

Charity No: 233555

Stroud and District Mencap Society

30 September 2020



Stroud and District Mencap Society

Working with People with a Learning Disability, their families, and carers

Charity No: 233555

CHAIR'S REPORT

1st October 2019 - 30th September 2020

1. **Administrative information:** Stroud and District Mencap is also known as Stroud Mencap.

The Society is registered under the Charity Commissions under the registration number 233555.

The Trustees are Jenny Stone (Chair), Beryl Neale (treasurer), Richard Stone (Secretary), Michael Cartledge (to August 2020), Rosemary Gadd, Carol Gilbert, Wendy Robinson, Jean Byrne, (resigned), Mark Bone, Fulvio Naselli

The Bankers to the Trustees are Lloyds Bank plc, Rowcroft, Stroud, Glos.

2. **Structure, Governance and Management:**

The Society is a voluntary organisation affiliated with Mencap UK.

A new constitution was adopted on 25th February 2004.

In accordance with the Constitution, at each AGM, one third of the Officers/Executive committee retire, then election/reappointment takes place for a 3- year period in office. (Due to the COVID 19 pandemic and the group being unable to meet we have not been able to follow this part of our Constitution)

The Official Custodian for charities (the Official Custodian) is the landlord of the following premises on behalf of the Society: -

Barn Lodge, Stone Haven, The Gables and Administration and Training Office in Lovedays Mead, Folly Lane, Stroud GL5 1SB

Cotswold Grange and Cotswold Court, Brown's Lane, Stonehouse GL10 2JZ

Huddlestone and Sadlers, 16 & 17 Brimley, Leonard Stanley, Stonehouse, GL10 3LZ

Stroud and District Mencap receive rent for the homes, including from the 5th September 2020 The Gables and Cotswold Court which deregistered as

Residential Care Homes and became Supported Living services. By mutual agreement there is an informal 99-year lease with Stroud and District Homes Foundation Ltd (SDHFL). "with permitted use as a residential or non-residential institution of care, treatment and education of mentally handicapped people". SDHFL provide the day-to-day care and support in residential and tenancies for 31 people with a learning disability (the lease requires that the SDHFL maintain all properties to a good standard, covering all general day to day repairs and always providing adequate insurance cover). Advice is being sought to ensure that the homes are guaranteed to remain as homes and for their intended purpose for the lifetime of the current service users (the tenants) and beyond.

In 2013 the homes were valued for insurance purposes: Barn Lodge site £1,030,000; Cotswold Grange site £1,440,000, Brimley site £536,000. Total valuation: £3,306,000.

3. Objectives.

The objectives of the Society as set out in the Constitution are:

- a) The relief of people with Learning Disability, in particular by the provision of help and support for them and for their families, dependents, and carers, and to prevent learning disabilities for the public benefit and to advance education and religion amongst persons with a learning disability; and
- b) To provide and assist in the provision of facilities for people who have a need thereof reason of learning disability, with the object of improving their condition of life.

4. Achievements and Performance

Our last face to face meeting was 21st January 2020 with the March AGM cancelled due to 'Lockdown'. The global COVID 19 pandemic has affected the group's ability to meet in 2020 and many of the decisions about adaptations and developments in the homes have been made remotely or involving a smaller group than usual. However, we have tried to keep the Trustees in touch and informed of developments as much as possible.

Home Developments: -

- Barn Lodge had a new kitchen fitted, which is a great improvement and means that the Services Users have much more space to store their food and to gather in a communal area. During the work asbestos was discovered and this resulted in additional expense for its removal and

increased time to complete the work. This was a little disruptive for the tenants in Stone Haven who had to share their kitchen, but service users and staff coped well with the inconvenience.

- Huddlestone had a new gas connection, meter, and boiler.
- Sadlers had a new Gas connection and Meter.
- Cotswold Grange had work done on its grounds.
- Cotswold Grange needed its chimney capping.
- Deeds of Easement to facilitate on-site parking were agreed and purchased from Stroud District council and are currently being registered with the Land Registry

At present we have three vacancies at Cotswold Court and Huddlestone; Sadlers will provide homes for five more people once it is completed in 2021.

Committee members and supporters have once again been giving up their time to fundraise, although this has been through selling masks rather than the usual coffee mornings or quizzes. A total of £780 was received in fundraising donations and our thanks go to Foyle, The Painswick Community, G Gyde and Wendy.

We were extremely sad that in August Mike Cartledge decided to resign from the committee after many years incredible hard work and dedication. Mike was a huge part of Stroud and District Mencap and gave countless hours of his time into ensuring that the tenants lived in homes that were of the highest standard and that they had the best quality of life. He is very much missed by all. We would like to thank Mike for his commitment to Stroud Mencap and wish him the very best for the future.

