

Naylor Wintersgill  
Office Copy

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

Company Registration No. 09008680 (England and Wales)

Charity Registration No. 1160258

Housing and Communities Agency No. 5066

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

---

<b>Directors</b>	M Harman (Chairman) Dr M J Carter Professor F A S Francis A Ashby I R Hepworth F J Johnson I Price D Smith N Whitham A Hill R G Rawling	(Appointed 30 March 2022)
<b>Company number</b>	09008680	
<b>Registered office</b>	Grove House 12 Riddings Road Ilkley LS29 9BF	
<b>Auditor</b>	Naylor Wintersgill Limited Carlton House Grammar School Street Bradford BD1 4NS	

---

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

---

	<b>Page</b>
Strategic report	1 - 3
Trustees' report	4 - 9
Independent auditor's report	10 - 12
Group profit and loss account	13
Group and company balance sheets	14
Group statement of changes in equity	15
Company statement of changes in equity	16
Group statement of cash flows	17
Company statement of cash flows	18
Notes to the financial statements	19 - 32

---

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**STRATEGIC REPORT**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

The directors present the strategic report for the year ended 31 March 2022.

**Review of the business**

Abbeyfield The Dales continues to operate residential care, domiciliary extra care, supported housing and independent living services in and around West and North Yorkshire, together with operating several 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 Dr Graham Rawling, who was appointed to the board during the year, bring fresh skills and experience to ATD's governance arrangements.

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

- The newly created quality governance committee supported the executive team to raise care quality standards and governance following an inadequate rating of one service by CQC; the service was taken out of special measures at the follow up inspection. In addition, the committee has worked with the executive team to shape and introduce several initiatives to improve care quality and safety that benefit residents and staff.
- Abbeyfield The Dales has faced numerous challenges during the past year, and the executive team have worked closely with the audit and risk committee and the Board in taking a dynamic approach to reviewing risks to ensure we are well prepared and resourced to face and work through all challenges we have faced.
- There has been a full review of the Key Performance Indicators that has been led by the quality governance committee and endorsed by the Board to give better focussed and more qualitative information for scrutiny.
- 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.
- A professional and consistent approach to delivering training that not only places a strong emphasis on ensuring that all staff receive their statutory and mandatory training in line with regulation, but also aims to ensure the continuance of a well-trained, knowledgeable, and dedicated workforce.
- To continuously improve our service standards and care quality, we are now working with an external care quality auditor to check care quality, report back on any service deficiencies, identify best practice to enable and support driving up standards. All audit reports are reviewed by the quality governance committee, and they track the completion of actions.

The current year continued to be a year of 'battering down the hatches' due to the myriad problems presented by the Covid-19 pandemic. Our workforce continued to show great commitment and fortitude in continuing to ensure the safety of, and delivery of, high standards of service to the residents who we put at the heart of everything we do. Nevertheless, it has been a huge challenge to get all services properly staffed and performing to their optimum level and in-line with the constantly Covid-19 changing Government Guideline care quality standards.

The energy and professionalism demonstrated to-date in delivering positive change continues to give cause for optimism.

