

Company number: 10259078  
Charity number: 1168173

**Abbeyfield Wey Valley Society Limited**

**Financial Statements**

**For The Year Ended 30th June 2023**

**Abbeyfield Wey Valley Society Limited**

**Financial Statements**

**For The Year Ended 30th June 2023**

**Contents**

	<b>Page</b>
Legal and administrative Information	1
Report of the Board of Trustees	2 – 9
Independent Auditors' Report	10 – 12
Statement of Financial Activities	13
Balance Sheet	14
Statement of Cash Flows	15
Notes to the Financial Statements	16 – 33

**Abbeyfield Wey Valley Society Limited**

**Legal and Administrative Information**

<b>Charlty number</b>	1168173
<b>Company number</b>	10259078
<b>Registered Provider number</b>	H3294
<b>Principal and registered office</b>	Wey Valley House Mike Hawthorn Drive Farnham Surrey GU9 7UQ
<b>Auditors</b>	Knox Cropper LLP Office Suite 1, Haslemere House Lower Street Haslemere Surrey GU27 2PE
<b>Bankers</b>	Barclays Bank Plc 1 Churchill Place London E14 5HP
<b>Investment Management</b>	Barclays Wealth and Investment Management Barclays Bank Plc 1 Churchill Place London E14 5HP

## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2023**

**Chairman:** Mr Brian Thomas

**Vice Chairman:** Mrs G Ward

**Secretary:** Mr D Hutchinson

#### **Other members of the Board of Trustees:**

Mr P Duffy - Treasurer	Mr F P Whitlock
Mr I Thomson (resigned 13/03/2023)	Mr T Shepherd
Mr N Grealy (appointed 09/12/2022)	Ms E Edgar (appointed 09/12/2022)
Mr A Dick (appointed 24/05/2023)	Mr P Gresham (appointed 24/05/2023)
Rev. D Magowan (resigned 08/03/2023)	

#### **Senior Management**

The Senior Management team in place at the date of the signing of these accounts were:

Ms S Tidy	Chief Executive Officer
Mr J Wigmore	Chief Finance Officer
Ms S Hartley	Chief Operating Officer
Ms L Arnold	Operations Manager
Mr I Looms	Marketing & PR Manager

The Board of Trustees of the Society (and Directors of the Company) present their Report and audited Financial Statements for the year ended 30th June 2023.

#### **Status**

The Society is registered as a Charitable Company – Abbeyfield Wey Valley Society Limited (Charitable Number: 1168173 and Company Number: 10259078) and is governed by its Articles of Association. The Society is registered with the Regulator of Social Housing (Homes England) (No. H3294) and six of the Society's homes; Wey Valley House, Hatch Mill, Maitland House, Nower House, David Gresham House and Ridgway Court, together with the CEO, are registered with the Care Quality Commission under the Care Standards Act 2000.

#### **Purpose & principal activity**

The principal activity of the Society is to provide accommodation for the relief and care of elderly persons suffering from disabilities of age or otherwise being in need. To this end, the principal activities of the company are the operation of residential care, nursing care, sheltered housing, and domiciliary care services.

#### **Public Benefit**

The primary public benefit offered by the Society is the relief of loneliness for the elderly, but more specifically, the benefits provided by the Society include:

- Providing residential accommodation to elderly people who are unable to look after themselves.
- Caring for elderly people who are frail and need long term nursing care.
- Providing sheltered housing to elderly people unable to live on their own.
- Providing domiciliary care to the community.

The Trustees confirm that they have had regard for the Charity Commission's guidance on public benefit.

## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2023**

#### **Strategic Report:**

##### **Objectives of the Society**

The long-term objectives of the Society are set by its objects, as per 3.1 of the Articles of Association. The Society is established for the relief and care of an increasing number of elderly persons of all classes, beliefs and nationalities suffering from the disabilities of old age or otherwise in need by the provision and management of housing including social housing, accommodation or assistance for such persons on a not-for-profit basis. The short-term objective is to ensure that the company is viable and to ensure that it can continue to meet its long-term objective.

##### **Measurement of success against aims and objectives**

The Trustees have referred to the guidance in the Charity Commission general guidance on public benefit when reviewing the aims and objectives of the Society and in planning its activities and in measuring its success against those aims and objectives. The objects will be principally attained by the provision of nursing care, living assistance, meals and accommodation in the care homes that are run by the Society. The Society measures its success against long-term objectives by the level, quality, range of care provided, and consistently high occupancy levels. Short-term success is measured by achievement of a sustainable net surplus.

As well as the financial position the Society is continually monitoring its performance by the use of questionnaires completed by both sponsors and residents.

