

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

Company Registration No. 09008680 (England and Wales)

Charity Registration No. 1160258

Housing and Communities Agency No. 5066

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ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
COMPANY INFORMATION

Directors	M Harman (Chairman)	
	D R Binns	
	Dr M J Carter	
	Professor F A S Francis	
	A Ashby	(Appointed 15 April 2019)
	I R Hepworth	(Appointed 15 April 2019)
	F J Johnson	(Appointed 15 April 2019)
	I Price	(Appointed 15 April 2019)
	D Smith	
	N Whitham	
	A Massingham	(Appointed 29 October 2019)
Company number	09008680	
Registered office	Grove House 12 Riddings Road Ilkley LS29 9BF	
Auditor	Naylor Wintersgill Limited Carlton House Grammar School Street Bradford BD1 4NS	

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
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ABBNEYFIELD THE DALES LIMITED

(A COMPANY LIMITED BY GUARANTEE)

STRATEGIC REPORT

FOR THE YEAR ENDED 31 MARCH 2020

The directors present the strategic report for the year ended 31 March 2020.

Review of the business

This is the first full year's set of accounts presented as a merged business which includes a full year's result for Fern House following its purchase from The Abbeyfield Society. Abbeyfield The Dales continues to operate services in a number of other properties owned by The Abbeyfield Society.

Abbeyfield The Dales continues to benefit from a stable, knowledgeable and experienced board which ensures continuity of governance and oversight, whilst new board members such as Alana Massingham, who was appointed to the board during the year, bring new skills and dynamism.

The Executive and the Board have made further progress in making sure that governance is robust and strengthened through a process of continuous improvement. A sample of some key achievements made during the year are:

- Maintaining a robust risk register and action plan that is regularly monitored to minimise or remove business and economic risk.
- A transparent and evolving monthly set of Key Performance Indicators including commentary that keeps Trustees informed of the key risks, and actions undertaken by the Executive.
- Further developments to the monthly management accounting and performance reporting that is used both operationally to inform operational decision making, and for scrutiny by the Trustees.
- Updated resident, volunteer and staff satisfaction surveys that give greater insight into what these groups think about both living and working with Abbeyfield The Dales, the Board tracks progress in completion of actions in answer to some of the trends identified in the survey reports.
- A professional and consistent approach to delivering training, enhanced by the centralisation of the tracker that enables Managers to review compliance to ensure all staff receive their statutory and mandatory training in line with regulation, whilst minimising the administrative burden thereon.
- A successful board away day which enabled Board members to consider, agree and refine Abbeyfield The Dales' 'raison d'être', future strategy, services and growth plans. The agreed strategy has given direction and focus to the Executive Team in terms of the types of services Abbeyfield The Dales will operate and target for growth.

Much has been achieved in the current year, and whilst there is still a significant amount of work to get all services operating and performing to their optimum level, the energy and professionalism demonstrated to-date in delivering positive change continues to give cause for optimism.

Changes during the year

There have been several changes in the current financial year that evidence Abbeyfield The Dales' continued growth, development, consolidation and effective operational management and control; these include:

- Completion of the sale and disposal of the vacant property, North Park Road, the funds from which transferred to Abbeyfield The Dales from the former Abbeyfield Bradford Society in accordance with the merger agreement. North Park Road had Social Housing Grant attached to it and this is due to be transferred into the recycled capital grant fund and transferred to Abbeyfield The Dales.
- The purchase of Fern House from The Abbeyfield Society that took place on 15th April 2019.
- The Corporate Trusteeship of the Pawson Cottage Homes Alms house, which transferred to Abbeyfield The Dales following the conclusion of a successful application process.
- Continued and ongoing investment to bring and maintain all services and buildings to a safe standard in line with current legislation, regulation and guidelines. Current year investment included new boilers installed at Grove House and a replacement lift installed at Woodlands.
- Abbeyfield The Dales taking over the management of another Alms-house, The Charles Edward Sugden Alms-house. The Alms-house is based in Oakworth near Keighley, where it owns 7 one-bedroom cottages set in an acre of land. The management arrangements commenced in September 2019 and Abbeyfield The Dales was able to take on this work within existing resources and an application has been submitted to the Charity Commission for Abbeyfield The Dales to become the Corporate Trustee.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

Plans for the future

Following the successful Board Away-day at which the Board re-affirmed its growth appetite and the consent given to the Executive team to continue the organic development of some community based services, future plans include:

- The launch of a new Day-care service to be based at Fern House, Bingley. This incorporates the former Community Action Bradford and District day-care service which transferred to Abbeyfield The Dales on 1st April 2020.
- Continued exploration of the possibility of acquiring other suitable organisations into the Abbeyfield The Dales Group and entering into new management agreements.