# **ABBNEYFIELD THE DALES LIMITED**

## **(A COMPANY LIMITED BY GUARANTEE)**

### **STRATEGIC REPORT (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2022**

---

#### **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:

- Continued and ongoing investment to bring and maintain all services and buildings to a safe standard in line with current legislation, regulation, and guidelines. We have adapted to the new fire regulatory reform act that came into act because of Grenfell.
- We have taken a new approach to managing vacant properties and dedicated a resource to generate and manage enquiries through to admission into our properties. This focus has been key in helping to drive down the numbers of void properties and relet times.
- We have taken a forensic approach to controlling staffing levels and monitoring of recruitment and vacancy management through the introduction of a staffing establishment for each service and department. This has supported the closer management of our staff team, enabled us to manage vacancies better and focussed on key areas of recruitment; this has been critical as recruiting conditions become more challenging.
- There has been a continuous improvement approach to improving service and quality standards, and we have introduced a range of measures during the year. These include updated roles and responsibilities, reporting and governance for all accidents and incidents, a new approach to falls management to reduce the incidence, and supporting good nutrition and hydration in the residential care service through weight management reviews and food quality initiatives.
- Following an enforced break of almost 12 months, caused by the Covid-19 pandemic, we re-launched our community hub services. In many ways we had to begin from scratch, and this was especially the case in one service that was officially transferred to Abbeyfield the week before the 1<sup>st</sup> lockdown in March 2020. We have made great strides in re-building each service and have welcomed back some familiar faces as well as attracting new service users.
- We carried out a significant overhaul of our new employee induction programme to make it more slick and welcoming for new recruits, and less cumbersome and daunting. This along with a buddying system will support our drive to improve staff retention of newly recruited staff.
- There has been a positive move to update how we collect and manage payments from our residents, visitors and staff in our move towards making Abbeyfield The Dales cashless. We have implemented several initiatives to accept payment of small balances by card more widely and removed petty cash from all sites and replaced it with a credit card facility for managers.

#### **Plans for the future**

ATD continues to hold growth ambitions. However, these have been put on hold in the short-term to allow the organisation to consolidate its operational and financial resources following the impact over the last 18 months of operating within a very difficult trading environment due to Covid-19 which has led to low levels of occupancy at some sites and the temporary closure of some services such as the community hubs. ATD is focused on ensuring that:

- All services continue to achieve or maintain at least a 'good' CQC rating.
- Regaining previously maintained high occupancy levels at those sites or services adversely impacted by Covid-19.
- Re-starting discussions with The Abbeyfield Society (TAS) to explore and agree a formal arrangement by which ATD will continue to manage the TAS owned properties.
- Introducing electronic care plan across all registered care services.
- Research and deploy a time and attendance / rota management application.
- Focus on cost control, cost management and efficiency savings to offset impact of the cost-of-living challenges.

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**STRATEGIC REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

**Going concern**

The resources, finances and funds of Abbeyfield The Dales has been impacted in many ways during the pandemic and this has affected trading performance and our cash position. Managing cash and resources effectively has become a key part of our normal operation, and we have focussed on many areas of our operation to make sure resources we manage our resources and spending effectively.

Despite the unprecedented challenges of the Covid-19 pandemic, operations and the business are beginning to bounce back from 2 years of unprecedented conditions. Through the effective use of resources, and careful management of further incidences of Covid-19, the business can look forward to benefiting from 'nearer normal' operating conditions and on this basis, the accounts have been prepared on a going concern basis.

Furthermore, the ATD Board is confident in the prospects of the company and its ability to continue to operate and begin to flourish once more. The membership and strong leadership of The Dales Board will continue to steer the business to benefit all residents and further strengthen governance and financial stewardship.

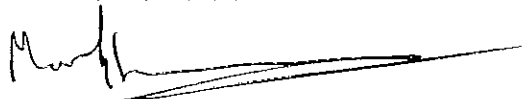
**Risk assessment**

The executive work 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**

2 September 2022

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**TRUSTEES' REPORT**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

The Trustees of Abbeyfield The Dales Limited, hereafter referred to as ATD, present their report and accounts for the year ended 31 March 2022.

**Status**

ATD is a company limited by guarantee as defined by the Companies Act 2006 and it is governed by its articles of association. ATD is a registered Social Landlord with solely charitable objectives and it is a registered charity.

**Results**

The consolidated profit and loss account for the year is set out on page 13.

**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)	
Dr M J Carter	
Professor F A S Francis	
A Ashby	
I R Hepworth	
F J Johnson	
I Price	
D Smith	
N Whitham	
A Massingham	(Resigned 21 October 2021)
A Hill	
R G Rawling	(Appointed 30 March 2022)

ATD has insurance to indemnify the Board of Trustees against any liability when acting on its behalf.

**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**

ATD's 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.

The Trustees are committed to furthering ATD's objects through the provision of high quality, affordable housing and housing management support for the over 55s. In doing so, the Trustees monitor the extent of resources of ATD 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 ATD'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 whilst not compromising on the quality of the service we provide.