##### **Value for money**

Through the Trustee structure of the Society, it is able to maintain its fees at a level below that of other providers offering similar levels of care/services in its geographical locality. The Board is therefore very confident that its service users are being offered value for money. The Society's principal funding source is fees paid by our service users, and fees paid on behalf of our service users by County Councils and Care Commissioning Groups. The Society also has a number of volunteers who provide companionship to the Care Home residents on an ad-hoc basis.

##### **Value for Money metrics**

In response to the Value for Money Standard issued by the Regulator of Social Housing, the Society reports the required seven Value for Money metrics. The Society has chosen to publish comparatives from The Abbeyfield Society (TAS) – Housing Association Number H1046.

##### **Metric 1 – Reinvestment %**

This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

The Society did not carry out any major capital expenditure during the year. However it did acquire via merger a 29 bed care home that also has 5 sheltered housing units and a second care home with 44 beds.

##### **Metric 2 – New supply delivered %**

Whilst the Society did not deliver new supply, it merged with two care homes, namely Dorking Residential Care Homes on 1<sup>st</sup> September 2022 and Abbeyfield North Downs Society on 1<sup>st</sup> April 2023, as described in Note 30. As a result, it took on a 44 bed property and another 29 bed care home, that also came with 5 sheltered housing units respectively, increasing units in management to 211.

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2023**

**Metric 3 – Gearing %**

The Society's sheltered social housing is all freehold and is owned outright. The Society has one long term loan against one of its care homes, Wey Valley House.

**Metric 4 – Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The only interest paid by the Society relates to the loan identified in Metric 3.

**Metric 5 – Headline social housing cost per unit**

**Metric 6 – Operating Margin %**

**Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating surplus to total assets less current liabilities.

		Year ended 30/06/2023	Year ended 30/06/2022	Comparator
<b>Metric 1</b>	- Care	0.5%	0.0%	
	- Sheltered	0.0%	0.2%	
	- Overall	0.4%	0.1%	3.4%
<b>Metric 2</b>		0.0%	0.0%	0.0%
<b>Metric 3</b>		(25.1)%	(18.5)%	(16.2)%
<b>Metric 4</b>		(14,174.9)%	(6,349.2)%	(3,409)%
<b>Metric 5</b>	- Care	£43,650	£42,652	
	- Sheltered	£15,715	£17,328	
	- Overall	£41,399	£39,596	£25,757
<b>Metric 6</b>	- Care	(8.6)%	(2.5)%	
	- Sheltered	(59.6)%	(54.8)%	
	- Overall	(8.4)%	(5.9)%	(23.9)%
<b>Metric 7</b>		(3.0)%	(2.3)%	(2.9)%

**Results for the year**

The Financial Statements have been prepared in accordance with the Housing & Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2022 and the Charities SORP.

The care and management activities of the Society during the year show an operating deficit of £711,465 (2022: £323,857 deficit) on a turnover of £8,450,188 (2022: £5,511,762). After adjusting for net investment returns, and investment and property revaluations, the resulting Net Movement in Funds as identified on the SOFA are a gain of £9,117,382 (2022: gain of £1,045,790).

Within this result, the Home Care business generated a turnover of £186,129 (2022: £197,762).

Donations received in the year amounted to £88,032 (2022: £11,955) The excess of interest receivable over that payable amounted to £49,991 (2022: net interest payable of £1,999).

## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2023**

The impact of COVID -19 was greatly reduced by the beginning of the year and occupancy in most homes increased to pre-pandemic levels. Eventually by the end of the year Maitland House achieved occupancy of 92.9%. However, the year also saw the Society merging with Dorking Residential Care Homes bringing Nower House into the Society's portfolio, Nower House was a failing Care Home graded inadequate by the CQC, with only 50% occupancy and was in need of major investment to ensure its future. Significant expenditure was made and the home is now graded Good by the CQC, but remains a challenge, as voids although greatly reduced from when the Society merged with Dorking Residential Care Homes, are still too high. Further significant expenditure is being made to ensure the home is more appealing not only to the current residents but to potential residents as well.

May of this year also saw the merger with Abbeyfield North Downs Society, bringing David Gresham House, a 29 bedded residential care home with 5 sheltered units, into the Society's portfolio. The home is a successfully run home, with a good rating from the CQC, historically good occupancy levels and no major refurbishment works required.

This deficit for the year was primarily due to poor occupancy rates at Maitland House at the start of the year and the merger with Dorking Residential Care Homes with the investment then made on Nower House. Agency costs for temporary staff also had a major impact on the year's deficit, with employment of our own staff struggling following the pandemic and Brexit. This was very slow to improve but saw an increase in our own staff towards the end of the year.

