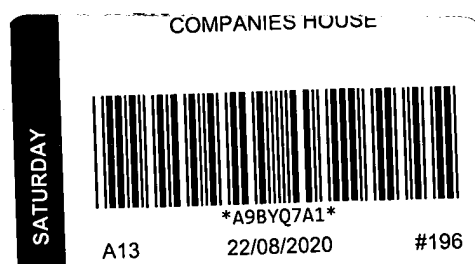


Company Number: 995212  
Charity Number: 261970  
Homes and Communities Agency Number: H1470

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2020**



**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**COMPANY INFORMATION**

**Company Number** 00995212

**Charity Number** 261970

**Homes and Communities Agency Number** H1470

**Executive Committee**

Mr R Forster Chairman

Mr R Foord

Mr P Fountain Treasurer

Mr D Cooknell

Mrs M Leegood (resigned on 30 September 2019)

Mrs J Pegler

Mr J Sahota Secretary

Mrs A Paget (appointed 28 February 2020)

**Registered Office**

56 School Lane

Chalfont St Peter

Bucks

SL9 9BB

**Bankers**

National Westminster Bank Plc

Gerrards Cross Branch

44 Packhorse Road

Gerrards Cross

Bucks

SL9 8EA

**Auditors**

Cansdales

Chartered Accountants & Business Advisors

Bourbon Court

Nightingales Corner

Little Chalfont

Bucks

HP7 9QS

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

**CONTENTS**

Report of the Executive Committee	3
Independent Auditors' Report to the members	7
Statement of Comprehensive Income (Incorporating an Income and Expenditure Account)	10
Balance Sheet	11
Notes to the Financial Statements	12
The following page does not form part of the statutory financial statements	
Detailed Income and Expenditure Account	18

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**REPORT OF THE EXECUTIVE COMMITTEE (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2020**

The Executive Committee present their report and the financial statements of the Society for the year ended 31 March 2020.

**Activity**

The principal activity of the Society continued to be that of providing accommodation for elderly and perhaps lonely people in accordance with the aims and principles of The Abbeyfield Society Limited. The results for the year are set out in the Income and Expenditure Account.

**Status**

The Society was incorporated under the Companies Act as a company limited by guarantee. The Society is also a registered charity and is registered under the Housing Act. It is also registered with the Regulator for Social Housing (RSH).

**Executive Committee**

The Executive Committee are directors of the Society under Company Law and Trustees under Charity Law. Those who served during the year are as stated on the information page. The Society has no share capital. However, the Executive Committee Members are all Members of the Company. Under the Articles of Association, the serving Executive Committee may appoint additional Committee Members at any time.

**Our Property**

In the opinion of the Committee the market value of freehold land and buildings is in excess of £1M.

**Review of the Year**

At 1st April 2019 core rent was reduced by 1% and service and management charges were increased by 3.2% (September 2018 CPI plus 1%) following the guidelines laid down by the HE (Homes England). Over the year the room occupancy was approximately 67%.

The lower than forecast occupancy experienced after the first quarter directly impacted the rental income. Although the Trustees focused efforts on raising the profile of the House in the local communities, it was not until late in the financial year that new residents joined the House.

In 2019/20, a major programme to upgrade the House facilities – particularly ensuite bathrooms – was implemented, taking advantage of unoccupied rooms. Capital expenditure of £47k was undertaken.

**Value for Money Metrics**

The Regulator for Social Housing, requires metrics be completed which measure economy, efficiency and effectiveness; the seven metrics are designed to enable measurement on a comparable basis. These metrics have to be reported with the annual audited Financial Statements.

The Society's house is a former residence dating back to 1910 which has space for 11 residents' rooms. The Trustees do not plan to expand the number of rooms. The Society does not have any borrowings.

The return on capital is dependent on the surplus earned; it fluctuates according to the occupancy level. The metrics for the current and previous year are shown below. The Society does not have targets for these metrics.