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

**FOR THE YEAR ENDED 31 MARCH 2022**

## **Abbneyfield Services & a Reflection on 2021 - 2022**

The year was extremely challenging as ATD continued to be affected by the on-going impact of the Covid-19 pandemic. The impact has been widespread, including staffing levels, staff costs, the cost of infection control measures, the cost of PPE and our ability to welcome visitors. It has also had a detrimental impact on our ability to fill vacant properties quickly due in part to lockdown restrictions or enquirers not wishing to move into care until conditions were more settled. ATD has also lost revenue due to the temporary closure of its Community Hubs for most of the year. The dedication of everyone involved at Abbeyfield The Dales has meant we have very well supported our residents and staff during some challenging times.

Despite our efforts, during 2021 one of our care service units experienced severe staffing and procedural problems resulting in an embargo imposed on lettings because of an inadequate rating by CQC following an inspection. This had a serious detrimental impact on the finances of Abbeyfield The Dales. Thankfully through the hard work and dedication of the team, within 6 months the service made sufficient improvement at a follow up inspection to be lifted out of special measures and the embargo was lifted.

Towards the end of 2021, the current cost of living crisis started to have an impact, and we had an enforced switch of energy provider which meant a significant price increase for the fuel we use. Inflationary pressures continue to affect the costs of delivering services to our residents in many areas, and we are continually looking to find ways to reduce cost without compromising the quality of service we deliver.

Abbneyfield The Dales ended the year in a much stronger position, as the 'perfect storm' of circumstances abated. We have a much tighter control of our costs and occupancy has improved at every site.

After some unprecedented years of trading and operating conditions, our aim is to focus on improving our service quality and business performance to ensure Abbeyfield The Dales is ready for the next chapter of its journey in fulfilling its objectives.

The table below outlines the numbers of available units and the services provided at each of the properties managed by the ATD:

	Independent Living	Supported Housing	Housing With Care	Residential Care	Day Care
<b>Property Owned</b>					
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				
Elbolton, Grassington		12			
Abbneyfield Court, Ilkley	13				
Abbneyfield Lodge, Ilkley	5				
<b>Managed Properties</b>					
Leyland's Lane, Heaton	4				
Ing Royde, Halifax			30		
Abbneyfield House, Settle		12			
Abbneyfield House, Barnoldswick		12			
Woodlands, Skipton			31		
Pawson Cottage Homes, Ilkley	8				
Charles Edward Sugden Alms House	7				
	<b>55</b>	<b>36</b>	<b>180</b>	<b>46</b>	<b>55</b>



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

**FOR THE YEAR ENDED 31 MARCH 2022**

---

**Organisational and Decision-Making Structure**

The ultimate accountability for ATD lies with the Board of Trustees, who are responsible for the oversight and stewardship of ATD 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 ATD and meets current legislation and best practice.

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.

There are four committees of the board, each with terms of reference approved by the board and they help to support the board in the exercise of due diligence and detailed scrutiny. The committees are as follows:

- Audit and Risk Committee which applies scrutiny to risk management, financial controls, management accounts, operating budgets, the statutory financial statements and oversees the external audit relationship.
- Remuneration Committee which scrutinises and approves the remuneration policy, pay differentials and the annual pay award; including the remuneration package of the Chief Executive and the Director of Finance.
- Quality Governance Committee which oversees arrangements for all aspects of quality governance and provides board assurance concerning the provision of evidence based high quality care and regulatory compliance, supports the board and management team in delivering a culture of continuous improvement and oversees the systems and processes by which this outcome is achieved, including organisational learning in compliance with best practice.
- Business Development Committee which supports the board to enable ATD to realise its growth ambitions by evaluating new opportunities or projects and applying assessment criteria which ensures that only initiatives that are consistent with the Abbeyfield The Dales principles, are financially robust and affordable within the business plan and existing skill sets are recommended to and adopted by board.

