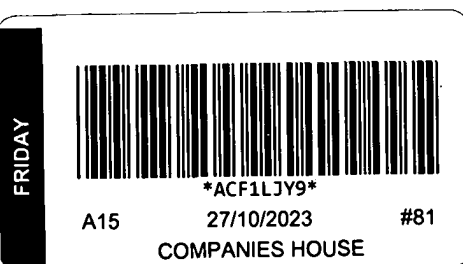


**ABBNEYFIELD BRAINTREE, BOCKING
AND FELSTED SOCIETY LIMITED**

(Company Limited by Guarantee)

ANNUAL REPORT AND FINANCIAL STATEMENTS

31 MARCH 2023



**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

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ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED SOCIETY LIMITED

(Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS DIRECTORS AND ADVISERS

Board (Directors/Trustees)	Ian Norgett	(Chairman)
	Anthony Cramphorn	(Treasurer)
	David Summersgill	
	Barbara Guest	
	Martin Quaife	(Resigned 20 July 2022 and re-appointed 14 December 2022)
	Iain Lee	(Resigned 7 October 2022)
	Catharine Hutley	
	Janet Perry	
	Yvonne Havis	(Appointed 14 December 2022)
	Pam Fensome	(Appointed 14 December 2022)

Company Secretary Michele Quaife MBE

Senior Personnel	Michele Quaife MBE	- Operations Manager
	Dot Wheeler	- Registered Care Manager
	Diane Fitzgerald	- Marketing Manager
	Lyndsay Parker	- Manager, Polly's Field
	Alison Goldstein	- Manager, Great Bradfords House
	Sandra Ryder	- Manager, Wickham House
	Cass Murray	- Manager, Felsted House
	Dionne Hayes	- Finance Manager

Location of Residential Sites	Polly's Field Village Church Lane Braintree Essex CM7 5XD
	Wickham House 338 Coggeshall Road Braintree Essex CM7 9EH
	Great Bradfords House 159 Coggeshall Road Braintree Essex CM7 9GD
	Felsted House Jollyboys Lane North Felsted Essex CM6 3DU

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**

(Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY,
ITS DIRECTORS AND ADVISERS**

Registered Office

Wickham House
338 Coggeshall Road
Braintree
Essex
CM7 9EH

Registration Numbers:

Company

00945603

Charity

257782

Housing Corporation

H0340

Bankers

Barclays Bank plc
London Corporate Banking
93 Baker Street
Marylebone
London
W1U 8ED

Statutory Auditor

SB Audit LLP
Chartered Accountants
820 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

The Directors are pleased to present their strategic report on the affairs of the charitable company, together with the audited financial statements for the year ended 31 March 2023, incorporating the reference and administrative information on pages 1 and 2.

This report also represents a Directors' Report prepared in accordance with the Charities Act. For the purpose of this report reference to Directors is also to be taken as reference to Trustees.

Structure, governance and management

Current constitution

The Abbeyfield Braintree, Bocking and Felsted Society Limited is a charitable company and registered social housing provider, limited by guarantee. The liability of the members in the event of the company being wound up is limited to a sum not exceeding £1 each. Membership is restricted to Directors of the Society.

The Society was incorporated on 8 January 1969 (company number 00945603). It was registered as a charity (registration number 257782) on 12 February 1969.

The Society is governed by its Memorandum and Articles of Association.

The Society is an affiliate of Abbeyfield England, a national organisation, to whom it pays an annual fee in return for some support services, an accreditation scheme, some national marketing and national representation. The Society is entirely independent of the national organisation, and free to set its own policies and practices, but does acknowledge and adhere to the latter's ethos.

The Society operates 'very sheltered' homes at Wickham House, 338 Coggeshall Road, Braintree and at Felsted House, Jollyboys Lane North, Felsted. There is an 'extra care' estate at Great Bradfords House, 159 Coggeshall Road, in Braintree, and newly opened in January 2022 a Retirement Living and Extra Care scheme named Polly's Field Village in Church Lane, Bocking, Braintree.

Wickham House provides 17 en-suite studios. Felsted House provides 14 en-suite studios. Great Bradfords House provides 33 one-bedroom flats and 2 two-bedroom flats and Polly's Field provides 39 one bed-room and 60 two bed-room flats of which 37 are deemed to be 'affordable' and thus nominated to the Local Authority for occupation as social housing with the remainder being offered for sale as fully owned or part share (part owned, part rented), and a small number fully rented.

Tenants' rents are set each year in accordance with budgeted costs having regard for recommendations made by Homes England.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

Appointment of Directors, induction and training

New Directors are expected to bring skills and experience relevant to the needs of the organisation and to complement or add to the skills of existing Directors. They undergo a briefing session to inform them of their legal obligations under charity and company law, and to introduce them to the Memorandum and Articles of Association, the strategy, business plan, and governance and management structures of the organisation. As part of this induction, they are handed an induction pack comprising of the Society's administrative structure, the roles and functions of Directors as recommended by Abbeyfield England, a job description, together with current financial information.

The Society has adopted the Homes England standards for Value for Money, Rents, Tenant Empowerment and Governance and Financial Viability, copies of all these also form part of the induction pack. The new Director will be introduced to key employees and other Directors. They will receive information on relevant external training events and are encouraged to attend.

All Directors are required to make an annual declaration of personal interests.

One third of the Directors must retire by rotation each year but are eligible for re-election.

The Directors retiring at the Annual General Meeting in September 2022 were Mr I Norgett, Mrs C Hutley and Mr I Lee and being eligible were duly re-elected to the Board. The Directors retiring at the next Annual General Meeting will be, Mr A Cramphorn, Mrs B Guest and Mrs J Perry, all being eligible they will be proposed for re-election.

The Board Committee

The Articles of Association govern the appointment of the Board Committee which provides that the committee shall consist of no less than three and no more than eighteen members.

The Board Committee is made up of Directors and such selected senior personnel as are appropriate. The Board Committee administers the Charity. This meets five times per year, its purpose is to determine strategy, direct, control and scrutinise and evaluate the Society's affairs.

