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THE ABBEYFIELD BENTHAM SOCIETY LIMITED

**FINANCIAL STATEMENTS FOR THE
YEAR ENDED 30TH SEPTEMBER 2000**



**Langdale
Chartered Accountants**

THE ABBEYFIELD BENTHAM SOCIETY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30TH SEPTEMBER 2000

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**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE

Executive Committee

Mr H A Wood	Chairman
Mr R Atkinson	
Mr D A Butcher	
Mr G W Langdale	
Dr R Sullivan	
Mrs B Mason	
Miss W Dowbiggin	Vice Chairperson
Mrs E Wilcock	
Mrs J Slinger	
Miss A Cornthwaite	
Mr H Sephton	

Company Secretary

Mr D A Butcher

Auditors

Kneill & Co
Chartered Accountants and Registered Auditors
Mayfield
Backgate
Ingleton
Carnforth
Lancs
LA6 3BT

Bankers

National Westminster Bank Plc
55 Main Street
Kirkby Lonsdale
Carnforth
Lancashire
LA6 2AH

HSBC plc
Main Street
Bentham
Lancaster
LA2 7LG

Registered Office

Abbeyfield House
30 Main Street
Bentham
Lancaster
LA2 7HN

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

REPORT OF THE EXECUTIVE COMMITTEE

The executive committee submits its report and accounts for the year ended 30th September 2000.

1. Principle Activity

The principle activity of the society is to provide accommodation and supportive care for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. This activity falls wholly within hostel housing activities as defined in the Housing Act 1974.

2. Status

The company is limited by guarantee (number 1157067), having no share capital, and with solely charitable objectives.

The society is registered with The Housing Corporation as a Registered Social Landlord (number H 0224) and is a registered charity (number 503177).

3. Review of Business and Results During the Year

The house remained full throughout the year which is reflected in the results shown on page 6. With a full waiting list maintained throughout the year, the happy situation should continue.

4. Fixed Assets

Details of cost and depreciation of fixed assets are set out in notes 10 and 11.

The executive committee is of the opinion that there is no significant difference between the book cost and the market value for the existing use of land and buildings.

5. Executive Committee

The members of the executive committee who served during the year were:

Mr H A Wood, Chairman	Mr R Atkinson
Mr D Butcher, Company Secretary	Mrs E Wilcock
Mr G W Langdale, Treasurer	Mrs J Slinger
Miss W Dowbiggin, Vice Chairperson	Mr H Sephton
Dr R Sullivan	Miss A Cornthwaite
Mrs B Mason	The Abbeyfield Society

All the above are directors of the society for the purposes of Company Law with the exception of Mr H Sephton and Miss A Cornthwaite who are co-opted on to the committee. In accordance with the Articles of Association Mrs B Mason will retire by rotation and being eligible offers herself for re-election at the forthcoming AGM to be held on 11th December 2000.

FINANCIAL STATEMENTS FOR THE
YEAR ENDED 30TH SEPTEMBER 2000

REPORT OF THE EXECUTIVE COMMITTEE

6. Auditors

A resolution for the re-appointment of Kneill & Co. as auditors will be proposed at the forthcoming Annual General Meeting.

This report was approved by the executive committee on 11th December 2000 and signed on its behalf by:



.....
Mr H A Wood, Chairman

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

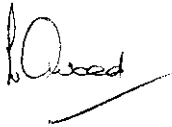
STATEMENT OF EXECUTIVE COMMITTEE MEMBERS' RESPONSIBILITIES

Company law requires the executive committee members to prepare accounts for each financial year which give a true and fair view of the state of the affairs of the society as at the end of that year and of the surplus or deficit of the society for that period. In preparing those accounts the executive committee members are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- state whether applicable statements of recommended practice have been followed; and
- prepare the accounts on a going concern basis unless it is inappropriate to presume that the society will continue in business.