#### **Fixed Assets**

Additions and disposals of fixed assets together with movements in the associated depreciation provisions are set out in Note 11. The Board are satisfied that the value of its housing stock is in line with the net book value of the underlying fixed assets. The net book value of the Society's land and building assets at the 30th June 2023 was £15.8 million. Associated with these assets are historic Social Housing Grants which are identified in Note 18 and amount to £3.43 million.

#### **Investments**

The Society continues to hold investments managed by Barclays Wealth in one of their Charity Unit trusts. Details of movements within the investment can be found in Note 12. The Society had a better 22/23 financial year than the previous year and minimised its portfolio losses.

#### **Equality and Diversity policy**

The Society has a robust Equality and Diversity Policy which promotes awareness and defines appropriate training to enable staff to recognise and avoid discrimination, harassment, victimisation and promote equal opportunities.

Job applicants will not be asked about health or disability before a job offer is made, except in the very limited circumstances allowed by law, for example, to check that the applicant can perform intrinsic parts of the role they are applying for, (E.g. heavy lifting - taking account of any reasonable adjustments), or to see if any reasonable adjustments can be made prior to employment.

The Society is responsive to the needs of its employees and as such will always actively seek to make reasonable workplace adjustments should any employee of the Society become disabled during employment.

The Society appreciates that members of staff may be neurodivergent and will endeavour to ensure that neurodivergent employees are not treated unfairly or suffer any detriment due to their neurodivergence.

Mandatory training on Equality and Diversity is undertaken by all staff annually.

## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2023**

#### **Post Balance Sheet Events**

Kemnal House, the Society's 7 bed sheltered house in Haslemere was closed in November 2023 due to falling interest in the accommodation, difficulty in finding residents and major refurbishment costs that were required.

#### **Reserves Policy**

The Charity Commission expects that all charities have plans to spend the money that they receive for charitable purposes. However, they also expect charities to hold reserves to meet specific longer-term charitable purposes, and also to mitigate the risks inherent in their businesses. The Trustees believe that the Society requires adequate reserves:

1. To address the possibility of a rapid downturn in occupancy level which would adversely affect our income generation. Thus, a reserve would be needed to allow for a restructuring of the Society.
2. To enable an orderly liquidation in the most unlikely event of the Society needing to cease operation.
3. To ensure its existing operations remain fit for purpose, and to ensure the financial flexibility to develop new services in existing and potentially new locations.
4. The Society, in line with its charitable objectives, intends to ensure that its services are available to those in need.

The Balance Sheet shown in these financial statements, and also shown in Note 28, shows the Society to have total funds of £22,994,810 at 30th June 2023. Of this balance, £4,048,463 is held in restricted funds as identified in Note 21 to the accounts.

A 'Designated Reserve' is held at £8,539,803 to cover Item 3.

Finally, in order to adequately perform its charitable purposes, identified in 4 above, the Society holds a 'Revenue Reserve' at the 30th June 2023 of £9,556,544. These reserves, together with those reserves gained from historical mergers are held within the Fixed Assets of the Society together with those net current assets not already allocated to the 'Prudential Reserve' and the 'Designated Reserve'.

The Trustees review Reserve balances annually to ensure they are adequate, and that they are held in appropriate asset types.

#### **Future Plans**

The Society will continue to use its cash resources and operational expertise to make improvements to Nower House, with the aim to increase occupancy to the level of the Society's other homes.

Following the merger with Abbeyfield North Downs, the Society will continue to embed David Gresham House into the Society.

The Society also plans a significant extension to Wey Valley House, to modernise and increase the number of rooms, to ensure it remains competitive in today's market and 'fit for the future' – The works will provide new rooms with en-suite walk in showers, an upgraded lift, new seating areas and a new hairdressing salon.



## **Abbeyfield Wey Valley Society Limited**

### **Report of the Board of Trustees**

#### **For The Year Ended 30th June 2023**

##### **Organisation Structure**

The members of the Board of Trustees have overall responsibility for ensuring that the Society has appropriate systems of control, care, financial and otherwise. The systems of financial control are designed to provide reasonable, but not absolute, assurance against any material financial misstatement, especially of loss. They include an annual budget, approved by the Board of Trustees, regular review of actual results and variances from budget, and delegation of authority and segregation of duties as far as possible given staffing levels. The Board meets eight times a year.

The Society operates two separate sub-committees corresponding to the core areas of the Society's business; namely Care and Finance. Each is headed by a trustee and reports directly to the Board of Trustees. These sub-committees meet at least four times a year.