Thanks also to Beryl Neale for her work as Treasurer and to Kate Creed for preparing the accounts. I would also like to thank Tony Baldwin for all his help and wonderful knowledge and expertise of this last year. Thanks to Richard Stone for carrying out his secretarial duties.

5. Financial Review

The financial position is set out in the accounts below

6. The Future

Much of the plans to develop the Stroud homes group have been put on 'hold' due to the pandemic. It was hoped that at the March AGM potential new members would have joined us to boost our numbers and vary our skills and



experience in both homes' development and fundraising. It was hoped that we could provide increased support for others with Learning Disabilities in the Stroud area and we had planned to meet with other groups such as Allsorts to establish how we could work together and use our charitable income to the benefit of not only residents of Stroud homes but others in the locality.

Initial plans to restructure the groups - having one that was able to concentrate on the development of the homes, leaving another group free to focus on fundraising, have been 'put to one side' at the moment but as soon as we can return to 'normality' we will get back to these new developments.

Thank you everyone for your ongoing support to Stroud Mencap.

Jenny Stone
Chair of Stroud Mencap
11th January 2021

Independent examiner's report to the Trustees of Stroud & District Mencap Society
I report on the accounts of the Society for the year ended 30 September 2020

Respective responsibilities of trustee and examiner

The Charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that as the income is less than £250,000 an independent examination by an individual considered to have the ability and practical experience to carry out a competent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the general directions given by the commission under section 145(5)(b) of the 2011 Act
- To state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

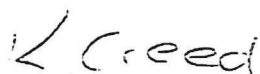
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) Which gives me reasonable cause to believe that in any material respect the requirements:
- To keep accounting records in accordance with section 130 of the 2011 Act and
 - To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met

Or

- (2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Kathryn Creed

Current Occupation: Finance Manager of a charitable organisation

Qualification: AAT qualified

Address: 42 Hillclose Estate
Lightpill
Stroud
Glos
GL5 3PG

Dated: 7th December 2020

Stroud and District Mencap Society
Statement of Financial Activities
For the year ended 30 September 2020

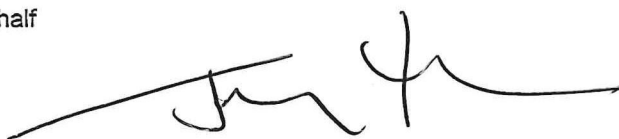
	Note	General Fund	Property Account (designated)	Homes Maintenance (designated)	Total £	Year ended 30-Sep-19 £
Incoming Resources						
from generated funds						
Voluntary Income	3	780			780	1,237
Activities generating funds					0	100
Property rental / loan repayments			60,000	32,596	92,596	94,150
Hire of Hall		0			0	0
Interest received		39			39	36
Incoming Resources						
from charitable activities						
	4				0	0
Total Incoming Resources		819	60,000	32,596	93,415	95,523
Resources Expended						
Cost of generating funds					0	0
Charitable activities	5	608		30,953	31,561	5,105
Legal & Consultancy		294			294	0
Governance costs					0	0
Depreciation			67,478		67,478	63,413
Total Resources Expended		902	67,478	30,953	99,333	68,518
Net increase in resources in the year		-83	-7,478	1,643	-5,918	27,004
Gain on disposal of property						
		-83	-7,478	1,643	-5,918	27,005
Balance at 30 September 2019		14,442	2,199,075	248,763	2,462,280	2,435,275
Balance at 30 September 2020		14,359	2,191,597	250,406	2,456,362	2,462,280

Balance Sheet
30 September 2020

30 September 2020

	Notes	£
Fixed Assets	7	2,642,303
Current assets		
Cash at Bank	8	318,551
		<hr/>
		2,960,853
Current Liabilities		
Rent received in advance		
Creditors	11	0
		<hr/>
		2,960,853
Deferred Liabilities		
Longer term loans	9	504,491
		<hr/>
		2,456,362
		=====
General funds		14,359
Designated Funds		
Property account	2	2,191,597
Homes Maintenance Reserve		250,406
		<hr/>
		2,456,362
		=====

Approved by the Committee and signed
on its behalf



Dated.....17/6/2021.....