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**REPORT OF THE EXECUTIVE COMMITTEE (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2020**

**The Society does not have targets for these metrics.**

1. Reinvestment: 2020 : 22% [2019 : 1%].
2. New supply delivered: 2020 : 0% [2019 : 0%].
3. Gearing: 2020 : (141%) [2019 : (221%)].
4. EBITDA MRI Interest cover: 2020 : 0% [2019: 0%].
5. Social housing cost per unit: 2020 : £230,097 [2019: £194,014].
6. Operating margin Surplus/ (Deficit) (social housing only): 2020 : (44%) [2019: 11%].  
Operating margin Surplus/ (Deficit) (total): 2020 : (41%) [2019: 12%]
7. The return on capital employed: 2020 : (14%) [2019: 5%].

**Public Benefit**

The Executive Committee have considered the Charity Commission's general guidance on public benefit and the Executive Committee have, in their view, met the public benefit requirement by making the Society available to any member of the public in accordance with its objects of providing accommodation for lonely and elderly people.

The Society as a Member Society of The Abbeyfield Society Ltd aims to enhance the quality of life for older people. It is believed that this is beneficial to the section of the public comprising elderly people who do not own their accommodation and cannot afford to rent at commercial rates but who are seeking comfortable accommodation which they can afford and where they may take advantage of living in a small community that provides companionship.

**Insurance**

The Society has Directors' and Officers' Liability insurance for all the Committee Members in relation to the Society's affairs.

**Method of appointment of Executive Committee Members and organisational structure**

New Members are appointed by the existing Executive Committee. The selection of the appointees is based on pertinent qualifications and/or relevant experience. Members receive a role outline in addition to a personalised induction from other Committee Members relevant to their duties. The Executive Committee jointly makes decisions affecting the Society and those decisions are recorded in meeting minutes.

Training is provided principally through attendance at courses staged by The Abbeyfield Society Ltd that are aimed at keeping members abreast of changes in legislation or developments in practice.

**Future Plans**

The Executive Committee has put in place a more robust system for emergency calls by residents when the house managers are not on the premises.

Following a review of the fire strategy and recommendations by the fire brigade, improvements have been made to fire compartmentalisation, including upgrading fire doors and in roof void. The improvements allow horizontal progressive evacuation of residents in an emergency.

**Statement of members' responsibilities**

The members (who are also directors of The Abbeyfield Chalfonts Society Limited for the purposes of company law) are responsible for preparing the Executive Committees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**REPORT OF THE EXECUTIVE COMMITTEE (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2020**

Company Law requires the members to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2015 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The members are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the members are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

**Reserves Policy**

It is the policy of the Society to maintain unrestricted funds not designated or invested in tangible fixed assets ("the free reserves") at a level which equates to approximately three months unrestricted expenditure for management and administration costs. The level was maintained throughout the year under review. The Executive Committee considers the current level of reserve funds and their increase a matter of importance for such an old house and to cover possibly long term occupancy voids.

**Risk Management**

The Executive Committee have conducted a review of the major risks to the work of the Society and of the controls and procedures in place to mitigate them. These procedures will be periodically reviewed to ensure that they still meet the needs of the Society.

The principal risks identified are:

Jeopardy to the reputation of the Society through

- failure to maintain the services provided at the desired level
- lapses in complying with Health and Safety requirements
- neglect of the premises
- failure to protect the House against infection from a pandemic or epidemic

Deterioration in the level of care provided due to:

- failure to recruit and retain suitable staff
- neglect to training

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
(A company limited by guarantee and not having a share capital)

**REPORT OF THE EXECUTIVE COMMITTEE (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2020**

Financial instability due to

- low room occupancy
- ineffective cost control

In response to the Coronavirus pandemic, the Trustees have introduced an extreme lockdown of the House to protect against this unprecedented threat. House managers have agreed to live in the House for 12 weeks from 24th March 2020 - not permitted to leave the House for any reason. No visitors or staff not living in the House have been given access to the House. Currently there has been little financial impact from the pandemic with the residents remaining in the House and income being received. There is no expectation that income will be affected by this pandemic at this stage.