The executive committee members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the society and which enable them to ensure that the accounts comply with the relevant legislation. They are also responsible for the safeguarding the assets of the society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved and signed by:



H A Wood
11th December 2000

CHAIRMAN

**FINANCIAL STATEMENTS FOR THE
YEAR ENDED 30TH SEPTEMBER 2000**

AUDITORS REPORT

Report of the auditors to the members of The Abbeyfield Bentham Society Limited

We have audited the accounts on pages 6 to 12 which have been prepared under the historical cost convention and the accounting policies set out on pages 8 and 9.

RESPECTIVE RESPONSIBILITIES OF THE EXECUTIVE COMMITTEE MEMBERS AND AUDITORS

As described on page 4, the executive committee are responsible for the preparation of accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you.

BASIS OF OPINION

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes an examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the executive committee members in the preparation of the accounts, and of whether the accounting policies are appropriate to the Society's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the accounts.

OPINION

In our opinion the accounts give a true and fair view of the state of the Society's affairs as at 30th September 2000 and of its surplus for the year then ended and have been properly prepared in accordance with the Companies Act 1985, the Housing Act 1996, and the Accounting Requirements for Registered Social Landlords General Determination 1997 and 1998.



.....
Kneill & Co
Chartered Accountants and Registered Auditors
Mayfield
Backgate
Ingleton
Carnforth
Lancashire
LA6 3BT

11 December 2000

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**


	Note	2000		1999	
		£	£	£	£
TURNOVER	3		42,871		34,374
Less: Direct Property Management Costs		35,132		33,403	
Administrative Costs		3,486		3,340	
			<u>38,618</u>		<u>36,743</u>
OPERATING SURPLUS / (DEFICIT)	4		<u>4,253</u>		<u>(2,369)</u>
Interest Receivable and Other Income	7		616		2,010
Donations	8		(250)		(100)
SURPLUS / (DEFICIT) ON ORDINARY ACTIVITIES FOR THE YEAR			<u>4,619</u>		<u>(459)</u>
TRANSFERS (TO) / FROM DESIGNATED RESERVES	14		-		-
TOTAL NET SURPLUS / (DEFICIT) FOR THE YEAR			<u>4,619</u>		<u>(459)</u>
INCOME AND EXPENDITURE BALANCE BROUGHT FORWARD			22,190		22,649
INCOME AND EXPENDITURE BALANCE CARRIED FORWARD			<u>26,809</u>		<u>22,190</u>

The society has no recognised gains and losses other than those included in the above income and expenditure account.

BALANCE SHEET AS AT 30TH SEPTEMBER 2000

	Note	2000		1999	
		£	£	£	£
TANGIBLE FIXED ASSETS					
Housing Properties	10		88,942		89,788
Less: Social Housing Grant	10		(51,094)		(51,094)
			<u>37,848</u>		<u>38,694</u>
Fixtures, Fittings and Equipment	11		6,649		3,894
			<u>44,497</u>		<u>42,588</u>
CURRENT ASSETS					
Debtors and Prepayments	12		-		2,775
Building Society Deposit Account			24,454		23,839
Cash at Bank and in Hand			5,014		1,683
			<u>29,468</u>		<u>28,297</u>
CREDITORS					
Amounts due within one year	13		2,355		3,894
			<u>27,113</u>		<u>24,403</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>71,610</u>		<u>66,991</u>
CAPITAL AND RESERVES					
Designated Reserves	14		44,801		44,801
Income and Expenditure Accumulated Surplus			26,809		22,190
			<u>71,610</u>		<u>66,991</u>

The financial statements were approved by the executive committee and signed on its behalf on 11th December 2000 by:



.....
Mr H A Wood, Chairman

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

1. STATUS OF SOCIETY

The society is registered under the Companies Act 1985 (registered number 1157067) and the Housing Act 1996 (Housing Corporation registered number H 0224) and is a registered charity (number 503177). The society is wholly engaged in hostel housing activities as defined in the Housing Act 1974.

2. ACCOUNTING POLICIES

The principle accounting policies of the society are set out as follows:

Accounting Basis

The accounts are prepared under the historical cost convention, in accordance with applicable Accounting Standards in the United Kingdom and in accordance with the Statement of Recommended Practice (SORP) issued by the National Federation of Housing Association, the Welsh Federation of Housing Associations and the Scottish Federation of Housing Associations, and with the Accounting Requirements for Registered Social Landlords General Determination 1997 and 1998.