**Related Parties**

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

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

**FOR THE YEAR ENDED 31 MARCH 2022**

## **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.

	<b>Metric</b>	<b>Note</b>	<b>2022</b>	<b>2021</b>
1.	Reinvestment %	A	1%	3%
2.	New supply delivered	B		
	- Social housing units		1%	3%
	- Non-social housing units		0%	0%
3.	Gearing %	C	30.75%	30.82%
4.	EBITDA MRI interest cover %	D	126%	91%
5.	Headline social cost per unit	E	£32,959	£28,708
6.	Operating margin %	F		
	- Social housing units		4.54%	13.53%
	- overall		4.54%	13.53%
7.	Return on capital employed	G	1.24%	3.57%

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 the 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.

A The donation of Elbolton in 2021 equates to 3% of the property held by Abbeyfield the Dales.

B The donation of Elbolton in 2021 equates to 3% of the property held by Abbeyfield the Dales and equates to a further 12 units.

C ATD has loan finance and this is being repaid over a 25 year term.

D Interest cover has fallen as a result of the reduced profitability this year.

E The increase in headline social cost per unit is driven by increased costs as a result of Covid-19 pandemic. It is a condition of the tenancy that residents eat with Abbeyfield the Dales, as a result costs are not directly comparable with other social housing providers.

F & G The increase in operating margin is driven by the donation of Elbolton during the year.

## **Code of Governance**

The Board of Trustees and CEO manage the affairs of ATD 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 ATD 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.

# **ABBNEYFIELD THE DALES LIMITED**

## **(A COMPANY LIMITED BY GUARANTEE)**

### **TRUSTEES' REPORT**

**FOR THE YEAR ENDED 31 MARCH 2022**

---

#### **The Contribution of Volunteers**

All Abbeyfield Society affiliated 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 ATD 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 ATD 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;
- 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 ATD'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 application of additional scrutiny and guidance from the audit and risk committee and the remuneration committee.

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

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

***FOR THE YEAR ENDED 31 MARCH 2022***

---

**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

A handwritten signature in black ink, appearing to be 'M Harman', followed by a long horizontal line extending to the right.

M Harman (Chairman)

**Director and Trustee**

2 September 2022

**ABBEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF ABBEYFIELD 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 2022 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 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 group's and the parent company's affairs as at 31 March 2022 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 group and parent 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**

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's and parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

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

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

---

**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 their environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept 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 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 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 is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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

---

**Capability of the audit in detecting Irregularities, including fraud**

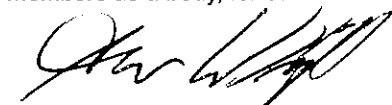
Based on our understanding of the Company and its industry, we identified that the principal risks of non-compliance with laws and regulations related to breaches of UK law and we considered the extent to which non-compliance might have a material effect on the financial statements of the Company. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase revenue or reduce expenditure or increase the capital position of the Company, and management bias in accounting estimates and judgmental areas of the financial statements such as the recognition of income. Audit procedures performed by the engagement team included:

- Discussions with directors including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reviewing relevant meeting minutes;
- Reviewing of correspondence in so far as they related to non-compliance with laws and regulations and fraud;
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations, posted on unusual days, posted by infrequent users, posted by senior management or posted with descriptions indicating a higher level of risk;
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing over immaterial liabilities and assets balances.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

**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

2 September 2022

**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 2022**

	Notes	2022 £	2021 £
Turnover	3	6,675,297	6,527,606
Operating costs		(6,954,825)	(7,169,371)
Other operating income		583,000	1,464,624
<b>Gross surplus</b>	<b>4</b>	<b>302,859</b>	<b>822,859</b>
Interest receivable and similar income	7	505	1,675
Interest payable and similar expenses	8	(194,479)	(191,729)
<b>Profit before taxation</b>		<b>108,885</b>	<b>632,805</b>
Tax on profit	9	(462)	(714)
<b>Profit for the financial year</b>	<b>19</b>	<b>108,423</b>	<b>632,091</b>



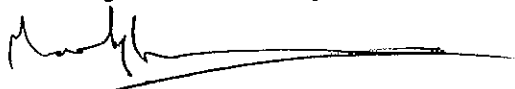
**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**GROUP AND COMPANY BALANCE SHEETS**