Going concern

Despite the unprecedented challenges of ending the year just as the full impact of Covid-19 was starting to become evident, the accounts have been prepared on a going concern basis, and the Abbeyfield The Dales Board is confident in the prospects of the company and its ability to continue to operate and survive. The membership and strong leadership of Abbeyfield The Dales Board will continue to steer the business to benefit all residents and further strengthen governance and financial stewardship.

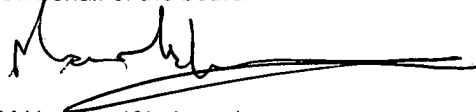
Risk assessment

The Executive works closely with the Trustees in identifying major risks facing the Charity and the services it operates, that would have an impact on its ability to continue to provide services, maintain its status as a reputable provider of services and remain financially viable. Strategies and control mechanisms are put in place to mitigate or eliminate the risks identified where appropriate, and these are regularly reviewed by the Board of Trustees.

Volunteers

Finally, I would like to thank all our volunteers, staff and my fellow Trustees/Directors for their help over the year. Our charitable status, the provision of companionship and high standards of support differentiate us from other providers and allow us to clearly position Abbeyfield The Dales as a unique provider of housing and care for older people in our area.

On behalf of the board



M Harman (Chairman)

Director/Trustee

4 September 2020

ABBNEYFIELD THE DALES LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

The Trustees present their report and financial statements of the Society for the period ended 31 March 2020.

Status

The Company is a Company limited by guarantee, as defined by the Companies Act 2006, and it is governed by its articles of association. The Society is a registered social landlord with solely charitable activities. It has two wholly owned subsidiaries which also provide property management services.

Results

The consolidated profit and loss for the year is set out on page 11.

Trustees

The Trustees who are also the Directors for the purpose of Company Law, and who served during the year and up to the date of signature of the financial statements were:

M Harman (Chairman)	
D R Binns	
Dr M J Carter	
Professor F A S Francis	
A Ashby	(Appointed 15 April 2019)
I R Hepworth	(Appointed 15 April 2019)
F J Johnson	(Appointed 15 April 2019)
I Price	(Appointed 15 April 2019)
D Smith	
N Whitham	
A Massingham	(Appointed 29 October 2019)
N Hopkins	(Resigned 15 April 2019)
S Kong	(Resigned 15 April 2019)
Dr E M Senior	(Resigned 15 April 2019)

The Society has insurance policies indemnifying its Trustees against liabilities when acting on behalf of the Society.

Auditors

Naylor Wintersgill were appointed to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Objectives of the Society

The merger of the Society with Abbeyfield Bradford Society and Abbeyfield Ilkley Society was formally completed on Monday 15th April 2019. Abbeyfield Bradford Society was formally dissolved on 28th January 2020, the application to formally dissolve Abbeyfield Ilkley Society is still pending. Abbeyfield The Dales is now better positioned to develop and explore innovative ways of providing affordable, desirable housing and care services for older people and provide companionship to alleviate loneliness within the communities in which it operates.

Abbeyfield The Dales' objectives are:

- To offer a safe and happy environment for Abbeyfield residents and other users of the facilities.
- To maintain charges to residents at a level that can be afforded by all those wanting sheltered accommodation after allowing for Housing Benefits.
- To make a sufficient financial surplus to enable the housing stock to remain in good repair and to enable investment in new schemes to be funded.

ABBNEYFIELD THE DALES LIMITED **(A COMPANY LIMITED BY GUARANTEE)** **TRUSTEES' REPORT**

FOR THE YEAR ENDED 31 MARCH 2020

The Trustees are committed to furthering the Society's objects through the provision of high quality, affordable housing and housing management support for the over 55's. In doing so, the Trustees monitor the extent of resources of the Society to ensure that the cost of running and maintaining the facilities and the ability of residents to make payments from their own resources or receive the required public funding is in balance and this is central to their decision making. The Trustees continue to monitor the Society's operations and planning to ensure continued adherence to The Charity Commission's public benefit guidance, including its guidance on fee-charging.

The Trustees will continue to ensure services are available and affordable for individuals.

Activities of the Society

During the year, Fern House was purchased by Abbeyfield The Dales from The Abbeyfield Society; this took effect on 15th April 2019. Also, effective from 1st April 2020, the Day-care service previously known as CABAD (Community Action Bradford And District) transferred to Abbeyfield The Dales and this will be based at Fern House. The table below outlines the numbers of residents and service users, and the services provided at each of the properties managed by the Society:

	Independent Living	Supported Housing	Housing With Care	Residential Care	Day Care
Property Owned					
Fern House, Bingley			49	30	25
Grove House, Ilkley			42	16	30
The Beeches Menston			28		
Kirkview, Shipley	7				
Woodview, Saltaire	5				
School Street, Pudsey	6				
Entities Owned					
Abbeyfield Court, Ilkley	13				
Abbeyfield Lodge, Ilkley	5				
Pawson Cottage Homes, Ilkley	8				
Managed Properties					
Leyland's Lane, Shipley	4				
Ing Royde, Halifax			30		
Abbeyfield House, Settle		12			
Abbeyfield House, Barnoldswick		12			
Woodlands, Skipton			31		
Charles Edward Sugden Alms House	7				
	<u>55</u>	<u>24</u>	<u>180</u>	<u>46</u>	<u>55</u>

The Board of Trustees is committed to providing housing to frail and elderly residents, and are confident in being able to produce new initiatives that will ensure the Society continues to provide housing, support and care services in line with its charitable objectives.

Organisational and Decision-Making Structure

The ultimate accountability for the society lies with the Trustees. The Trustees are responsible for the oversight and stewardship of the Society in ensuring the decision making of the executive and governance is in the best interests of the residents it serves, meets the core principles of the society and meets current legislation and best practice.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

The Board of Trustees is responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and for taking reasonable steps for the detection and prevention of fraud and irregularities.

Related Parties

The Society is affiliated to The Abbeyfield Society, and acts in accordance with the aims and guiding principles of that Society.

Value for Money

Value for Money is about being effective in how we plan, manage and operate Abbeyfield The Dales. It requires providing a high quality service to our residents to enhance their lives, in line with the Abbeyfield guiding principles, by making the best use of resources available to us.

The Regulator of Social Housing (RSH) issued a new Value for Money Standard in April 2017, and a technical note in April 2018. These identified 7 metrics which providers of social housing are expected to report their performance against in their annual report. The latter document acknowledges that the metrics will not necessarily be appropriate for all providers and any influencing factors should be explained in the commentary.

	Metric	Note	2020	2019
1.	Reinvestment %	A	50%	0%
2.	New supply delivered <ul style="list-style-type: none"> • Social housing units • Non-social housing units 	B	50% 0%	0% 0%
3.	Gearing %	C	34.88%	9.08%
4.	EBITDA MRI interest cover %	D	260%	959%
5.	Headline social cost per unit	E	£21,789	£19,955
6.	Operating margin % <ul style="list-style-type: none"> • Social housing lettings only • overall 	F	4.38% 4.38%	19.87% 19.87%
7.	Return on capital employed	G	1.20%	8.29%

The basis for the metrics is as follows:

1. Reinvestment % - the investment in properties (existing stock and new supply) as a percentage of the value of total properties held.
2. New supply delivered (social housing units) % - the number of new social housing units delivered as a proportion of total social housing units owned.
3. Gearing % - net debt as a percentage of the value of properties held.
4. EBITDA MRI interest cover % - the level of surplus generated compared to the interest payable.
5. Headline social housing cost per unit – social housing costs (as defined by the regulator) divided by total units owned and / or managed.
6. i. Operating margin (social housing lettings only) % - operating surplus / (deficit) from social housing lettings divided by turnover from social housing lettings,
ii. Operating margin (overall) % - overall operating surplus / (deficit) divided by overall turnover.
7. Return on capital employed (ROCE) % - compares the overall operating surplus to total assets less current liabilities.

ABBNEYFIELD THE DALES LIMITED

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

A – The purpose of the merger last year was to pool resources and enable the purchase of Fern House which equates to a 50% investment in the value of property held by Abbeyfield The Dales.

B - The above investment has enabled Abbeyfield The Dales to secure ownership of Fern House's 30 bed residential unit and 49 independent living flats. There is also space for a day care service which we plan to utilise in the future.

C – The investment and new supply of social housing units provided by the purchase of Fern House was financed by £8,500,000 of loan funding provided by Unity and Charity Trust Banks.

D – Interest cover has fallen as a result of the new loans mentioned above. The interest cover of 260% is sufficient for the purposes of servicing the current loans and adhering to covenants.

E – The increase in headline social cost per unit is largely driven by Fern House which requires a significant number of staff to keep it manned and fully operational. Increased investment in planned works as our properties age and a significant increase in utility costs as fixed price contracts have ceased and been renewed are other contributory factors to the overall increase.

F & G – The investment in Fern House and the supply of new housing has added £12,482,859 to capital employed. At 2 years old, Fern House is still in its infancy in terms of operating performance and it has yet to achieve its full earnings potential. Lastly, 2020 accounts includes some one-off merger and Fern House acquisition costs which were expensed in the accounts.

The Board of Trustees will scrutinise the VFM as part of their review of the end of year accounts, and consider their impact when reviewing the budgets for the current year prior to their approval. The Board of Trustees are already aware the headline cost per unit metric as reported in 5 above is high for the sector. Abbeyfield The Dales is an affiliated member of The Abbeyfield Society following its service model to our residents. This incorporates at its heart the provision of nutritious meals for all residents, and providing activities and support for residents and the local community. The cost of preparing and providing food, and the provision of activities are not factors highlighted by the Regulator of Social Housing in its analysis of additional costs which has influenced the calculation of unit cost.