Stroud and District Mencap Society

Notes to the Accounts

For the year ended 30 September 2020

1. Accounting Policies

Basis of preparation of Accounts

The accounts have been produced in accordance with the Charities Act 2011 the Statement of Recommended Practice 'Accounting for Charities' FRS 102 and the relevant accounting standards. The accounts are presented on the accruals basis using the historical cost convention amended by the revaluation of properties

Tangible fixed assets and depreciation

Land and Buildings are stated on the basis of a valuation dated 3 May 2007 with subsequent additions at cost.

The valuation was on the basis of open market value in accordance with the practice statements of the Royal Institute of Chartered Surveyors

Depreciation 2019/20 is provided at 2% straight line on the value of the buildings

Other income

Donations, grants and other income is recognised on receipt.

Value Added Tax

Value added tax is not recoverable by the Society and is included in the Accounts with the costs to which it is related

Management and administrative expenditure

Expenditure on the management and administration of the Society includes all expenditure not directly related to the charitable activities or to fundraising activities.

2. Designated Funds

The Society has created, as a designated fund, a fund called 'The Properties Account' of an amount equivalent to the book value of the freehold properties owned by the Society Depreciation arising on these properties is charged to this account

The Committee have decided that all monies received as rent on the residential homes provided for disabled people will be held to meet the cost of repairs, maintenance and improvement to those homes.

From Dec 15 the Society is repaying the interest free loan from SDHF (for 16 Brimley - Huddlestone) at £5000 per month. This is being paid from the rent received. The property account will be increased annually by the amount of the loan repaid.

From July 17 the Society was due to repay the interest from SDHF (for 17 Brimley - Sadlers) at £5000 per month. There have been no repayments to 30 september 2020

3 Voluntary Income

	2019/20	2018/19
	£	£
Membership Subscriptions	0.00	30.00
General	780	1206.74
	<hr/>	<hr/>
	780.00	1,236.74
	<hr/>	<hr/>

Stroud and District Mencap Society
Notes to the Accounts (continued)
For the year ended 30 September 2020

4 Charitable Trading Activities

The Society provides a social club for people with learning disabilities known as The Gateway Club
This activity ceased trading during 16-17

5 Expenditure on Charitable activities

	2019/20	2018/19
	£	£
Contribution to the maintenance of Stroud Mencap Homes	30953	3055
Gateway Club - operating expenses		
Charitable donations	169	
Mencap - operating expenses	439	2,050
	<u>31,561</u>	<u>5,105</u>
	=====	=====

6 Staff costs

The Society has no employees.

Other activities are undertaken by volunteers who receive no remuneration and are reimbursed only for expenses incurred on behalf of the Society

7 Tangible Fixed Assets

Freehold Land and Buildings

	30-Sep-20	30-Sep-19
	£	£
Cost or valuation at 30 September 2019	3,225,716	3,225,716
17 Brimley Sadlers	198,279	
Other capitalised improvements	4,980	
Disposal Hut		
	<u>3,428,975</u>	<u>3,225,716</u>
Cost or valuation at 30 September 2020	3,428,975	3,225,716
Depreciation At 1 October 2019	719,193	655,780
disposal		
Charge for the year	67,478	63,413
	<u>786,671</u>	<u>719,193</u>
	=====	=====
Net book value at 30 Sept 2020	2,642,303	2,506,523
	=====	=====

All the Society's tangible assets are used for charitable purposes.
 Four of the buildings owned by the Society are let to Stroud & District Mencap Homes Foundation Ltd, 'the company', and used by them as residential homes for people with learning disabilities.

Stroud and District Mencap Society
 Notes to the Accounts (continued)
 For the year ended 30 September 2020

8 Bank Balances

	30-Sep-20	30-Sep-19
	£	£
Interest bearing deposits	84,781	88,278
Other accounts	233,769	233,692
	<hr/>	<hr/>
	318,551	321,970
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9 Loans

The loan from Gloucestershire County Council of £50,000 is secured on the property at Barn Lodge. No interest is payable and there is no requirement for the repayment of the loan except in the event of the sale of the property. In the event of sale the Council may be entitled claim payment of 50% of the excess of the proceeds over the sum of £100,000 plus approved improvements if this exceeds £50,000.

Grant from SDHF for purchase of 16 Brimley Huddlestone £316744 to be paid of at £5000 per month commencing Dec 15
 long term loan shown as £316744 less £290000 paid since drawn down date

Grant from SDHF for purchase of 17 Brimley Sadlers. £229,469 + £198278 Extension/refurbishments to 30/09/20 to be paid at £5000 per month commencing July 17

10 Transactions with Trustees and connected persons

No payments were made to trustees, committee members or persons connected with them, other than in reimbursement of expenses specifically incurred on behalf of the Society.

11 Creditors

None	0.00
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	0.00