**AS AT 31 MARCH 2022**

	Notes	Group 2022 £	2021 £	Company 2022 £	2021 £
<b>Fixed assets</b>					
Tangible assets	10	24,633,422	24,872,321	24,629,954	24,872,321
Investments	11	-	-	6	6
		<u>24,633,422</u>	<u>24,872,321</u>	<u>24,629,960</u>	<u>24,872,327</u>
<b>Current assets</b>					
Debtors	14	359,603	260,440	359,038	261,293
Cash at bank and in hand		406,601	588,194	363,948	541,674
		<u>766,204</u>	<u>848,634</u>	<u>722,986</u>	<u>802,967</u>
<b>Creditors: amounts falling due within one year</b>	15	(937,715)	(978,457)	(925,753)	(972,949)
<b>Net current liabilities</b>		<u>(171,511)</u>	<u>(129,823)</u>	<u>(202,767)</u>	<u>(169,982)</u>
<b>Total assets less current liabilities</b>		<u>24,461,911</u>	<u>24,742,498</u>	<u>24,427,193</u>	<u>24,702,345</u>
<b>Creditors: amounts falling due after more than one year</b>	16	(14,676,206)	(15,065,216)	(14,676,206)	(15,065,216)
<b>Net assets</b>		<u>9,785,705</u>	<u>9,677,282</u>	<u>9,750,987</u>	<u>9,637,129</u>
<b>Capital and reserves</b>					
Designated reserves	19	2,755	2,200	-	-
Profit and loss reserves	19	9,782,950	9,675,082	9,750,987	9,637,129
<b>Total equity</b>		<u>9,785,705</u>	<u>9,677,282</u>	<u>9,750,987</u>	<u>9,637,129</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 £113,858 (2021 £628,944).

The financial statements were approved by the board of directors and authorised for issue on 2 September 2022 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 2022**

	Designated reserves	Profit and loss reserves	Total
	£	£	£
<b>Balance at 1 April 2020</b>	-	9,045,191	9,045,191
<b>Year ended 31 March 2021:</b>			
Profit and total comprehensive income for the year	-	632,091	632,091
Transfers	2,200	(2,200)	-
<b>Balance at 31 March 2021</b>	2,200	9,675,082	9,677,282
<b>Year ended 31 March 2022:</b>			
Profit and total comprehensive income for the year	-	108,423	108,423
<b>Balance at 31 March 2022</b>	2,755	9,782,950	9,785,705
<b>Check CY</b>	2,200	9,783,505	9,785,705
<b>Difference CY</b>	555	(555)	-

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**COMPANY STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	<b>Profit and loss reserves £</b>
<b>Balance at 1 April 2020</b>	9,008,184
<b>Year ended 31 March 2021:</b>	
Profit and total comprehensive income for the year	628,945
<b>Balance at 31 March 2021</b>	9,637,129
<b>Year ended 31 March 2022:</b>	
Profit and total comprehensive income for the year	113,858
<b>Balance at 31 March 2022</b>	9,750,987

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**GROUP STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	2022 £	£	2021 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	21	442,858		1,028,877	
Interest paid		(194,479)		(191,729)	
Income taxes paid		(1,409)		-	
<b>Net cash inflow from operating activities</b>		<u>246,970</u>		<u>837,148</u>	
<b>Investing activities</b>					
Purchase of tangible fixed assets		(157,071)		(915,265)	
Interest received		505		1,675	
<b>Net cash used in Investing activities</b>		<u>(156,566)</u>		<u>(913,590)</u>	
<b>Financing activities</b>					
Receipt/(repayment) of bank loans		(271,997)		(246,265)	
<b>Net cash used in financing activities</b>		<u>(271,997)</u>		<u>(246,265)</u>	
<b>Net decrease in cash and cash equivalents</b>		<u>(181,593)</u>		<u>(322,707)</u>	
Cash and cash equivalents at beginning of year		588,194		910,901	
<b>Cash and cash equivalents at end of year</b>		<u><u>406,601</u></u>		<u><u>588,194</u></u>	