Code of Governance

The Board of Trustees and CEO manage the affairs of the Society in accordance with the guidelines of the Charity Commission and are working towards best practice guidelines from the National Housing Federation. The Board also ensure that the Society adheres to all legislation and best practice stipulated by all regulators; namely the Regulator of Social Housing, Care Quality Commission, Health and Safety Executive and Fire Officers.

The Contribution of Volunteers

All Abbeyfield Society companies remain committed to one of its founding principles of involving volunteers in support of the daily operation of the services delivered to residents. The volunteer ethos remains strong within the society and the breadth of volunteers provide a significant and positive contribution to the welfare and companionship of residents and in the running of some activities that benefit residents. The volunteer network remains strong in Abbeyfield The Dales and the Board of Trustees wish to place on record their appreciation for the efforts and dedication of all its volunteers.

Statement of Trustees Responsibilities

The Board of Trustees is responsible for preparing the Strategic Report, Trustees' Report and the financial statements in accordance with all applicable law and regulation.

Company law requires the Board of Trustees to prepare financial statements for each financial year. Under that law, the Board of Trustees have elected to prepare financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice, United Kingdom Accounting Standards and applicable law, and have adhered to valuation of its fixed assets and treatment of Social Housing Grant as specified in FRS102 and the Housing SORP 2018. Under Company Law, the Board of Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company profit and loss for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgements and accounting estimates that are reasonable and prudent;

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' REPORT

FOR THE YEAR ENDED 31 MARCH 2020

- 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 group will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and the group and enable them to ensure the financial statements comply with Companies Act 2006. They are also responsible for safeguarding the assets of the Company and the group and hence for taking reasonable steps for the prevention and detection of fraud and irregularities.

Statement of the Society's System of Internal Financial Control

The Board of Trustees is responsible for the Society's system of internal financial control. It recognises that such a system can provide reasonable but not absolute assurance against material misstatement or loss.

The main features of the internal control system are:

- A risk register and actions being taken to mitigate those risks that is reviewed by The Board each quarter to test that all risks are covered and the suitability of actions being taken;
- Standing orders and financial regulations which delineate responsibilities and levels of authorities;
- Annual budgets that are set for each property in the context of a longer-term plan with clear accountability for control of the budget;
- Annual review of risk management;
- Formal recruitment, induction, employment policies and checks;
- Monthly management accounts, key performance indicator reporting and explanation to the Executive and The Board of Trustees;
- A planned works programme that will inform the planning of future investment decisions and funding requirements;
- Trustee approval of the parameters under which investment in properties is made.

The Trustees regularly review the effectiveness of the system of internal controls and ensure the Executive update practices to strengthen financial and operational control.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the auditor of the company is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the auditor of the Company is aware of that information.

On behalf of the board



M Harman (Chairman)
Director and Trustee
4 September 2020

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF ABBNEYFIELD THE DALES LIMITED

Opinion

We have audited the financial statements of Abbeyfield the Dales Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2020 which comprise the group profit and loss account, the group balance sheet, the group statement of changes in equity, the company statement of changes in equity, the group statement of cash flows, the company 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 FRS 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 group's and the parent company's affairs as at 31 March 2020 and of the group's profit 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.

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 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 directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's or the parent 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 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.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF ABBNEYFIELD THE DALES LIMITED

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our 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 group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report and the directors' report.

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

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, 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 the directors 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 group's and the parent 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 directors either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

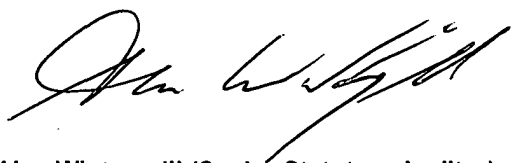
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee 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.

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

**ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF ABBNEYFIELD THE DALES LIMITED**

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. 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 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Alan Wintersgill (Senior Statutory Auditor)
for and on behalf of Naylor Wintersgill Limited**

4 September 2020

**Chartered Accountants
Statutory Auditor**

Carlton House
Grammar School Street
Bradford
BD1 4NS

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
GROUP PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £	2019 £
Turnover	3	6,739,187	5,845,131
Operating costs		(6,583,379)	(4,799,678)
Other operating income		144,481	115,894
Gross surplus	4	300,289	1,161,347
Interest receivable and similar income	7	1,046	1,199
Interest payable and similar expenses	8	(241,157)	(26,863)
Net costs written off from associate	9	(45,706)	-
Profit before taxation		14,472	1,135,683
Tax on profit	10	(419)	275
Profit for the financial year		14,053	1,135,958