Below is a response to the impact of the pandemic on the house.

To protect the House against infection through the virus, the Trustees acted to lockdown the House in a comprehensive manner. As a result, there was a major impact on the finances through:-

1. Furloughing 3 part-time staff (2 until 15th June and 1 until 31st July); we were able to claim under JRS.
2. House managers and 1 kitchen assistant were engaged to remain living in the House for 12 weeks from 23rd March to provide an enhanced level of support for the residents. They undertook not to leave the House for any reason whatsoever during this period. The Trustees and other staff worked from home. The House management staff were paid all hours spent living in the House at a rate of time and a half. Additional cost of approx £15k net of the JRS was incurred.
3. During the lockdown period, one new residents was unable to start their occupation. This delay resulted in a loss of approx £6K rental income. Subsequent to the ease of restrictions in July 2 new residents have moved into the house.
4. Some additional costs were incurred in the providing of PPE and in more frequent cleaning. These costs were not significant.

**Auditors**

The Auditors, Cansdales, have expressed their willingness to continue in office and a resolution to re-appoint them as auditors will be put to the Members at the Annual General Meeting. This report has been prepared in accordance with the special provisions for small companies and paragraph 15 of the Companies Act 2006.

**BY ORDER OF THE EXECUTIVE COMMITTEE**



R Forster

Chairman

Date:

31/7/2020

**Registered Office :**

56 School Lane  
Chalfont St Peter  
Bucks  
SL9 9BB

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

**Opinion**

We have audited the financial statements of The Abbeyfield Chalfont Society Ltd (the 'charitable company') for the year ended 31 March 2020 which comprise Statement of Comprehensive Income, Balance Sheet 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 charitable company's affairs as at 31 March 2020, and of its incoming resources and application of resources, including 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 in England 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 charitable company 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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the executive committees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the executive committee have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The executive committee are responsible for the other information. The other information comprises the information included in the executive committees' 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,



**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2020**

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 report of the executive committee for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the report of the executive committee has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the report of the executive committee.

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 members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the executive committee were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the report of the executive committee and from the requirement to prepare a strategic report.

**Responsibilities of the executive committee**

As explained more fully in the statement of executive committee responsibilities, the members (who are also the directors of the charitable company for the purposes of company law) 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 the executive committee 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 executive committee are responsible for assessing the charitable company'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 executive committee either intends to liquidate the charitable company or to cease operations, or has 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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
(A company limited by guarantee and not having a share capital)

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2020**

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the members.
- Conclude on the appropriateness of the executive committee use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

**Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



James Foscett (Senior Statutory Auditor)  
For and on behalf of  
Cansdales  
Chartered Accountants & Statutory Auditors

Date: 6 August 2020

Bourbon Court  
Nightingales Corner  
Little Chalfont  
Bucks  
HP7 9QS

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
(A company limited by guarantee and not having a share capital)

**STATEMENT OF COMPREHENSIVE INCOME (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31 MARCH 2020**

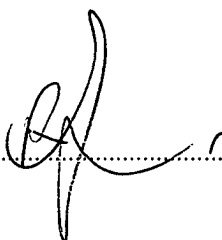
	<b>Note</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
Turnover	14	159,849	217,740
Operating costs	13	(230,097)	(194,014)
<b>Operating Surplus</b>	14	(70,248)	23,726
Interest receivable		3,384	2,927
<b>Deficit for the year</b>		(66,863)	26,653
Transfer (to) designated reserves		-	-
<b>Revenue Deficit for the year</b>	8	(66,863)	26,653

All the Society's activities are classed as continuing.

The movements on reserves are shown in note 8 to the financial statements.