The society is small as defined in the Accounting Requirements for Registered Social Landlords General Determination 1997 and has taken advantage of reporting exemptions available to it on the grounds that it has less than 250 units in management.

Turnover

Turnover comprises rental and service income receivable.

Fixed Assets

Housing Land and Buildings

Housing Land and Buildings are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition.

Fixtures, Fittings and Equipment

Assets donated to the society are not included in the balance sheet; other assets are included at cost.

Depreciation

Housing Land and Buildings SHG Assisted Scheme

- a) Depreciation as defined in (b) below, is provided on the cost of freehold buildings;
- b) Depreciation is not charged on that portion of the cost which has qualified for SHG;
- c) For that portion of the cost financed from the society's own or other charitable resources, a charge is made to the hostel property revenue account for depreciation on buildings at 2% per annum on such cost.

Fixtures, Fittings and Equipment

Depreciation is charged on a reducing balance basis at 15% per annum.

A full depreciation is made on fixed assets in the year of purchase and no charge is made in the year of disposal.

Social Housing Grant (SHG)

Where developments have been financed wholly, or partly, by SHG, the net book value of those developments has been reduced by the amount of the grant receivable which is shown separately in the balance sheet. Provision is made for repayment of SHG where the property is expected to be sold in the foreseeable future.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

Designated Reserves

This represents that portion of the society's properties which has been financed by charitable donations and/or the society's own resources.

Future Cyclical and Major Repairs

No provision is made for cyclical maintenance and major repairs of the property. As the society only maintains one property, it is, in the opinion of the executive committee, unnecessary to establish a formal programme of future work. Repairs are therefore charged as expenditure in the year undertaken.

Allocation of Costs

Costs are allocated to direct property management and administration on the basis of the proportion attributable to these activities.

No adjustment is made for the extensive skilled management services provided free of charge by society members.

Monetary Donations

Monetary donations to the society are credited in the accounts on a receipts basis.

Corporation Tax and Value Added Tax

The society has charitable status and is exempt from corporation tax on the income it has received.

The society is not registered for VAT. Accordingly expenditure in the income and expenditure accounts includes the relevant VAT.

3. TURNOVER

	2000 £	1999 £
From accommodation available for occupation:		
Residential charges receivable	44,655	43,643
Losses arising from vacancies and absences	(1,784)	(9,487)
Other property income	-	218
	<u>42,871</u>	<u>34,374</u>

4. OPERATING (DEFICIT) / SURPLUS

Operating surplus / (deficit) is stated after crediting:

Profit on disposal of fixtures, fittings and equipment

and after charging:

Depreciation		
- buildings	846	846
- fixtures, fittings and equipment	1,173	687
Auditors' remuneration	311	326
Accountancy charges	<u>370</u>	<u>353</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000

5. EMPLOYEES

	2000	1999
	£	£
Employee costs		
Salaries and Wages	13,775	12,729
Social Security Costs	393	388
	<u>14,168</u>	<u>13,117</u>
Average monthly number of persons employed during the year		
Hostel staff	2	2

6. PAYMENT TO MEMBERS, COMMITTEE MEMBERS, OFFICERS ETC.

Fees, remuneration or expenses payable to members of the society who were neither members of the Committee of Management nor employees of the society	<u>-</u>	<u>-</u>
Fees, remuneration or expenses payable to members of the Committee of Management of the society who were neither officers nor employees of the society	<u>-</u>	<u>-</u>
Fees, remuneration or expenses paid to officers of the society who were not employees	<u>1,369</u>	<u>800</u>
Payments or gifts made, or benefits granted to the persons referred to in schedule 1, part 1 section 1 of Housing Act 1996	<u>-</u>	<u>-</u>

7. INTEREST RECEIVABLE AND OTHER INCOME

Building Society interest gross	614	902
Bank Interest gross	2	1
Donation and legacies	-	1,107
	<u>616</u>	<u>2,010</u>