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
GROUP AND COMPANY BALANCE SHEETS

AS AT 31 MARCH 2020

	Notes	Group 2020 £	2019 £	Company 2020 £	2019 £
Fixed assets					
Tangible assets	11	24,370,109	12,673,597	24,370,109	12,672,149
Investments	12	-	-	6	6
		<u>24,370,109</u>	<u>12,673,597</u>	<u>24,370,115</u>	<u>12,672,155</u>
Current assets					
Debtors	15	250,913	2,868,506	251,657	2,866,684
Cash at bank and in hand		910,901	380,877	863,884	333,929
		<u>1,161,814</u>	<u>3,249,383</u>	<u>1,115,541</u>	<u>3,200,613</u>
Creditors: amounts falling due within one year	16	(1,019,421)	(1,920,998)	(1,010,161)	(1,903,694)
Net current assets		<u>142,393</u>	<u>1,328,385</u>	<u>105,380</u>	<u>1,296,919</u>
Total assets less current liabilities		<u>24,512,502</u>	<u>14,001,982</u>	<u>24,475,495</u>	<u>13,969,074</u>
Creditors: amounts falling due after more than one year	17	(15,467,311)	(4,970,569)	(15,467,311)	(4,970,569)
Provisions for liabilities	19	-	(275)	-	-
Net assets		<u>9,045,191</u>	<u>9,031,138</u>	<u>9,008,184</u>	<u>8,998,505</u>
Capital and reserves					
Profit and loss reserves		<u>9,045,191</u>	<u>9,031,138</u>	<u>9,008,184</u>	<u>8,998,505</u>

As permitted by s408 Companies Act 2006, the Company has not presented its own profit and loss account and related notes. The Company's profit for the year was £9,679 (2019 £301,690).

The financial statements were approved by the board of directors and authorised for issue on 4 September 2020 and are signed on its behalf by:



M Harman (Chairman)
Director

Company Registration No. 09008680

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
GROUP STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2020

	Revaluation reserve £	Profit and loss reserves £	Total £
Balance at 1 April 2018	846,507	7,892,869	8,739,376
Year ended 31 March 2019:			
Profit and total comprehensive income for the year	-	1,135,958	1,135,958
Transfers	(2,311)	2,311	-
Transfer of surplus on disposal	(844,196)	-	(844,196)
Balance at 31 March 2019	-	9,031,138	9,031,138
Year ended 31 March 2020:			
Profit and total comprehensive income for the year	-	14,053	14,053
Balance at 31 March 2020	-	9,045,191	9,045,191

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2020

	Revaluation reserve £	Profit and loss reserves £	Total £
Balance at 1 April 2018	846,507	7,852,626	8,699,133
Year ended 31 March 2019:			
Profit and total comprehensive income for the year	-	1,143,568	1,143,568
Transfers	(2,311)	2,311	-
Transfer of surplus on disposal	(844,196)	-	(844,196)
Balance at 31 March 2019	-	8,998,505	8,998,505
Year ended 31 March 2020:			
Profit and total comprehensive income for the year	-	9,679	9,679
Balance at 31 March 2020	-	9,008,184	9,008,184

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
GROUP STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £	£	2019 £	£
Cash flows from operating activities					
Cash generated from/(absorbed by) operations	22	5,598,654		(1,721,004)	
Interest paid		(241,157)		(26,863)	
Income taxes paid		-		(97)	
Net cash inflow/(outflow) from operating activities		5,357,497		(1,747,964)	
Investing activities					
Purchase of tangible fixed assets	(12,482,860)		(145,005)		
Proceeds on disposal of tangible fixed assets net of grants	350,258		1,600,303		
Net costs written off from associate	(45,706)		-		
Interest received	1,046		1,199		
Net cash (used in)/generated from investing activities		(12,177,262)		1,456,497	
Financing activities					
Receipt/(repayment) of bank loans	7,349,789		(93,863)		
Net cash generated from/(used in) financing activities		7,349,789		(93,863)	
Net increase/(decrease) in cash and cash equivalents		530,024		(385,330)	
Cash and cash equivalents at beginning of year		380,877		766,207	
Cash and cash equivalents at end of year		910,901		380,877	

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
COMPANY STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £	£	2019 £	£
Cash flows from operating activities					
Cash generated from operations	23	5,598,585		214,733	
Interest paid		(241,157)		-	
Net cash inflow from operating activities		5,357,428		214,733	
Investing activities					
Purchase of tangible fixed assets	(12,482,860)		(14,522)		
Proceeds on disposal of tangible fixed assets net of grants	350,258		-		
Net costs written off from associate	(45,706)		-		
Interest received	1,046		-		
Net cash used in investing activities		(12,177,262)		(14,522)	
Financing activities					
Receipt/(repayment) of bank loans	7,349,789		-		
Net cash generated from/(used in) financing activities		7,349,789		-	
Net increase in cash and cash equivalents		529,955		200,211	
Cash and cash equivalents at beginning of year		333,929		102,616	
Cash and cash equivalents at end of year		863,884		302,827	

ABBEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Company information

Abbeyfield the Dales Limited ("the company") is a private limited company domiciled and incorporated in England and Wales. The registered office is Grove House, 12 Riddings Road, Ilkley, LS29 9BF.