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**COMPANY STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	2022 £	£	2021 £	£
<b>Cash flows from operating activities</b>					
Cash generated from operations	22	441,235		1,029,374	
Interest paid		(194,479)		(191,729)	
<b>Net cash Inflow from operating activities</b>		<u>246,756</u>		<u>837,645</u>	
<b>Investing activities</b>					
Purchase of tangible fixed assets		(152,991)		(915,265)	
Interest received		505		1,675	
<b>Net cash used in investing activities</b>		<u>(152,486)</u>		<u>(913,590)</u>	
<b>Financing activities</b>					
Receipt/(repayment) of bank loans		(271,996)		(246,265)	
<b>Net cash used in financing activities</b>		<u>(271,996)</u>		<u>(246,265)</u>	
<b>Net decrease in cash and cash equivalents</b>		<u>(177,726)</u>		<u>(322,210)</u>	
Cash and cash equivalents at beginning of year		541,674		863,884	
<b>Cash and cash equivalents at end of year</b>		<u><u>363,948</u></u>		<u><u>541,674</u></u>	

**ABBEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**COMPANY STATEMENT OF CASH FLOWS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

**1 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.

**2 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.

**2.1 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 group financial statements consist of the financial statements of the parent company Abbeyfield the Dales Limited together with all entities controlled by the parent company (its subsidiaries) and the group's share of its interests in joint ventures and associates.

All financial statements are made up to 31 March 2022. 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.

**2.2 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.

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

**2 Accounting policies**

**(Continued)**

**2.3 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.

**2.4 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
Motor vehicles	20% 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.

**2.5 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.

**ABBEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

**2 Accounting policies**

**(Continued)**

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.

**2.6 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.

**2.7 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.



**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

---

**2 Accounting policies**

**(Continued)**

**2.8 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 2022**

---

**2 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 2022**

---

**2 Accounting policies**

**(Continued)**

**2.9 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.

**2.10 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.

**2.11 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.

**2.12 Foreign exchange**

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

**ABBEEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**2 Accounting policies**

**(Continued)**

**2.13 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.

**Designated reserves**

Designated reserves relate to funds set aside by the Trustees for specific purposes.

**3 Turnover and other revenue**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Turnover analysed by class of business</b>		
Social housing rentals	3,696,641	3,639,276
Residential care fees	1,627,079	1,651,368
Domicillary care income	1,148,241	1,112,116
Day centre charges	50,502	-
Ground rents and maintenance	7,062	5,977
Other activities and sundry income	129,158	63,400
Recharge of costs and services	16,614	55,469
	<u>6,675,297</u>	<u>6,527,606</u>
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Other significant revenue</b>		
Donations received	28,736	2,940
Donation of Elbolton	18,677	957,000
Grants received	457,699	453,921
Overage received	77,888	50,763
	<u>583,000</u>	<u>1,464,624</u>

During 2021 there was a transfer of undertaking where the Elbolton Property, Staff and all cash assets were transferred from Staincliffe Housing Association to Abbeyfield the Dales at nil consideration. The property was valued independently and that value was treated as a donation.

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Turnover analysed by geographical market</b>		
United Kingdom	<u>6,675,297</u>	<u>6,527,606</u>

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**4 Gross surplus**

	2022	2021
	£	£
Operating profit for the year is stated after charging/(crediting):		
Government grants	(457,699)	(400,827)
Depreciation of owned tangible fixed assets	395,970	413,053
	<u>          </u>	<u>          </u>

**5 Employees**

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

	Group 2022 Number	2021 Number	Company 2022 Number	2021 Number
Operational	225	257	-	257
Governance and support	18	18	-	18
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total	243	275	-	275
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Their aggregate remuneration comprised:

	Group 2022 £	2021 £	Company 2022 £	2021 £
Wages and salaries	4,771,194	4,884,818	4,771,194	4,884,818
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

**6 Auditor's remuneration**

	2022	2021
	£	£
Fees payable to the company's auditor and associates:		
<b>For audit services</b>		
Audit of the financial statements of the group and company	17,433	16,353
Audit of the financial statements of the company's subsidiaries	1,920	2,017
	<u>          </u>	<u>          </u>
	19,353	18,370
	<u>          </u>	<u>          </u>