The Committee has the power to appoint Board Committee members to fill a casual vacancy.

There are also several sub-committees. The Finance and Governance Sub-Committee, comprising the Treasurer, Company Secretary and up to three Directors with accountancy or finance backgrounds, meets before every Board Committee meeting to prepare and recommend the adoption of the management accounts, prepare and recommend any budgets and forecasts, investigate and recommend the appropriate investment policy for the Society and generally to steer all financial aspects of the operation. This sub-committee has adopted in full The Governance and Financial Viability Standard published by Homes England and complies with every clause insofar as it applies to organisations of the size of the Society.

An Operations Sub-Committee meets on an ad hoc basis to provide guidance to management personnel when issues of policy are challenged, or strategic decisions require a rapid response.

Other sub-committees are formed as required and are responsible for Safeguarding, Fund-raising, and Procurement.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

Day to day management of the charity is performed by the Operations Manager, the Registered Care Manager, the Finance Manager, Managers of Polly's Field Village, Great Bradfords House, Wickham and Felsted Houses and senior personnel who have considerable delegated powers. The Operations Manager, who also carries the responsibility of Company Secretary, remains in close contact with the Directors to facilitate a responsive and effective management structure.

Core responsibilities of the Executive Committee

- The Board Committee has adopted the recommendations of the Homes England code of practice for Trustees.
- Setting and ensuring compliance with the vision, values, mission and strategic objectives of the Society, to ensure long term success.
- Satisfying itself of the integrity of the financial information, approving each year's budget and business plan and annual accounts prior to publication.
- Establishing, overseeing and reviewing annually a framework of delegation and systems of internal control.
- Establishing and overseeing a risk management framework, to safeguard the Society's assets.
- An annual declaration of relevant interests.

The Board Committee has set out and published where appropriate, its response to each of the above factors and looks forward with confidence to the ensuing long-term success of its strategic objectives.

Vision, values, mission and strategic objectives

The principal objective and activity of the Society is to provide accommodation, care and companionship for elderly or frail people. The Society is an affiliate of Abbeyfield England, a national organisation, to whom it pays an annual fee in return for some support services, an accreditation scheme, some national marketing and national representation. The Society is entirely independent of the national organisation, and free to set its own policies and practices, but does acknowledge and adhere to the latter's ethos.

The Society's mission statement is:

- To provide a comfortable alternative home environment for older people who chose not to live alone.
- To give them the freedom to choose as much or as little involvement in communal living as they want.
- To enable care; and provide support for the frail and elderly.
- To encourage the sharing of existing skills among residents and to facilitate new skills for all residents.
- To achieve this with courtesy and humility.

The Society is committed to the principles of equality, diversity, and inclusion regardless of age, gender, ethnicity, race, disability, or religion. It is a stated objective of the board that employees should feel valued and be appropriately rewarded. The Society believes that its remuneration packages are competitive within the local marketplace.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

Internal financial control

The Board Committee has in place a system of controls that are appropriate to the various businesses in which it operates. These controls are designed to give reasonable assurance with respect to:

- The reliability of financial information within the Society before, during and after each financial year and for publication.
- The maintenance of proper accounting records.
- The safeguarding of assets against unauthorised use or disposition.

There are formal policies and procedures, including documentation of key systems and rules in relation to the delegation of authorities, which allow monitoring of controls and restrict the unauthorised use of the Society's assets.

Experienced and suitably qualified staff take responsibility for day-to-day business operations.

Budgets are prepared annually which allow the Board Committee to monitor monthly the key business risks, financial objectives and progress towards the set financial plans.

Regular financial information is provided to ensure that any significant variance from budget is investigated.

All significant new initiatives, major commitments and investment projects are subject to formal authorisation by the Board Committee.

There are procedures for instituting appropriate action to correct any weakness identified by the external auditors or the Board Committee.

Risk Review

The Board Committee continues to review the major financial and non-financial risks to which the charity is exposed. In the most recent review, dated March 2023 the risks with the highest probability of recurring were the implications from other new pandemics and of data management breaches. The issue of ongoing excessive voids was not ignored but reduced to a medium probability of occurring.

The first of these risks continues as a consequence of the recent pandemic which continues to have a 'long term' effect and as such impacts on both residents and staff. Furthermore, there is no certainty that something similar will not occur in the near future. As to the second, there has always been a risk from spyware and computer viruses, but the prevalence of this seems greater and its potential impact on the ability of the business to protect its Tenant records and financial information is more important than ever before.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
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**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

The remaining risk of excessive voids continues to be a very real one, but now that all 99 flats at Polly's Field are fully let, and with a waiting list, albeit a small one, the worst of the Directors' concerns of a year ago are substantially reduced. More will be recorded further in this statement on the subject of voids.

In the case of every risk identified, systems have been established to mitigate those risks, including financial, operational, health and safety surveys and of tenants' finances where considered appropriate.

Internal risks are minimised by the implementation of policy and procedure reviews, financial control and regulation procedures. These procedures are regularly reviewed to ensure that they still meet the needs of the charity.

Operational review for the year ended 31 March 2023

The last of the 99 new flats in Polly's Field was occupied on 28 March 2023. Thus, the new financial year starts with a clean sheet in this respect.

Voids at almost double the rate of 2022/23 in the other 3 schemes continue to be an issue. It has taken the entire year to fill Polly's Field Village and this has absorbed much of the potential local market for new residents. Wickham house, in particular, has had particular difficulties filling rooms with, from time to time 6 out of 17 vacant at one time. It is an inevitability that with an elderly compliment of residents the occupation of rooms will be constantly changing. Fortunately, the marketing team have managed to generate a steady stream of new residents but not enough as yet, to reverse the trend and fill all vacancies.

Of major concern in the year and by far the most time-consuming has been the resolution of, and completion of all the snags and defects following completion of the Polly's Field Village contract. There can be no doubt that the construction process was on time and within budget. Whatever supply and build problems that arose were quickly and successfully resolved. The same cannot be said of the post contract service supplied by the contractor. Sadly almost 18 months after practical completion major unresolved issues with the 3 lifts and almost all the equipment in the Bistro kitchen continue to persist. The Society still holds some £500,000 worth of both unpaid retention money and the final instalment of the contract value. However, this does not mitigate the frustration and disruption caused to both staff and residents by this delay.