There were no recognised gains or losses other than the result for the year.

All funds are unrestricted.

..........R Forster (Chairman)

..........J Sahota (Secretary)

..........P Fountain (Treasurer)

The notes numbered 1 to 14 form part of these financial statements

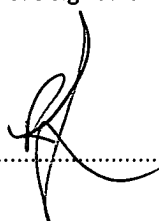
**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**BALANCE SHEET**  
**AS AT 31 MARCH 2020**

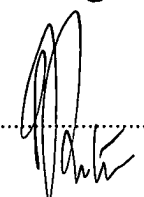
	Note	2020 £	2019 £
<b>Tangible Fixed Assets</b>	4	207,957	178,254
<b>Current Assets</b>			
Debtors	5	5,819	2,546
Cash at bank and in hand		294,197	393,629
		300,016	396,175
Creditors: Amounts falling due within one year	6	(25,173)	(24,766)
<b>Net Current Assets</b>		274,843	371,409
<b>Total Assets less Current Liabilities</b>		482,800	549,663
<b>Capital &amp; Reserves</b>			
Contributions made by members	8	11	11
Revenue reserve	8	412,789	479,652
Designated reserve	8	70,000	70,000
		482,800	549,663

These financial statements have been prepared in accordance with the special provisions for small companies and Part 15 of the Companies Act 2006.

These financial statements were approved by the Executive Committee and authorised for issue on 24th July 2020. and are signed on their behalf by:

 .....R Forster (Chairman)

 .....J Sahota (Secretary)

 .....P Fountain (Treasurer)

Company Number: 995212

The notes numbered 1 to 14 form part of these financial statements

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
(A company limited by guarantee and not having a share capital)

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

**1. ACCOUNTING POLICIES**

**BASIS OF ACCOUNTING**

The Society constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value.

The financial statements are prepared in sterling, which is the functional currency of the Society, and rounded to the nearest £1.

**SOCIAL HOUSING GRANTS (SHG)**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

**RECYCLING OF CAPITAL GRANT**

Where Social Housing Grant is recycled, as described above, the SHG is credited to a fund which appears as a creditor until used to fund the acquisition of new properties, where recycled grant is known to be repayable it is shown as a creditor within one year. Recycling capital grant can be abated where sale proceeds are less than the original cost.

**TURNOVER**

Turnover represents rental and service charge income receivable, donations and revenue grants. All income is recognised on a receivable basis.

**TANGIBLE FIXED ASSETS**

Tangible fixed assets are stated at cost less depreciation. Such cost includes the cost of acquiring land and buildings, development expenditure, interest charged on mortgage loans raised to finance the scheme up to the date of completion and amounts equal to acquisition and development allowances receivable.

**DEPRECIATION**

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life as disclosed below:

Major building fixtures	-	5% per annum on cost
Freehold Buildings	-	2% per annum on cost
Equipment	-	20% per annum on cost
Fixtures and Fittings	-	20% per annum on cost

Freehold land is not depreciated.

Items of fixtures and fittings are only capitalised where the individual purchase price exceeds £500.

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

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

**1. ACCOUNTING POLICIES (Continued)**

**PENSION**

The Society operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the Society. Any annual contributions payable are charged to the Statement of Comprehensive Income.

**EXPENDITURE**

Expenses are accounted for on an accruals basis, inclusive of irrecoverable VAT.

**FUNDS ACCOUNTING**

Funds held by the Society are:

Unrestricted general funds – these are funds which can be used in accordance with the Society's objects at the discretion of the Executive Committee.

Designated Funds – these are funds set aside by the Executive Committee out of unrestricted general funds for specific future purposes or projects.

The nature and purpose of each fund is explained further in note 8.

**MAJOR REPAIRS**

Major repairs expenditure of a capital nature is capitalised. Non capital expenditure is reflected in the income and expenditure account together with any related grant funding.

