. ACCOUNTING POLICIES (Continued)

#### **Expenditure and Liabilities**

#### **Liability Recognition**

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

#### **Governance and Support Costs**

Support costs represent the cost of central functions, for example governance costs, payroll administration, information technology. Governance costs are those support costs which relate to public accountability of the charity and its compliance with regulation and good practice.

#### Deferred income

No material item of deferred income has been included in the accounts.

#### Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts.

#### Legal status of the charity

The charity is a company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

#### Social Housing Grant

The Society is in receipt of Social Housing Grants, formerly called Housing Association Grants (HAG). Where developments have been wholly or partially funded by such grants, the cost of **these** developments has been reduced by the value of the grant received. The value of the grant is disclosed as a separate item. These grants may be repayable in the event that the relevant property is sold by the Society, or if certain other relevant events take place, but can be rolled over into other purchase or development activities in certain circumstances.

#### Fixed Assets

These are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost or, if gifted, at the value to the charity on receipt.

#### **Depreciation Expense**

Depreciation is calculated at a rate to write off the cost of tangible fixed assets on a reducing balance over their estimated useful lives. The rates applied per annum are as follows:

Freehold Buildings 1% Fixture, Fittings & Equipment 25%

#### **Debtors**

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

# NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST MARCH 2020

#### 2. INCOME

Notes	Unrestricted Funds £	Designated Funds £	Restricted Funds £	TOTAL 2020 £	TOTAL 2019 £
a) Donations and Legacies					
Gifts & Donations	23	-	-	23	2,500
	23	_	_	23	2,500
b) Income from other Charitable	Activities				
Front description of French	400			400	F.C.0
Fundraising Events Rent Receivable 5	489 113,089	-	-	489 113,089	568 98,084
Kent Receivable 3	113,009			113,009	90,004
	113,578	-	-	113,578	98,652
c) Income from Investments					
Bank Interest	128	-	-	128	116
	128	-	-	128	116
3. EXPENSES					
O. 24. 21.020					
	Unrestricted	Designated	Restricted	TOTAL	TOTAL
	Funds £	Funds £	Funds £	2020 £	2019 £
	2	_	2	-	-
a) Expenditure on Charitable Act	vities				
Bank Charges	198	-	-	198	243
Careline	1,738	-	-	1,738	1,444
Cleaning	1,867	-	-	1,867	2,224
Council Tax	2,861	-	-	2,861	2,728
Depreciation	2,897	-	-	2,897	2,935
Gardening	1,371	-	-	1,371	1,720
Housekeeping	20,907	-	-	20,907	18,729
Independent Examination	930	-	-	930	876
Insurance	3,006	-	-	3,006	2,740
Lighting & Heating	7,487	-	-	7,487	7,797
Office Expenses	1,536	-	-	1,536	1,380
Pensions	1,505	-	-	1,505	1,175
Repairs & Redecoration	17,441	-	-	17,441	31,184
Salaries & NI Contributions	34,581	-	-	34,581	35,314
Subscriptions - The Abbeyfield Soc.	2,516	-	-	2,516	2,457
Sundries	4,970	-	-	4,970	3,276
Telephone	1,135	-	-	1,135	1,530
TV Licence & Rentals	311	-	-	311	303
Water Rates	2,006	-	-	2,006	1,597
	109,262	-	-	109,262	119,653

# NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST MARCH 2020

#### 4. DETAILS OF CERTAIN TYPES OF EXPENDITURE

	2020	2019
	£	£
Independent examiner's fees	930	876
Assurance services other than audit or independent examination	-	-
Tax advisory fees	-	-
Other fees (for example: financial advice, consultancy, accountancy services) paid to the	-	-
independent examiner		

#### **5. RENT RECEIVABLE**

	Unrestricted Fund £	Restricted Fund £	Total 31-Mar-20 £	Total 31-Mar-19 £
Income receivable based on 100% occupancy	128,247	-	128,247	110,259
Winter fuel allowance	800	-	800	1,350
Losses arising from vacancies	(15,958)	-	(15,958)	(13,525)