During the course of the year arrangements to replace the construction loan from United Trust Bank with a long term loan from GB Social Housing were negotiated. This was finally concluded in June 2023 and Society was released from the security over all its assets. This was replaced by just the security offered by the three pre-existing properties on their own. The new loan carries an interest only repayment charge and remains fixed until repayment in 2038.

Business at the Society's other Houses continued uninterrupted although capital expenditure has been restricted to the most essential matters to preserve funds for Polly's Field.

The Society meets its commitment to provide Social Benefit through its policy of housing and caring for elderly and vulnerable adults.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

Financial review

Rental Income, on a like for like basis and net of voids, was almost exactly the same as in 2021/22 which given the voids situation was a satisfactory result. Polly's Field achieved rental income of £963,819 which was almost £200,000 ahead of forecast for the first full year of operation largely due to being full earlier than expected.

Care package fees for the year were 50% up on 2021/22, reflecting the additional business from the new Polly's Field residents, albeit care costs exceeded care income for the year. The Society has no expectation that Care will make a surplus, but the trustees acknowledge that it should break even in a year of full occupation of all its accommodation.

Expenditure on the other hand was budgeted to be considerably up on 2021/22 with the largest increases being in management, service costs and depreciation. In the event these costs were much as anticipated. All these were unavoidable as the Society had to provide for a full complement of fully trained staff and resources from the beginning of the occupation programme. Despite this the outcome was a shortfall of only £180,435 compared with a surplus in 2021/22 of £208,298.

The Balance Sheet remains strong. The majority of the 2022 creditor due within one year of £9,580,502 relating to the development funding debt has been repaid and removed, whilst current assets have increased by £1,854,710 largely as the result of the replacement long term funding and the funds received from the sale of flats to new residents. Creditors, amounts falling due after more than one year now stand at £26,576,508. This includes significant amounts of deferred income which represent the commitment the Society has to re-purchase all flats previously sold outright or as part of a part sale/part rent deal. The buy-back arrangement incorporates a 1% pa discount from the original purchase price less pre-arranged fees and costs. In the period to date 3 such transactions have been notified to the Society and these flats are in the process of being sold on again at a small premium.

The full results are shown in the attached financial statements.

Achievements and performance indicators

During the year, the Society provided long term housing for 153 elderly and largely vulnerable adults, of whom 33 were in receipt of Housing Benefit at 31 March 2023. There was no provision for respite care in the period.

Staff turnover was 11% in the year.

The average age of residents was 81 and the average length of stay just over 3 years.

The Directors budget for carrying out a five-year cycle of painting and decorating of each property. Once again expenditure in the year in question was kept as low as possible in the interest of conserving funds for the new development. Only essential repair and maintenance was carried out to maintain the properties in good and serviceable condition.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
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**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

Value for money

The Society is constantly working to manage its resources to maximise cost effectiveness, for example the provision of solar panels, regular renegotiation of utility contracts and competitive tendering for larger contracts and negotiating small contracts sometimes using Trustee's expertise. These strivings for greater efficiency are always carried out with the proviso of providing quality services to meet tenants' and potential tenants' needs.

The Society is very conscious of the need to achieve a financial return in line with its targets and performance to match the expectations of residents.

The Society considers value for money has been maximised when there is an optimum balance between the following three: realistically low costs, efficiency and the successful provision of a quality service.

The focus of the Society's value for money program continues to embrace its approach to budgeting, risk management, auditing, interest rates, internal financial control, service quality, voids management, energy consumption and planned maintenance.

In the past the Society has not been averse to disposing of poorly performing properties, nor of making major changes to management practices. Such difficult decisions are taken against the backdrop of improving financial return, coupled with protecting the lifestyle of the communities it serves.

Reserves policy

The Board has established a policy whereby the unrestricted funds not committed or invested in tangible assets ('free reserves') held by the Society should be equivalent to six months' gross rental and service charge income. This is now approximately £1,800,000, and appears in note 13 as Revenue reserve.

The notes to the accounts set out details of all the reserves held, and the Society's proposals for them.

The largest designated reserve is to match the investment in fixed assets (net of related Social Housing grants) held on the Balance Sheet, to ensure that sufficient funds are available to keep the properties in a good state of repair and to allow for the replacement of furniture, fixtures and fittings as necessary.

At 31 March 2023 the Society's total reserves amounted to £5,560,159. Of this, £3,760,159 represents designated unrestricted funds and £1,800,000 represents unrestricted undesignated funds.

Investment policy

The executive committee has approved a policy of investing surplus funds with recognised banks and building societies, with a maximum of £300,000 in any one institution, over periods varying from instant access to 24 months deposits. At 31 March 2023 the Society had £700,000 on deposit.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

Fund-raising policy

The Society sets out to raise funds by the following means:

1. Inviting members of the public and residents to consider donating to the Society by way of legacies.
2. Inviting members of the public and residents to make cash gifts to the Society.
3. Holding events and functions, the proceeds of which go to the Society.
4. Making approaches to Foundations, Institutions and other Charities for grants and loans for specific projects.
5. Setting up of "Just Giving" pages and joining professionally run fund-raising groups such as "Easy Fund Raising".
6. The appointment, from time to time, of a professional fund raiser to approach National and Local charitable organisations on its behalf. Such an individual, would be a member of the Institute of Professional Fund Raisers, and be bound by their fundraising standards.

The Society is not aware of any complaints concerning its fundraising activities in the year.

Plans for the immediate and short-term future

The Directors approved a new operational priority schedule in July 2023 for the period ahead through 2023-24. This reiterated seven on-going aims, all to do with the delivery of an improving service to residents coupled with greater operational efficiencies.

In addition, four immediate operational priorities were approved for implementation in this financial year:

1. Upgrading the Society's IT installation to provide wi-fi across all Society premises.
2. To move the Society's banking from Barclays to the Co-operative bank.
3. To replace the Tunstall access system at Gt Bradfords House with Appello.
4. To re-decorate the exterior of the same premises.