**7 Interest receivable and similar income**

	2022	2021
	£	£
<b>Interest Income</b>		
Interest on bank deposits	505	1,675
	<u>          </u>	<u>          </u>

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**7 Interest receivable and similar Income** **(Continued)**

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	505	1,675
--	-----	-------

**8 Interest payable and similar expenses**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Interest on financial liabilities measured at amortised cost:</b>		
Interest on bank overdrafts and loans	194,479	191,729

**9 Taxation**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
UK corporation tax on profits for the current period	462	714

The actual charge 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:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Profit before taxation	108,885	632,805
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2021: 19.00%)	20,688	120,233
Tax effect of income not taxable in determining taxable profit	-	(119,519)
Tax effect of income not taxable in determining taxable profit	(20,226)	-
Taxation charge	462	714

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**10 Tangible fixed assets**

<b>Group</b>	<b>Building structure</b>	<b>Roofs</b>	<b>Lifts</b>	<b>Fixtures, fittings and equipment</b>	<b>Motor vehicles</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>						
At 1 April 2021	24,577,732	1,528,259	479,348	935,051	-	27,520,390
Additions	104,590	9,702	5,319	25,125	12,335	157,071
At 31 March 2022	24,682,322	1,537,961	484,667	960,176	12,335	27,677,461
<b>Depreciation and impairment</b>						
At 1 April 2021	1,638,655	128,895	123,515	757,004	-	2,648,069
Depreciation charged in the year	258,790	30,759	32,279	71,675	2,467	395,970
At 31 March 2022	1,897,445	159,654	155,794	828,679	2,467	3,044,039
<b>Carrying amount</b>						
At 31 March 2022	22,784,877	1,378,307	328,873	131,497	9,868	24,633,422
At 31 March 2021	22,939,077	1,399,364	355,833	178,047	-	24,872,321

<b>Company</b>	<b>Building structure</b>	<b>Roofs</b>	<b>Lifts</b>	<b>Fixtures, fittings and equipment</b>	<b>Computers</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>						
At 1 April 2021	24,577,732	1,528,259	479,348	935,051	-	27,520,390
Additions	104,590	9,702	5,319	21,045	12,335	152,991
At 31 March 2022	24,682,322	1,537,961	484,667	956,096	12,335	27,673,381
<b>Depreciation and impairment</b>						
At 1 April 2021	1,638,655	128,895	123,515	757,004	-	2,648,069
Depreciation charged in the year	258,790	30,759	32,279	71,063	2,467	395,358
At 31 March 2022	1,897,445	159,654	155,794	828,067	2,467	3,043,427
<b>Carrying amount</b>						
At 31 March 2022	22,784,877	1,378,307	328,873	128,029	9,868	24,629,954
At 31 March 2021	22,939,077	1,399,364	355,833	178,047	-	24,872,321

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**11 Fixed asset investments**

	Notes	Group 2022 £	2021 £	Company 2022 £	2021 £
Investments in subsidiaries	12	-	-	6	6

**Movements in fixed asset investments**  
**Company**

	Shares in subsidiaries £
<b>Cost or valuation</b>	
At 1 April 2021 and 31 March 2022	6
<b>Carrying amount</b>	
At 31 March 2022	6
At 31 March 2021	6

**12 Subsidiaries**

Details of the company's subsidiaries at 31 March 2022 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

**13 Financial instruments**

	Group 2022 £	2021 £	Company 2022 £	2021 £
<b>Carrying amount of financial assets</b>				
Debt instruments measured at amortised cost	143,846	102,215	150,826	109,228
<b>Carrying amount of financial liabilities</b>				
Measured at amortised cost	8,634,991	8,953,446	8,623,491	8,949,347



**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**14 Debtors**

	<b>Group</b>	<b>2021</b>	<b>Company</b>	<b>2021</b>
	<b>2022</b>		<b>2022</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>				
Trade debtors	121,348	86,727	119,157	86,257
Other debtors	22,498	15,488	31,669	22,971
Prepayments and accrued income	215,757	158,225	208,212	152,065
	<u>359,603</u>	<u>260,440</u>	<u>359,038</u>	<u>261,293</u>