**WORKS TO EXISTING HOUSING PROPERTIES**

Any works which do not result in an enhancement of economic benefits of a property are charged to the Statement of Comprehensive Income. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income or the standard of performance anticipated when the asset was first acquired or constructed or last replaced.

**Events after the reporting date**

Since the year end, the Coronavirus (COVID-19) has emerged globally resulting in a significant impact on organisations worldwide. As a result, some operations have been restricted, however the organisation continues to operate using alternative methods and remote working where possible. The trustees are unable to evaluate the overall financial impact on the organisation at present. Hence financial statements do not include any adjustments that might result from the outcome of this uncertainty. The trustees are continuing to monitor, assess and act to the current changing environment accordingly.

**2. OPERATING SURPLUS**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
This is stated after charging:		
Auditors' remuneration	3,932	2,550
Auditors' remuneration for other services	2,548	3,465
Depreciation	16,880	7,090

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

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

**3. EMPLOYEES**

	<b>2020</b>	<b>2019</b>
	£	£
Salaries and wages	112,355	92,428
Pension costs	3,147	1,352
Social Security costs	3,256	1,310
	<u>118,758</u>	<u>95,090</u>

The average number of persons employed by Society during the year expressed as full time equivalents was:

<u>3</u>	<u>3</u>
----------	----------

The average monthly number of employees, including part time employees

<u>8</u>	<u>8</u>
----------	----------

**4. FIXED ASSETS**

	<b>Freehold Property</b>	<b>Fixtures &amp; Fittings</b>	<b>Equipment</b>	<b>Major Buildings Fixtures</b>	<b>TOTAL</b>
<b>COST</b>	£	£	£	£	£
At 1 April 2019	158,931	64,277	816	200,057	424,081
Additions	-	38,613	7,154	816	46,584
Disposals	-	-	-	-	-
At 31 March 2020	<u>158,931</u>	<u>102,890</u>	<u>7,970</u>	<u>200,873</u>	<u>470,655</u>
<b>DEPRECIATION</b>					
At 1 April 2019	48,789	62,056	163	134,819	245,827
Charge for the year	2,352	9,094	1,594	3,841	16,880
Disposals	-	-	-	-	-
At 31 March 2020	<u>51,141</u>	<u>71,150</u>	<u>1,757</u>	<u>138,660</u>	<u>261,061</u>
<b>NET BOOK VALUE</b>					
At 31 March 2020	<u>107,790</u>	<u>31,741</u>	<u>6,213</u>	<u>62,213</u>	<u>207,957</u>
At 31 March 2019	<u>110,142</u>	<u>2,221</u>	<u>653</u>	<u>65,238</u>	<u>178,254</u>

**5. DEBTORS**

	<b>2020</b>	<b>2019</b>
	£	£
Prepayments	2,624	2,546
Other Debtors	3,195	-
	<u>5,819</u>	<u>2,546</u>

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

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

**6. CREDITORS: Amounts falling due within one year**

	2020	2019
	£	£
Social Housing Grant	16,097	16,097
Accruals and other creditors	9,076	8,669
	<u>25,173</u>	<u>24,766</u>

The average number of days between receipt and payment of purchase invoices was 7 (2019 : 7 days).  
The Social Housing Grant is being released to the statement of comprehensive income over its useful life.  
The amount released in the year was Nil (2019 : £596).

**7. CONTRIBUTIONS MADE BY MEMBERS**

The Society is a company limited by guarantee and not having a share capital. The liability of each member is limited to £1. At 31 March 2020, there were 6 members (2019: 6).

**8. RECONCILIATION OF CAPITAL AND RESERVES**

	Contributions from Members £	Revenue Reserve £	Major Repairs Reserve £	Total £
At 1 April 2019	11	479,652	70,000	549,663
Deficit for the year	-	(66,863)	-	(66,863)
At 31 March 2020	<u>11</u>	<u>412,789</u>	<u>70,000</u>	<u>482,800</u>

The Major Repairs Reserve is intended to provide a reserve for major repairs expenditure.