Among the next short-term objectives are the following:

1. To encourage a range of open-air games such as Boules at Polly's Field, to plan for a stage in the Village Hall and to consider setting up a car sharing scheme. All subject to resident's request and participation in the operation of same.
2. To replace the wooden pergola at Wickham House with a steel one and incorporate balconies to the upstairs affected rooms, provided the issue of voids can be addressed going forward.
3. To establish a Hardship Fund to assist those residents who have limited access to finance.

Of the three immediate operational priorities referred to last year, only the provision of wi-fi across the Society was deferred pending the resolution of all Polly's Field Village snagging and defects together with the final settlement of the construction contract final account.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' STRATEGIC REPORT
YEAR ENDED 31 MARCH 2023**

2023/24 and beyond

The biggest concern following the occupation of all available flats in Polly's Field is that of filling the voids at the Society's three other schemes. The in-house marketing team have been able to concentrate much more time on this recently, however there has been an up-surge in vacancies arising at the same time, due to ill health and the increasing age of many existing residents. This is not a new phenomenon but has been of significant impact in the months since the end of the Covid pandemic era, when we had hoped such matters would revert to more normal levels.

The appointment of a Finance Manager, with the eventual aim of bringing in-house all accounting processes and taking over all the remaining functions previously carried out by the Treasurer, has progressed well, and the Trustees are very confident of the long-term outcome from the appointment.

The trustees have very recently decided to research the market opportunities for further expansion in the North Essex area of another facility along the lines of their Polly's Field development. It is well understood that this is a very lengthy and drawn out process but it was felt that having gained considerable skills and experience of this kind of development they should be put to good use if the right site and catchment location can be identified.

Finally

None of this is possible without the full co-operation of the Directors, and their willingness to participate, voluntarily, in the many functions and activities demanded of a progressive and successful charity such as Abbeyfield Braintree, Bocking and Felsted Society Limited.

The Directors readily acknowledge the efforts of all staff to achieving the results outlined above and will continue to guide and direct them in delivering a value for money service combined with a compassionate and sympathetic approach to the wellbeing of residents.

The Directors are ever grateful to the many donors and benefactors who have generously supported the Society during the year.

Signed by order of the Executive Committee on  11/10/23.

I. Norgett
Chairman

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

DIRECTORS' REPORT
YEAR ENDED 31 MARCH 2023

The Directors are pleased to present their report for the year. The financial statements are prepared in accordance with Financial Reporting Standard 102 ("FRS 102"). The Directors shown below have held office during the period from 1 April 2022 to the date of this report unless shown otherwise.

Mr I Norgett (Chairman)
Mr A Cramphorn (Treasurer)
Mr D Summersgill
Mrs B Guest
Mr M Quaife (Resigned 20 July 2022 and re-appointed 14 December 2022)
Mr I Lee (Resigned 7 October 2022)
Mrs C Hutley
Mrs J Perry
Mrs Y Havis (Appointed 14 December 2022)
Mrs P Fensome (Appointed 14 December 2022)

Statement of Directors' Responsibilities

The Directors, who are also Trustees of the Society for the purposes of Charity Law, are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. The Directors' Report also represents the Trustees' Report which is required by Part 8 of the Charities Act.

Company law and social housing legislation require the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the Society and of the incoming resources and application of resources, including the income and expenditure, of the Society for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies, and apply them consistently;
- observe the methods and principles in the Registered Social Landlords Statement of Recommended Practice;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice 'Account by Registered Social Landlords' (2010) have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Society will continue in operation.

The Directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Society and enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006. They are also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**DIRECTORS' REPORT
YEAR ENDED 31 MARCH 2023**

The Directors have had regard to the public benefit guidance issued by the Charity Commission and have complied with the duty in Section 17 of the Charities Act. They believe that the description of the Society's activities in this annual report shows evidence that those activities carry out the charity's aims for the public benefit.

The Directors confirm that, so far as they are aware, there is no relevant audit information of which the Society's auditor is unaware. They have taken all steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

During the year a Trustees' Indemnity Insurance policy was in place. This is included within an affiliation fee and, as such, the premium paid in respect of this policy is not separately identifiable.

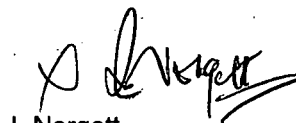
Auditors

Our auditors Scrutton Bland LLP transferred their audit registration and therefore that part of their business into a newly incorporated limited liability partnership, SB Audit LLP, on 1 April 2023. The auditor, SB Audit LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.


Registered office:

Wickham House
338 Coggeshall Road
Braintree
Essex
CM7 9EH

Signed by order of the Executive Committee



I. Norgett
Chairman

Approved by the Directors on  11/10/23.

**INDEPENDENT AUDITOR'S REPORT TO THE BOARD MEMBERS OF
ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED SOCIETY LIMITED
(Company Limited by Guarantee)**

YEAR ENDED 31 MARCH 2023

Opinion

We have audited the financial statements of Abbeyfield Braintree, Bocking and Felsted Society Limited (the 'Society') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income (including the Income and Expenditure Account), Statement of Changes in Equity, Balance Sheet, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Society's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and,
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing from April 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the entity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue. Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**INDEPENDENT AUDITOR'S REPORT TO THE BOARD MEMBERS OF
ABBEYFIELD BRAINTREE, BOCKING AND FELSTED SOCIETY LIMITED
(Company Limited by Guarantee)**

YEAR ENDED 31 MARCH 2023

Other information

The Directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Society and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**INDEPENDENT AUDITOR'S REPORT TO THE BOARD MEMBERS OF
ABBEYFIELD BRAINTREE, BOCKING AND FELSTED SOCIETY LIMITED
(Company Limited by Guarantee)**

YEAR ENDED 31 MARCH 2023

Responsibilities of the Directors

As explained more fully in the statement of Directors' responsibilities statement in the Directors' Report, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intend to liquidate the Society or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, through discussion with the trustees (as required by auditing standards), inspection of the Society's regulatory and legal correspondence and discussed with the trustees the policies and procedures regarding compliance with laws and regulations. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Society is subject to laws and regulations that directly affect the financial statements including financial reporting legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Society is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: compliance with the requirements of Homes England, The Care Quality Commission, health and safety regulations, safeguarding rules, social housing requirements, building regulations, employment law and GDPR. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the trustees and other management and inspection of regulatory and legal correspondence, if any.