113,089

113,089

98,084

Unrestricted				Total
	Fixtures, Fittings	&	Freehold	
	Equipment		<b>HAG Schemes</b>	
			Title no:	
			SY276359	
	£		£	£
01-Apr-19	25,833		711,201	737,034
	-		143,691	143,691
31-Mar-20	25,833		567,510	593,343
		•		
01-Apr-19	25,730		30,358	56,088
	26		2,871	2,897
31-Mar-20	25,756		33,229	58,985
				534,358
31-Mar-19	103		537,152	537,255
	31-Mar-20 01-Apr-19 31-Mar-20 31-Mar-20	Fixtures, Fittings Equipment  £ 01-Apr-19	Fixtures, Fittings & Equipment  £ 01-Apr-19	Fixtures, Fittings & Freehold Equipment HAG Schemes Title no: SY276359  £ 01-Apr-19

#### 7. DEBTORS AND PREPAYMENTS

	Unrestricted	Restricted	Total	Total
	Fund	Fund	31-Mar-20	31-Mar-19
	£	£	£	£
Other Debtors	-	-	-	16
Prepayments	2,735		2,735	2,170
. ,	2,735		2,735	2,186

#### 8. CASH AT BANK AND IN HAND

	Unrestricted Fund £	Restricted Fund £	Total 31-Mar-20 £	Total 31-Mar-19 £
Current Account	15,055	-	15,055	7,079
Savings Account	33,313	-	33,313	33,184
Petty Cash	60	-	60	60
	48,428	-	48,428	40,323

### NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST MARCH 2020

#### 9. CREDITORS AND ACCRUALS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Unrestricted Fund £	Restricted Fund £	Total 31-Mar-20 <u>£</u>	Total 31-Mar-19 £
Tax & NI costs	833	-	833	-
Accruals	2,513	-	2,513	2,113
Independent Examiners Fees	930	-	930	873
	4,276	-	4,276	2,986

#### 10. CREDITORS AND ACCRUALS: AMOUNTS FALLING DUE IN MORE THAN ONE YEAR

	Unrestricted Fund £	Restricted Fund £	Total 31-Mar-20 £	Total 31-Mar-19 £
Mortgage Loan	135,000	-	135,000	135,000
	135,000	-	135,000	135,000

The interest free mortgage loan from the Croydon Charitable Foundation is secured on the freehold property and is repayable in February 2029.

#### 11. STAFF COSTS AND NUMBERS

	2020 £	2019 £
Gross Wages and Salaries Employer's National Insurance Costs	34,581	35,314
Pension	1,505	1,175
	36,086	36,489
Employees who were engaged in each of the following activities:		
	2020 TOTAL	2019 TOTAL
Activities in furtherance of organisation's objects Management and administration	3 1	3 1
Total	4	4

No employees received emoluments in excess of £60,000. Staff are paid through the PAYE system. (Note 2019: None)

The total amount paid to key management personnel (includes trustees and senior management) for their services to the charity was: £0

The charity pays employer contributions into a government backed NEST pension scheme on behalf of one employee. In 2019 these contributions totalled £213.

The charity pays employer contributions into a stakeholder private pension on behalf of one employee. In 2019 these contributions totalled £1,031.

### NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST MARCH 2020

#### 12. HOUSING STOCK

Social housing accommodation, number of bed spaces

	2020 TOTAL	2019 TOTAL
Units in Management	9	9
Units under Development		
	9	9

#### 13. DIRECTORS AND OTHER RELATED PARTIES

No payments were made to directors or any persons connected with them during this financial period. No material transaction took place between the organisation and a trustee or any person connected with them.

#### 14. RISK ASSESSMENT

See Report of the Directors on pages 4 to 5.

#### **15. RESERVES POLICY**

The directors have considered the level of reserves they wish to retain, appropriate to the charity's needs. This is based on the charity's size and the level of financial commitments held. The directors aim to ensure the charity will be able to continue to fulfil its charitable objectives even if there is a temporary shortfall in income or unexpected expenditure. The directors will endeavour not to set aside funds unnecessarily.

#### **16. PUBLIC BENEFIT**

See Report of the Directors on pages 4 to 5.

#### INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

I report to the trustees on my examination of the accounts of the above charity for the year ended 31st March 2020.

As the charity's trustees (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

#### Responsibilities and basis of report

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### Independent examiner's statement

I have completed my examination. I confirm no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

The Independent Examiner acknowleges that since the previous year end, the charity has made and continues to make improvements to its internal financial procedures and controls to ensure full and accurate accounting records are maintained.

J Irvinesmith FCIE

Date: 3rd December 2020

Independent Examiners Ltd Wessex Manor Satchell Lane Southampton SO31 4HS