**9. CAPITAL COMMITMENTS**

There were no capital commitments at 31 March 2020 (2019: £nil).

**10. CONTINGENT LIABILITIES**

There were no contingent liabilities at 31 March 2020 (2019: £nil).

**11. PAYMENTS TO COMMITTEE MEMBERS AND TRANSACTIONS WITH CONNECTED PARTIES**

No amounts have been paid as fees, remuneration or expenses, nor any gifts or benefits provided to members of the Executive Committee or officers of the Society who were not employed, with the exception of out of pocket expenses amounting to £3,153 (2019: £944).

Key Management salaries totalled £68,915 in 2020 (2019: £44,481).



**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

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

**12. HOUSING STOCK**

	Units in Management	
	2020	2019
Number of units	1	1
Number of bedspaces	11	11

**13. OPERATING COSTS FROM LETTINGS**

	2020	2019
	£	£
Services	183,215	153,955
Management	19,081	21,092
Routine maintenance	26,422	16,767
Major Repairs	1,379	2,200
	<u>230,097</u>	<u>194,014</u>

**14. TURNOVER AND OPERATING SURPLUS FOR THE YEAR**

	2020			2019		
	Turnover	Operating Costs	Operating Surplus	Turnover	Operating Costs	Operating Surplus
	£	£	£	£	£	£
Income and expenditure from lettings						
Housing Accommodation	159,097	(230,097)	(71,000)	217,005	(194,014)	22,991
Other Income						
Donations	752	-	752	138	-	138
Miscellaneous	-	-	-	597	-	597
	<u>159,849</u>	<u>(230,097)</u>	<u>(70,248)</u>	<u>217,740</u>	<u>(194,014)</u>	<u>23,726</u>

**Turnover from Housing Accommodation**

	2020	2019
	£	£
Residents charges receivable	254,710	253,331
Losses from voids/vacancies	(95,613)	(36,326)
	<u>159,097</u>	<u>217,005</u>

**THE ABBEYFIELD CHALFONTS SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

The following page does not form part of the statutory financial statements

**THE ABBEYFIELD (CHALFONTS) SOCIETY LIMITED**  
**(A company limited by guarantee and not having a share capital)**

**DETAILED INCOME & EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2020**

	2020	2019
£	£	£
<b>INCOME</b>		
Residential charges	159,097	217,005
Other income	752	735
Bank interest receivable	3,384	2,927
<b>Total net income</b>	<b>163,233</b>	<b>220,667</b>
<b>EXPENDITURE</b>		
<b>Management expenses</b>		
Audit and accountancy fees	6,481	6,015
Affiliation fee	3,460	3,379
Insurance	3,223	3,087
Natwest Mentor scheme	2,154	2,774
Advertising	1,369	1,596
IT Costs	918	2,371
Committee Expense	833	1,070
Secretarial & Postage	402	508
Bank Charges	242	292
	<b>19,081</b>	<b>21,092</b>
<b>Routine maintenance</b>	<b>26,422</b>	<b>16,767</b>
<b>Major Repairs</b>	<b>1,379</b>	<b>2,200</b>
<b>Service costs</b>		
Employee costs	118,758	95,090
Light, heat and water	13,158	11,857
Food costs	13,018	19,771
Miscellaneous	5,119	6,932
Rates	3,727	3,256
Garden Maintenance	3,663	3,792
Residents events	3,369	2,567
Call System	2,385	-
Telephone	1,534	2,008
Cleaning Costs	1,054	486
Staff Welfare cost	448	-
Training	102	1,106
Depreciation	16,880	7,090
	<b>183,215</b>	<b>153,955</b>
<b>Total expenditure</b>	<b>230,097</b>	<b>194,014</b>
<b>Deficit for the year</b>	<b>(66,863)</b>	<b>26,653</b>