**INDEPENDENT AUDITOR'S REPORT TO THE BOARD MEMBERS OF
ABBEYFIELD BRAINTREE, BOCKING AND FELSTED SOCIETY LIMITED
(Company Limited by Guarantee)**

YEAR ENDED 31 MARCH 2023

Auditor's responsibilities for the audit of the financial statements (continued)

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: enquiries of management and those charged with governance as to whether the company complies with such regulations; enquiries of management and those charged with governance concerning any actual or potential litigation or claims, inspection of any relevant legal documentation, review of board minutes, testing the appropriateness of journal entries and the performance of analytical review to identify any unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Society's members, as a body, in accordance with section 87 of the Companies Act 2006 and the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the Society's members 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 anyone other than the Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

SB Audit LLP

TIM O'CONNOR (Senior Statutory Auditor)

SB AUDIT LLP
Chartered Accountants and Statutory Auditor

820 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

18/10/23

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**STATEMENT OF COMPREHENSIVE INCOME
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)
YEAR ENDED 31 MARCH 2023**

	Notes	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Turnover	3	3,196,958	-	3,196,958	1,672,306
Operating expenditure	3	(2,529,672)	(875,553)	(3,405,225)	(1,514,799)
Operating surplus	3, 4	667,286	(875,553)	(208,267)	157,507
Other income					
Other interest receivable and similar income	5	5,675	-	5,675	-
Donations	5	4,804	-	4,804	47,977
Sundry income	5	17,353	-	17,353	2,814
Total comprehensive income for the year	13	695,118	(875,553)	·(180,435)	208,298
Net transfer to designated reserves	13	(155,342)	-	(155,342)	432,071
Total comprehensive income for the year after transfers		£ 539,776	£ (875,553)	£ (335,777)	£ 640,369

All the activities of the Society are classed as continuing.

There are no recognised gains or losses in this or the prior period other than those included in the statement of comprehensive income.

The Statement of Comprehensive Income for the year ended 31 March 2022 is included within note 23.

The notes on pages 22 to 35 form part of these financial statements.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**STATEMENT OF CHANGES IN EQUITY
YEAR ENDED 31 MARCH 2023**

	Unrestricted Designated reserves £	Unrestricted Income and expenditure account £	Restricted reserves £	Total £
At 1 April 2021	4,547,112	-	985,184	5,532,296
Surplus/(deficit) for 2021/22	-	317,929	(109,631)	208,298
Transfers between funds for 2021/22	(432,071)	432,071	-	-
At 31 March 2022	4,115,041	750,000	875,553	5,740,594
(Deficit)/surplus for 2022/23	(510,224)	1,205,342	(875,553)	(180,435)
Transfers between funds for 2022/23	155,342	(155,342)	-	-
At 31 March 2023	<u>£ 3,760,159</u>	<u>£ 1,800,000</u>	<u>£ -</u>	<u>£ 5,560,159</u>

The notes on pages 22 to 35 form part of these financial statements.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**BALANCE SHEET
AS AT 31 MARCH 2023**

	Notes	2023 £	2022 £
Fixed assets			
Housing properties	7	30,711,313	30,615,395
Other fixed assets	7	27,573	25,952
Total tangible fixed assets		30,738,886	30,641,347
Current assets			
Investments	8	700,000	-
Debtors falling due within one year	9	131,498	46,310
Debtors falling due after more than one year	9	446,721	-
Cash at bank and in hand		900,836	278,036
		2,179,056	324,346
Creditors: amounts falling due within one year	10	(781,274)	(9,580,502)
Net current assets		1,397,781	(9,256,156)
Total assets less current liabilities		32,136,667	21,385,191
Creditors: amounts falling due after more than one year	11	(26,576,508)	(15,644,597)
		£ 5,560,159	£ 5,740,594
Capital and reserves			
Designated reserves	13	3,760,159	4,115,041
Revenue reserve	13	1,800,000	750,000
Total unrestricted reserves		5,560,159	4,865,041
Restricted reserves	13	-	875,553
		£ 5,560,159	£ 5,740,594

The financial statements were approved by the Board members on 11/04/23 and signed on their behalf by:


I Norgett
Chairman


A Cramphorn
Treasurer

Company Registration Number: 00945603

The notes on pages 22 to 35 form part of these financial statements.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**STATEMENT OF CASH FLOWS
YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
Cash flows from operating activities			
(Deficit)/surplus for the financial year		(180,435)	208,298
Depreciation		589,690	131,048
Social Housing Grant release		(52,945)	(52,945)
Polly's Field Grant release		(362,267)	-
Deferred income release		(140,899)	-
Interest received		(5,675)	-
Increase in debtors		(531,909)	(275)
Increase in creditors		6,256,094	10,209,545
Net cash inflow from operating activities		5,571,654	10,495,671
Cash flows from investing activities			
Interest received		5,675	-
Fixed asset additions		(687,229)	(9,436,092)
Grants received		647,500	387,500
Net cash outflow from investing activities		(34,054)	(9,048,592)
Cash flows from financing activities			
Decrease in loans		(4,214,800)	(1,203,355)
Net cash outflow from financing activities		(4,214,800)	(1,203,355)
Increase in cash and cash equivalents		1,322,800	243,724
Cash and cash equivalents at the beginning of the year		278,036	34,312
Cash and cash equivalents at the end of year		£ 1,600,836	£ 278,036
Cash at bank at the end of the year		900,836	278,036
Cash equivalents at the end of the year		700,000	-
Cash and cash equivalents at end of year	22	£ 1,600,836	£ 278,036

The notes on pages 23 to 35 form part of these financial statements.