**15 Creditors: amounts falling due within one year**

		<b>Group</b>	<b>2021</b>	<b>Company</b>	<b>2021</b>
		<b>2022</b>		<b>2022</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans	17	283,395	274,312	283,395	274,312
Trade creditors		335,995	277,441	333,603	277,189
Corporation tax payable		462	1,409	-	-
Other taxation and social security		69,427	70,773	69,427	70,773
Government grants	18	109,004	109,640	109,004	109,640
Other creditors		40,454	46,491	38,251	44,838
Accruals and deferred income		98,978	198,391	92,073	196,197
		<u>937,715</u>	<u>978,457</u>	<u>925,753</u>	<u>972,949</u>

**16 Creditors: amounts falling due after more than one year**

		<b>Group</b>	<b>2021</b>	<b>Company</b>	<b>2021</b>
		<b>2022</b>		<b>2022</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	17	7,698,344	7,979,423	7,698,344	7,979,423
Government grants	18	6,800,037	6,908,405	6,800,037	6,908,405
Other creditors		177,825	177,388	177,825	177,388
		<u>14,676,206</u>	<u>15,065,216</u>	<u>14,676,206</u>	<u>15,065,216</u>

**17 Loans and overdrafts**

	<b>Group</b>	<b>2021</b>	<b>Company</b>	<b>2021</b>
	<b>2022</b>		<b>2022</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans	<u>7,981,739</u>	<u>8,253,735</u>	<u>7,981,739</u>	<u>8,253,735</u>
Payable within one year	283,395	274,312	283,395	274,312
Payable after one year	<u>7,698,344</u>	<u>7,979,423</u>	<u>7,698,344</u>	<u>7,979,423</u>

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**17 Loans and overdrafts**

**(Continued)**

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

During the year year ended 31 March 2020 the Company obtained two new financial loans. Both loans are over 25 years and the interest rate is 2.2% above base rate.

**18 Deferred grants**

	Group 2022 £	2021 £	Company 2022 £	2021 £
Arising from government grants	6,909,041	7,018,045	6,909,041	7,018,045
Deferred income is included in the financial statements as follows:				
Current liabilities	109,004	109,640	109,004	109,640
Non-current liabilities	6,800,037	6,908,405	6,800,037	6,908,405
	6,909,041	7,018,045	6,909,041	7,018,045

**19 Reserves**

**Designated reserves**

Designated reserves relates to funds set aside for future repairs and decorating costs at Abbeyfield Lodge.

**20 Financial commitments, guarantees and contingent liabilities**

In prior years Abbeyfield the Dales have received grant income to assist in the purchase of the properties included in fixed assets. The grant income is included in the financial statements over the useful life of the properties. Should these properties be sold, the grants will become repayable. The total amount of grants received amounts to £7,756,765, of this £6,909,041 is included in deferred income, there is therefore a potential further liability of £847,724.

**ABBNEYFIELD THE DALES LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**21 Cash generated from group operations**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Profit for the year after tax	108,423	632,091
<b>Adjustments for:</b>		
Taxation charged	462	714
Finance costs	194,479	191,729
Investment income	(505)	(1,675)
Depreciation and impairment of tangible fixed assets	395,970	413,053
<b>Movements in working capital:</b>		
Increase in debtors	(99,162)	(9,526)
Decrease in creditors	(47,805)	(87,870)
Decrease in deferred income	(109,004)	(109,639)
<b>Cash generated from operations</b>	<u><u>442,858</u></u>	<u><u>1,028,877</u></u>

**22 Cash generated from operations - company**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Profit for the year after tax	113,857	628,944
<b>Adjustments for:</b>		
Finance costs	194,479	191,729
Investment income	(505)	(1,675)
Depreciation and impairment of tangible fixed assets	395,358	413,053
<b>Movements in working capital:</b>		
Increase in debtors	(97,744)	(9,635)
Decrease in creditors	(55,206)	(83,403)
Decrease in deferred income	(109,004)	(109,639)
<b>Cash generated from operations</b>	<u><u>441,235</u></u>	<u><u>1,029,374</u></u>