The group consists of Abbeyfield the Dales Limited and all of its subsidiaries.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

The consolidated financial statements incorporate those of Abbeyfield the Dales Limited and all of its subsidiaries (ie entities that the group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes.

All financial statements are made up to 31 March 2020. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

The directors do not consider the outbreak of Covid-19 to have created a material uncertainty in relation to the going concern of the company. Further details have been included in the note - Events after the reporting date.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

ABBEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Building structure	1% on cost
Roofs	2% on cost
Windows and doors	2% on cost
Kitchens and bathrooms	3.33% on cost
Lifts	6.67% on cost
Fixtures, fittings and equipment	20% on cost
Computers	33.33 on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the profit and loss account.

1.5 Fixed asset investments

Equity investments are measured at fair value, except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably, which are recognised at cost less impairment until a reliable measure of fair value becomes available.

In the parent company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The group considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Investments in associates are initially recognised at the transaction price (including transaction costs) and are subsequently adjusted to reflect the group's share of the profit or loss, other comprehensive income and equity of the associate using the equity method. Any difference between the cost of acquisition and the share of the fair value of the net identifiable assets of the associate on acquisition is recognised as goodwill. Any unamortised balance of goodwill is included in the carrying value of the investment in associates.

Losses in excess of the carrying amount of an investment in an associate are recorded as a provision only when the company has incurred legal or constructive obligations or has made payments on behalf of the associate.

In the parent company financial statements, investments in associates are accounted for at cost less impairment.

Entities in which the group has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.6 Impairment of fixed assets

At each reporting period end date, the group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The carrying amount of the investments accounted for using the equity method is tested for impairment as a single asset. Any goodwill included in the carrying amount of the investment is not tested separately for impairment.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the profit or loss accounts, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The group has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the group's balance sheet when the group becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.8 Financial instruments (continued)

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset if, and only if, there is a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

Government grants relating to turnover are recognised as income over the periods when the related costs are incurred. Grants relating to an asset are recognised in income systematically over the asset's expected useful life. If part of such a grant is deferred it is recognised as deferred income rather than being deducted from the asset's carrying amount.

1.12 Reserves

Revenue reserve

The revenue is an accumulation of all surplus and deficits arising from the company's ordinary operations including any donations and legacies received free of any restrictions. these funds are freely available for use by the company.

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

2 Judgements and key sources of estimation uncertainty

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Turnover and other revenue

	2020	2019
	£	£
Turnover analysed by class of business		
Social housing rentals	3,608,577	1,474,221
Residential care fees	1,819,685	684,300
Domicillary care income	1,018,844	491,527
Day centre charges	105,898	132,865
Ground rents and maintenance	6,236	2,025
Other activities and sundry income	119,956	58,220
Recharge of costs and services	59,991	3,001,973
	<u>6,739,187</u>	<u>5,845,131</u>

	2020	2019
	£	£
Other significant revenue		
Donations received	3,933	6,927
Grants received	104,673	71,467
Overage received	35,875	37,500
	<u>144,481</u>	<u>115,894</u>

	2020	2019
	£	£
Turnover analysed by geographical market		
United Kingdom	<u>6,739,187</u>	<u>5,845,131</u>

4 Gross surplus

	2020	2019
	£	£
Operating profit for the year is stated after charging/(crediting):		
Government grants	(104,673)	(71,467)
Depreciation of owned tangible fixed assets	378,613	291,187
Loss/(profit) on disposal of tangible fixed assets	<u>57,476</u>	<u>(1,124,526)</u>

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

5 Auditor's remuneration

	2020	2019
	£	£
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the group and company	17,019	4,020
Audit of the financial statements of the company's subsidiaries	1,833	18,857
	<u>18,852</u>	<u>22,877</u>

6 Employees

The average monthly number of persons (including directors) employed by the group and company during the year was:

	Group 2020 Number	2019 Number	Company 2020 Number	2019 Number
Operational	225	185	225	185
Governance and support	18	17	18	17
Total	<u>243</u>	<u>202</u>	<u>243</u>	<u>202</u>

Their aggregate remuneration comprised:

	Group 2020 £	2019 £	Company 2020 £	2019 £
Wages and salaries	<u>4,340,298</u>	<u>3,940,466</u>	<u>4,340,298</u>	<u>3,940,466</u>

7 Interest receivable and similar income

	2020 £	2019 £
Interest income		
Interest on bank deposits	<u>1,046</u>	<u>1,199</u>

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	<u>1,046</u>	<u>1,199</u>
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8 Interest payable and similar expenses

	2020 £	2019 £
Interest on financial liabilities measured at amortised cost:		
Interest on bank overdrafts and loans	<u>241,157</u>	<u>26,863</u>

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

9 Amounts written off from associates

	2020	2019
	£	£
Net costs written off from associate	(45,706)	-

During the year the Company provided property management services to The Abbeyfield Society, an associated company, at a net cost of £45,706. At the year end the Company has agreed with The Abbeyfield Society to write off this amount.

10 Taxation

	2020	2019
	£	£
Current tax		
UK corporation tax on profits for the current period	694	-
Deferred tax		
Origination and reversal of timing differences	(275)	(275)
Total tax charge/(credit)	419	(275)

The actual charge/(credit) for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2020	2019
	£	£
Profit before taxation	14,472	1,135,683
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2019: 19.00%)	2,750	215,780
Unutilised tax losses carried forward	(232)	(232)
Tax effect of income not taxable in determining taxable profit	(2,099)	(215,548)
Deferred tax	-	(275)
Taxation charge/(credit)	419	(275)

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

11 Tangible fixed assets

Group	Building structure	Roofs	Lifts	Fixtures, fittings and equipment	Total
	£	£	£	£	£
Cost					
At 1 April 2019	12,832,178	811,768	221,156	842,250	14,707,352
Additions	11,451,311	698,684	258,192	74,672	12,482,859
Disposals	(544,602)	(29,920)	-	-	(574,522)
At 31 March 2020	23,738,887	1,480,532	479,348	916,922	26,615,689
Depreciation and impairment					
At 1 April 2019	1,293,699	77,097	59,666	603,293	2,033,755
Depreciation charged in the year	247,123	29,611	31,925	69,954	378,613
Eliminated in respect of disposals	(158,410)	(8,378)	-	-	(166,788)
At 31 March 2020	1,382,412	98,330	91,591	673,247	2,245,580
Carrying amount					
At 31 March 2020	22,356,475	1,382,202	387,757	243,675	24,370,109
At 31 March 2019	11,538,479	734,671	161,490	238,957	12,673,597
Company	Building structure	Roofs	Lifts	Fixtures, fittings and equipment	Total
	£	£	£	£	£
Cost					
At 1 April 2019	12,832,178	811,768	221,156	831,686	14,696,788
Additions	11,451,311	698,684	258,192	74,672	12,482,859
Disposals	(544,602)	(29,920)	-	-	(574,522)
At 31 March 2020	23,738,887	1,480,532	479,348	906,358	26,605,125
Depreciation and impairment					
At 1 April 2019	1,293,699	77,097	59,666	594,177	2,024,639
Depreciation charged in the year	247,123	29,611	31,925	68,506	377,165
Eliminated in respect of disposals	(158,410)	(8,378)	-	-	(166,788)
At 31 March 2020	1,382,412	98,330	91,591	662,683	2,235,016
Carrying amount					
At 31 March 2020	22,356,475	1,382,202	387,757	243,675	24,370,109
At 31 March 2019	11,538,479	734,671	161,490	237,509	12,672,149

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

12 Fixed asset investments

	Notes	Group 2020 £	2019 £	Company 2020 £	2019 £
Investments in subsidiaries	13	-	-	6	6

Movements in fixed asset investments
Company

	Shares in group undertakings £
Cost or valuation	
At 1 April 2019 and 31 March 2020	6
Carrying amount	
At 31 March 2020	6
At 31 March 2019	6

13 Subsidiaries

Details of the company's subsidiaries at 31 March 2020 are as follows:

Name of undertaking	Registered office	Class of shares held	% Held Direct
Abbeyfield Court Limited	England	Ordinary	100
Abbeyfield Lodge (Ilkley) Limited	England	Ordinary	100

14 Financial instruments

	Group 2020 £	2019 £	Company 2020 £	2019 £
Carrying amount of financial assets				
Debt instruments measured at amortised cost	134,080	2,834,462	137,485	2,832,690
Carrying amount of financial liabilities				
Measured at amortised cost	9,300,912	2,001,489	9,292,346	1,984,185

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

15 Debtors

	Group		Company	
	2020	2019	2020	2019
	£	£	£	£
Amounts falling due within one year:				
Trade debtors	127,185	136,092	126,703	136,042
Other debtors	6,895	2,698,371	10,782	2,696,599
Prepayments and accrued income	116,833	34,043	114,172	34,043
	<u>250,913</u>	<u>2,868,506</u>	<u>251,657</u>	<u>2,866,684</u>