ABBEYFIELD BRAINTREE, BOCKING AND FELSTED SOCIETY LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2023

1 GENERAL INFORMATION

The Society is registered under the Companies Act 2006, registered number 945603 as a company limited by guarantee and was incorporated on 8 January 1969. It is also registered under Section 13 of the Housing Act 1974 for the purpose of receiving grants and other forms of assistance. The Society is registered with the Charity Commission and is a Registered Social Landlord.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) *Statement of compliance and basis of accounting*

The principal accounting policies of the Society are set out in the following paragraphs. These financial statements are prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102'). The financial statements are based on the National Federation of Housing Associations' "Statement of Recommended Practice" (Accounting by Registered Social Housing Providers), and the Statement of Recommended Practice "Accounting and Reporting by Charities" and comply with the Accounting Requirements for Registered Social Housing Providers Accounting Direction 2019.

(b) *Turnover*

Turnover represents rents and service charges receivable for the year from the Society's tenants, less deductions from income, including void losses. It also includes the release of deferred Social Housing Grant income and the release of other deferred income. In respect to the sales of the Polly's Field units, income is deferred but there is a 1% annual release of this deferred income to income, pro rated over the number of complete months of the residents' ownership. This 1% annual release will continue for a period up to 10 years, or sooner if the Society regains ownership of the units.

(c) *Social Housing grants*

In accordance with the SORP, social landlords that account for their housing properties at cost must recognise government grants in accordance with the accrual model. Social Housing Grants are therefore held on the Balance Sheet and released to income over the useful life of the housing properties. Where the grants relate to assets that are not depreciated, the underlying grant remains deferred and is not released. No improvement grants have been received.

(d) *Other grants*

In accordance with the SORP, government grants are recognised based on the accrual model (as the underlying assets are recorded at cost). Where the grants relate to assets, income is recognised on a systematic basis over the expected useful life of the asset. Where the grants relate to assets that are not depreciated, the underlying grant remains deferred and is not released. Non-government grants are recognised as income once the underlying performance conditions are met.

**ABBEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (continued)

(d) Other grants (continued)

As prescribed by Essex County Council, amounts received relating to the relevant Polly's Field grants are released as follows: nothing is able to be released until the related property has been in use for two years, at which point 20% is then able to be released. A further 20% will be released after a subsequent three years have passed and an additional 20% will be released following a further two years. The penultimate release of 20% will occur once two further years have elapsed before the grants are fully released after ten years.

(e) Donations

Donations are credited to the income and expenditure account on a receipts basis. Where applicable, donations in kind are valued by the Trustees at the date of receipt and are included at that value.

(f) Taxation

Abbeyfield Braintree, Bocking and Felsted Society Limited is a charity within the meaning of the Charities Act and as such is a charity within the meaning of Part 11, Corporation Tax Act 2010. Accordingly Abbeyfield Braintree, Bocking and Felsted Society Limited is potentially exempt from taxation in respect of income or gains received within categories covered by Part 11, Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied exclusively to its charitable purposes.

The Society is not registered for VAT. All expenditure in these accounts includes the relevant input VAT.

(g) Financial instruments and deferred income

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets or financial liabilities:

- Short term debtors (financial assets) are measured at the transaction price.
- Short term creditors (financial liabilities) are measured at the transaction price.

Income is deferred where no right to recognition initially arises. Deferred income is subsequently released to the Statement of Comprehensive Income as required and as detailed within these accounting policies.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (continued)

(h) *Loans payable and loan discounting*

Loans payable are included within creditors and are disclosed as amounts falling due within one year, or after one year, as appropriate. Contractually, the fair value adjustment to the loan balance cannot be set-off and has therefore been included within debtors and is aged accordingly, over the duration of the loan, being accounted for within one year and after one year, as appropriate.

(i) *Public benefit entity*

The Society meets the definition of a public benefit entity as its primary purpose is to provide a service for social benefit. In addition, the Society's equity is provided with a view to supporting the entity's primary objectives rather than with a view to providing a financial return to equity providers, shareholders or members.

(j) *Depreciation*

(i) *Housing land and buildings*

Freehold land is not depreciated. Depreciation is charged so as to write down the cost of freehold housing properties other than freehold land to their estimated residual value on a straight-line basis over their expected useful economic life. Depreciation commences once an asset is brought into use.

(ii) *Existing properties*

Amounts are capitalised where required by the Statement of Recommended Practice. In doing so their useful economic lives are considered for the purposes of depreciation. Amounts capitalised are included within the fixed asset note whilst items of a revenue nature are charged to the Statement of Comprehensive Income. Whilst amounts capitalised comprise both replacement items and improvements, no distinction is made due to the similar nature of the relevant assets: the implications of this are not deemed to be material to the Society's financial statements.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (continued)

(iii) Other fixed assets

Fixed assets are stated at cost or valuation, less depreciation. Depreciation is calculated to write off fixed assets, less estimated residual value, over their estimated useful lives at the following rates:

• Freehold land	Nil
• Roofs	60 years
• Windows and doors	20 years
• Lifts	15 - 60 years
• Central heating and electrical systems	30 years
• Bathrooms	30 years
• Kitchens	20 years
• Buildings (residue)	60 years
• Polly's Field assets	60 years
• Fixtures, fittings and equipment	10% to 20% on cost

In accordance with SORP, where possible the net cost of the buildings is broken down into their major components with each component depreciated over its useful life once the asset is brought into use.

Freehold land and buildings include capitalised interest, where relevant.

(k) Investments

Investments comprise cash deposits that are placed with approved institutions.

(l) Fund accounting/reserves

Designated reserves are part of unrestricted reserves but have been earmarked by the Board for particular purposes. Such designations may be reversed by future Board decisions.

Restricted funds are amounts received where the donor has placed a specific restriction on the funds.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (continued)

(m) *Going concern*

After reviewing the Society's forecasts and projections, the Trustees have a reasonable expectation that it has adequate resources to continue in operational existence for the foreseeable future, being able to meet all liabilities as they fall due. The entity therefore continues to adopt the going concern basis in preparing its financial statements.