8. DONATIONS

Abbeyfield Barrow-in-Furness Society Ltd	-	100
Abbeyfield Bolton-Le-Sands Society Limited	150	-
Abbeyfield Regional Development Fund	100	-
	<u>250</u>	<u>100</u>

9. HOUSING STOCK

Hostel accommodation - number of bed spaces		
Units in management	<u>7</u>	<u>7</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000

10. HOUSING LAND AND BUILDINGS SHG ASSISTED
SCHEMES - FREEHOLD HOUSING PROPERTY HELD FOR LETTING

	2000 £	1999 £
COST - COMPLETED SCHEMES		
At 1st October 1999	93,433	93,433
Additions	-	-
At 30th September 2000	93,433	93,433
DEPRECIATION		
At 1st October 1999	3,645	2,799
Charge for the year	846	846
At 30th September 2000	4,491	3,645
NET BOOK VALUE		
At 30th September 2000	88,942	89,788
SOCIAL HOUSING GRANT		
At 1st October 1999 and 30th September 2000	51,094	51,094

11. FIXTURES, FITTINGS AND EQUIPMENT

COST		
At 1st October 1999	12,357	12,357
Additions	3,928	-
Disposals	-	-
At 30th September 2000	16,285	12,357
DEPRECIATION		
At 1st October 1999	8,463	7,776
Charge for the year	1,173	687
On disposals	-	-
At 30th September 2000	9,636	8,463
NET BOOK VALUE		
At 30th September 2000	6,649	3,894

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

12. DEBTORS AND PREPAYMENTS

	2,000	1999
	£	£
Debtors	-	2,775
	<u>-</u>	<u>2,775</u>
	<u><u>-</u></u>	<u><u>2,775</u></u>

13. CREDITORS

Amounts falling due within one year

Other creditors	2,355	3,894
	<u>2,355</u>	<u>3,894</u>
	<u><u>2,355</u></u>	<u><u>3,894</u></u>

14. DESIGNATED RESERVES

Charitable Capital Expenditure Reserve

Balance at 1st October 1999	44,801	44,801
Transfer from Revenue Reserve	-	-

Balance at 30th September 2000	<u>44,801</u>	<u>44,801</u>
	<u><u>44,801</u></u>	<u><u>44,801</u></u>

**DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 30TH SEPTEMBER 2000**

	2000		1999	
	£	£	£	£
INCOME				
Residential charges receivable		44,655		43,643
Losses arising from vacancies and absences		(1,784)		(9,487)
Other income		-		218
		<hr/>		<hr/>
		42,871		34,374
DEDUCT: EXPENDITURE				
Direct Property Management				
<u>Care and Catering</u>				
Employee costs	14,168		13,117	
Housekeeping expenses	11,853		9,550	
Heating and lighting	2,179		2,890	
Telephone expenses	350		342	
Rates and water	2,235		2,290	
Sundry expenses	146		133	
<u>Repairs and Maintenance</u>				
Repairs	2,182		3,548	
<u>Depreciation</u>				
Housing land and buildings	846		846	
Fixtures, fittings and equipment	1,173		687	
	<hr/>		<hr/>	
		35,132		33,403
Administration				
Membership/affiliation fees -				
The Abbeyfield Society Ltd	1,013		1,091	
Insurance	425		510	
Printing, Postage and Stationery	202		20	
Sundry Expenses	30		74	
Bank Charges	136		-	
Auditors' remuneration	311		352	
Legal and Professional fees	1,369		1,293	
	<hr/>		<hr/>	
		3,486		3,340
Other Expenses				
Donations		250		100
		<hr/>		<hr/>
		4,003		(2,469)
Interest Receivable and Other Income				
Building Society interest	614		902	
Bank interest	2		1	
Donations and legacies	-		1,107	
	<hr/>		<hr/>	
		616		2,010
SURPLUS / (DEFICIT) ON ORDINARY ACTIVITIES		<hr/>		<hr/>
		4,619		(459)
		<hr/>		<hr/>