16 Creditors: amounts falling due within one year

		Group		Company	
		2020	2019	2020	2019
	Notes	£	£	£	£
Bank loans	18	246,286	1,150,211	246,286	1,150,211
Trade creditors		387,036	257,036	386,104	256,386
Corporation tax payable		694	-	-	-
Other taxation and social security		57,442	54,232	57,442	54,232
Government grants	20	104,673	71,467	104,673	71,467
Other creditors		91,508	41,017	90,957	41,017
Accruals and deferred income		131,782	347,035	124,699	330,381
		<u>1,019,421</u>	<u>1,920,998</u>	<u>1,010,161</u>	<u>1,903,694</u>

17 Creditors: amounts falling due after more than one year

		Group		Company	
		2020	2019	2020	2019
	Notes	£	£	£	£
Bank loans and overdrafts	18	8,253,714	-	8,253,714	-
Government grants	20	7,023,011	4,764,379	7,023,011	4,764,379
Other creditors		175,802	174,796	175,802	174,796
Accruals and deferred income		14,784	31,394	14,784	31,394
		<u>15,467,311</u>	<u>4,970,569</u>	<u>15,467,311</u>	<u>4,970,569</u>

ABBNEYFIELD THE DALES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

18 Loans and overdrafts

	Group		Company	
	2020	2019	2020	2019
	£	£	£	£
Bank loans	8,500,000	1,150,211	8,500,000	1,150,211
Payable within one year	246,286	1,150,211	246,286	1,150,211
Payable after one year	8,253,714	-	8,253,714	-

The long-term loans are secured by fixed charges over the Freehold property in the group.

During the year the Company obtained two new financial loans. Both loans are over 25 years with a one year interest only clause. The interest rate is 2.2% above base rate.

19 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the group and company, and movements thereon:

	Liabilities	Liabilities
	2020	2019
	£	£
Group		
Accelerated capital allowances	-	275

The company has no deferred tax assets or liabilities.

	Group	Company
	2020	2020
	£	£
Movements in the year:		
Liability at 1 April 2019	275	-
Credit to profit or loss	(275)	-
Asset at 31 March 2020	-	-

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20 Government grants

	Group 2020 £	2019 £	Company 2020 £	2019 £
Deferred income is included in the financial statements as follows:				
Current liabilities	104,673	71,467	104,673	71,467
Non-current liabilities	7,023,011	4,764,379	7,023,011	4,764,379
	<u>7,127,684</u>	<u>4,835,846</u>	<u>7,127,684</u>	<u>4,835,846</u>

21 Events after the reporting date

After the year end the Covid-19 pandemic impacted on businesses and the economy in the United Kingdom and worldwide. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide resulting in an economic slowdown.

The company has determined that these are non-adjusting events. Accordingly, the financial position and results of operations as of and for the year ended 31 March 2020 have not been adjusted to reflect any impact.

The duration and impact of the Covid-19 pandemic remains unclear at this time, however the company has carried out a review of the impact that Covid-19 might have on the business. Directors have undertaken research, used published Government advice and consulted with key customers, key suppliers and fellow group companies.

The directors have confidence that the company is well placed to cope with the disruption as a result of Covid-19 and believe all reasonable steps have been undertaken to safeguard the future of the business.

22 Cash generated from/(absorbed by) group operations

	2020 £	2019 £
Profit for the year after tax	14,053	1,135,958
Adjustments for:		
Taxation charged/(credited)	419	(275)
Finance costs	241,157	26,863
Investment income	(1,046)	(1,199)
Loss/(gain) on disposal of tangible fixed assets	57,476	(1,124,526)
Depreciation and impairment of tangible fixed assets	378,613	291,187
Net costs written off from associate	45,706	-
Movements in working capital:		
Decrease/(increase) in debtors	2,617,594	(2,283,426)
(Decrease)/increase in creditors	(47,156)	305,882
Increase/(decrease) in deferred income	2,291,838	(71,468)
Cash generated from/(absorbed by) operations	<u>5,598,654</u>	<u>(1,721,004)</u>

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23 Cash generated from operations - company

	2020	2019
	£	£
Profit for the year after tax	9,679	301,690
Adjustments for:		
Finance costs	241,157	-
Investment income	(1,046)	-
Loss on disposal of tangible fixed assets	57,476	-
Depreciation and impairment of tangible fixed assets	377,165	6,510
Net costs written off from associate	45,706	-
Movements in working capital:		
Decrease/(increase) in debtors	2,615,028	(2,559,843)
(Decrease)/increase in creditors	(38,418)	2,466,376
Increase in deferred income	2,291,838	-
Cash generated from operations	5,598,585	214,733