In forming their view that the Society is a going concern, the Trustees have also considered the closing position of the Society at 31 March 2023, which demonstrates factors such as strong levels of unrestricted funds and cash and cash equivalents. The trustees have also considered the net asset/current liability position at 31 March 2023 and would note that the significant short-term loan balance at 31 March 2022 has been replaced by a longer-term financing structure during the year ended 31 March 2023.

(n) *Cash and cash equivalents*

Cash equivalents are recognised as such and included with other cash balances where they represent short term, highly liquid investments that are readily convertible to known amounts of cash without being subject to a significant change in value.

(o) *Apportionment of management expenses*

Direct employee, administration and operating costs have been apportioned within the Statement of Comprehensive Income on the basis of the costs of the staff directly engaged on the operations dealt with in these financial statements.

(p) *Finance costs*

Loan arrangement fees are deducted against the underlying liability with the overall balance being released over the lifetime of the corresponding asset.

(q) *Significant judgements and estimates*

The Trustees are of the view that housing properties are correctly classified as tangible fixed assets, as opposed to investments or being disclosed under a separate heading. This decision is based on the fact that the income derived from these properties includes an element of social benefit.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

3 TURNOVER

	2023 £	2022 £
Income from lettings and care		
Rent/service charges (net of bad debts)	2,320,632	1,297,366
Voids	(199,570)	(102,882)
Social Housing Grant release	52,945	52,945
Polly's Field deferred income release	140,899	-
Polly's Field Grant release	362,267	-
	<u>2,677,173</u>	<u>1,247,429</u>
Care package fees	433,720	287,180
Other services from Care	86,065	-
Other income: Polly's Field	-	137,697
	<u>£ 3,196,958</u>	<u>£ 1,672,306</u>
Turnover		
Service costs	1,955,143	1,091,274
Management costs	750,258	108,302
Repairs and maintenance costs	115,581	75,766
Depreciation	589,690	131,048
Other costs (net)	(5,447)	(1,222)
	<u>3,405,225</u>	<u>1,405,168</u>
Polly's Field development costs	-	109,631
	<u>£ 3,405,225</u>	<u>£ 1,514,799</u>
Operating expenditure		
Operating (deficit)/surplus	<u>£ (208,267)</u>	<u>£ 157,507</u>

The above includes costs of £875,553 (2022 - £109,631) in respect of restricted funds.

4 OPERATING SURPLUS

The surplus/(deficit) of income over expenditure is stated after charging:

	2023 £	2022 £
Depreciation	589,690	131,048
Auditor's remuneration	8,950	6,530

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

5 OTHER INCOME

Included within other income is £Nil (2022 - £Nil) in respect of restricted funds.

6 STAFF COSTS

	2023 £	2022 £
Wages and salaries	1,326,392	876,485
Social security costs	89,449	52,290
	<u>£ 1,415,841</u>	<u>£ 928,775</u>

The average weekly number of employees, including unpaid Committee members and part-time employees, during the year is made up as follows:

	No	No
Executive Committee	9	8
Operations Manager	1	1
Senior Personnel	7	6
Housekeepers, Support workers, Carers and Domestic Helpers	90	67
	<u>107</u>	<u>82</u>

No employee (2022 - no employee) received emoluments of more than £60,000.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

7 TANGIBLE FIXED ASSETS

	Freehold land and buildings £	Fixtures, fittings and equipment £	Total £
Cost or valuation			
At 1 April 2022	32,898,157	755,587	33,653,744
Additions	677,454	9,775	687,229
At 31 March 2023	33,575,611	765,362	34,340,973
Depreciation			
At 1 April 2022	2,282,762	729,635	3,012,397
Charge for the year	581,536	8,154	589,690
At 31 March 2023	2,864,298	737,789	3,602,087
Net book values			
At 31 March 2023	<u>£ 30,711,313</u>	<u>£ 27,573</u>	<u>£ 30,738,886</u>
At 31 March 2022	<u>£ 30,615,395</u>	<u>£ 25,952</u>	<u>£ 30,641,347</u>

Freehold housing land and buildings comprise the following:

- Wickham House, 338/340 Coggeshall Road, Braintree.
- Great Bradfords House, 159 Coggeshall Road, Braintree.
- Felsted House, Jollyboys Lane, Felsted.
- Polly's Field Village, Church Lane, Bocking, Braintree.

The land at Church Lane, Bocking and 159 Coggeshall Road, Braintree, which were donated to the Society are included in "cost or valuation" above, at a valuation by the Executive Committee of £12,000 and £450,000 respectively.

Included above in freehold land and buildings is an amount of £527,655 for Felsted House which is not depreciated as the expenditure on repairs ensures that the estimated residual value of the property at the balance sheet date is not less than the book amount.

8 INVESTMENTS

	2023 £	2022 £
Cash deposits	<u>£ 700,000</u>	<u>£ -</u>

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

9 DEBTORS

	2023 £	2022 £
Prepayments	12,932	7,885
Rent debtors	81,111	30,751
Other debtors	7,674	7,674
Loan discounting falling due within one year	29,781	-
Loan discounting falling due after more than one year	446,721	-
	<u>£ 578,219</u>	<u>£ 46,310</u>

10 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade creditors	370,673	899,076
Other taxes and social security costs	43,136	44,228
Accruals and deferred income	337,997	193,243
Other creditors	29,468	29,155
Bank loan (secured)	-	8,414,800
	<u>£ 781,274</u>	<u>£ 9,580,502</u>

11 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023 £	2022 £
Deferred income	22,376,508	15,644,597
GB Social Housing loan	4,200,000	-
	<u>£ 26,576,508</u>	<u>£ 15,644,597</u>

Included within creditors due after more than one year is an amount of £25,418,551 (2022 - £15,153,704) due after more than five years. Deferred income includes £15,762,817 (2022 - £9,210,817) in respect of monies received regarding the Polly's Field site. This money is released each year, as explained in the accounting Policies, and effectively represents the Society's commitment to re-acquiring the relevant units in the future.

12 COMPANY LIMITED BY GUARANTEE

The Company does not have share capital and is limited by the guarantee of its members. If the Company is dissolved while each person remains a member, each member's liability is limited to a sum not exceeding £1.

**ABBNEYFIELD BRAINTREE, BOCKING AND FELSTED
SOCIETY LIMITED**
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

13 ANALYSIS OF FUNDS

	Balance 1.4.22 £	(Deficit)/ surplus for the year £	Transfers £	Balance 31.3.23 £
Restricted funds				
Polly's Field	875,553	(875,553)	-	-
Designated funds				
Polly's Field	1,106,949	(510,224)	135,361	732,086
Major Repairs - Felsted House	187,742	-	20,000	207,742
Refurbishment of Great Bradfords House	434,730	-	-	434,730
Refurbishment of Wickham House	347,960	-	20,000	367,960
Upgrade of bathrooms	250,000	-	-	250,000
Fixed Asset Fund	1,787,660	-	(20,019)	1,767,641
	<u>4,115,041</u>	<u>(510,224)</u>	<u>155,342</u>	<u>3,760,159</u>
Income and expenditure account				
Revenue Reserve	750,000	1,205,342	(155,342)	1,800,000
Total reserves	<u>£ 5,740,594</u>	<u>£ (180,435)</u>	<u>£ -</u>	<u>£ 5,560,159</u>

Polly's Field	Restricted and designated reserve are in respect of the further development of the scheme.
Major Repairs – Felsted House	Reserve for the repair of Felsted House.
Refurbishment of Great Bradfords House	Reserve to provide for the refurbishment of Great Bradfords House anticipated every 10 years.
Refurbishment of Wickham House	Reserve to provide for the refurbishment of Wickham House anticipated every 10 years.
Upgrade of bathrooms	Reserve for the future refitting of tenants' bathrooms.
Fixed Asset Fund	Reserve created which mirrors the net book value of the Society's assets net of the social housing grants and Polly's Field net book value.
Revenue Reserve*	Reserve to meet the ongoing operations of the Society.

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**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

14 RECONCILIATION OF NET ASSETS BETWEEN FUNDS

	Unrestricted 2023 £	Restricted 2023 £	Total 2023 £
Fixed assets	30,738,886	-	30,738,886
Current assets	2,179,055	-	2,179,055
Current liabilities	(781,274)	-	(781,274)
Long term liabilities	(26,576,508)	-	(26,576,508)
	<u>£ 5,560,159</u>	<u>£ -</u>	<u>£ 5,560,159</u>

15 GRANTS (INCLUDING SOCIAL HOUSING)

Grants received in respect of completed properties are released over the life of the property, except for Felsted House as this property is not depreciated, and released based on accounting policy 2(d) in regards to the amount of the Polly's Field total grants received from Essex County Council:

	2023 £	2022 £
Great Bradfords House	1,989,948	2,036,227
Wickham House	200,000	206,666
Felsted House	350,315	350,315
Polly's Field	4,178,751	-
	<u>£ 6,719,014</u>	<u>£ 2,593,208</u>

Included within:	2023 £	2022 £
Deferred income within one year	105,324	52,945
Deferred income two to five years	680,295	211,778
Deferred income after five years	5,933,395	2,328,485
	<u>£ 6,719,014</u>	<u>£ 2,593,208</u>

Polly's Field grants are included above now that the property has been brought into use.

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16 RELATED PARTY TRANSACTIONS

The Society paid travel expenses in respect of the following Trustees:

	2023	2022
A Cramphorn	<u>£ 253</u>	<u>£ 264</u>

No Trustee received any other remuneration during the year (2022 - £Nil).

All transactions are conducted on an arm's length basis.

Senior management team remuneration totalled £234,875 (2022 - £196,732).

17 CONTROL

The Society is controlled by its Board.

18 ACCOMMODATION IN MANAGEMENT

	2023	2022
Number of units of housing accommodation At 1 April 2022 and 31 March 2023	<u>165</u>	<u>66</u>

Wickham House provides 17 (2022 - 17) studios.

Great Bradfords House provides 33 (2022 - 33) one bedroom flats and 2 (2022 - 2) two bedroom flats.

Felsted House provides 14 (2022 - 14) studios.

Polly's Field provides 99 flats (2022 – not fully complete at year end).

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**NOTES TO THE FINANCIAL STATEMENTS
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19 FINANCIAL INSTRUMENTS

	2023	2022
Financial assets measured at the transaction price	<u>£ 565,287</u>	<u>£ 31,001</u>
Financial liabilities measured at the transaction price	<u>£ 27,311,177</u>	<u>£ 25,177,404</u>

Further details regarding financial instruments are included within Note 2(g) of the Accounting Policies.

20 CAPITAL COMMITMENTS

At the year end the Society was committed to pay a final payment on the contract of £150,000 (2022 - £525,000). This is all in relation to development works being undertaken on Polly's Field.

21 LOAN SECURITY

During the year, the Society entered into a loan agreement to refinance the previous loan held for the construction work being undertaken on Polly's Field. During the year this construction work was completed. The three other houses, Wickham, Great Bradfords and Felstead, are being used as security on the new loan.

22 ANALYSIS OF CHANGES IN NET DEBT

	Balance at 1 April 2022 £	Cash flows £	Other non-cash changes £	Balance at 31 March 2023 £
Cash	278,036	622,800	-	900,836
Cash equivalents	-	700,000	-	700,000
Cash and cash equivalents	278,036	1,322,800	-	1,600,836
Loans	(8,414,160)	4,214,160	-	(4,200,000)
	<u>£ (8,136,124)</u>	<u>£ 5,536,960</u>	<u>£ -</u>	<u>£ (2,599,164)</u>

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**NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023**

23 PRIOR YEAR STATEMENT OF COMPREHENSIVE INCOME

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Turnover	1,672,306	-	1,672,306
Operating expenditure	(1,405,168)	(109,631)	(1,514,799)
Operating surplus	267,138	(109,631)	157,507
Other income			
Donations	47,977	-	47,977
Sundry income	2,814	-	2,814
Total comprehensive income for the year	317,929	(109,631)	208,298
Net transfer to designated reserves	432,071	-	432,071
Total comprehensive income for the year after transfers	£ 750,000	£ (109,631)	£ 640,369