The Chair of each sub-committee and the Board Chair form the Remuneration Committee which (usually) meets once a year to agree Management pay setting for the upcoming year. No Trustees are paid for their services although expenses incurred in the course of their duties are encouraged to be claimed.

The Society has a very strong and effective Board of Trustees. We maintain a matrix of people against needed skills and experience. The Trustees are thus able to consider all issues coming before them in a proper manner, but consultants are used where particular specialist advice is required.

Trustees are usually recommended to us or come forward as volunteers, though it is becoming increasingly difficult to find suitable individuals who are prepared to take on the responsibility involved. We would welcome trustees of any gender, sexual orientation, or ethnic background but sadly at the present time we have no-one from one of the minority communities. This is probably due to the demographic makeup of the local area.

All new trustees are interviewed by the Chairman, Vice-Chairman and Chief Executive prior to appointment. They then have an induction programme of at least a day. The aforementioned three people monitor the performance of the Board on a continuous basis and equally the trustees are encouraged to provide feedback to the Chairman and Vice Chairman on their performance.

##### **Risk management**

The Board of Trustees formally monitors risks annually and sets up policies to mitigate them.

The members of the Board of Trustees are committed to ensuring that the Society's system of internal controls is adequate and effective. A number of steps have been taken to enhance further the existing systems of internal control. These include:

- a) A progressive revision and upgrade of risk management arrangements; and
- b) A review of the Operational Risk Assessment programme to incorporate both qualitative and compliance review of all of the Society's activities.

The Society maintains an Assets & Liabilities register, and completes an annual Stress Test of the Society's financial strength. Both have given further confidence to the Trustees that the Society is in a strong position to continue its service and meet its public benefit for the foreseeable future.

##### **Health and safety**

The Society is aware of its responsibilities on matters relating to health and safety. The Society has prepared detailed health and safety policies and provides regular training and education on health and safety matters.

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

**For The Year Ended 30th June 2023**

**Statement of the Board of Trustees Responsibilities**

The Charities Act 2011 and Companies Act 2006, and Registered Social Housing legislation requires the Board to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Society as at the end of that financial period and of the surplus or deficit of the Society for the period ended on that date. In preparing these financial statements suitable accounting policies have been used, framed to the best of the Board's knowledge and belief, by reference to reasonable and prudent judgments and estimates and applied consistently. Applicable UK accounting standards and statements of recommended practice have been followed. The Board is also required to indicate where the financial statements are prepared other than on the basis that the Society is a going concern.

The Board of Trustees is responsible for ensuring the keeping of proper books of account which disclose with reasonable accuracy at any time the financial position of the Society and which enable them to ensure that the accounts comply with the Charities Act 2011, the Companies Act 2006, the Housing & Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2022. They are responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Abbeyfield Wey Valley Society Limited**

**Report of the Board of Trustees**

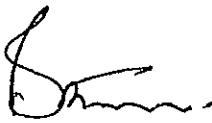
**For The Year Ended 30th June 2023**

**Provision of Information to Auditors**

So far as each Member of the Board is aware at the time the report is approved:

- There is no relevant audit information of which the company's auditors are unaware, and
- The Board members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Signed on behalf of the Board



Mr Brian Thomas: Chairman

Dated: 26.....March 2024

## **Independent Auditors' Report to the Members**

### **of Abbeyfield Wey Valley Society Limited**

#### **Opinion**

We have audited the financial statements of Abbeyfield Wey Valley Society Limited (the 'Society') for the year ended 30th June 2023 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Society's affairs as at 30th June 2023 and of its income and expenditure, including its result, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

#### **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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the 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 trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent 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 misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information.

**Independent Auditors' Report to the Members**  
**of Abbeyfield Wey Valley Society Limited**

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.

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

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

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

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

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

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 or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

**Responsibilities of trustees**

As explained more fully in the Statement of Trustees Responsibilities set out on page seven, the trustees (who are also the directors of the Society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees 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 trustees are responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the Society or to cease operations, or have no realistic alternative but to do so.

**Our 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 a Report of the Independent Auditors 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Society which have a direct impact on the financial statements and determined that the most significant are the

## **Independent Auditors' Report to the Members**

### **of Abbeyfield Wey Valley Society Limited**

Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice), the Companies Act 2006 and Standards issued by the Regulator of Social Housing.

- We understood how the Society is complying with those frameworks via communication with those charged with governance, together with the review of the Society's documented policies and procedures.
- We assessed the susceptibility of the Society's financial statements to material misstatement, including how fraud might occur by considering the key risks impacting the financial statements. These included risks associated with revenue recognition, management override of controls and the increased incentive and pressure to commit fraud due to the Covid-19 environment, which were discussed and agreed by the audit team.
- Our approach included agreeing the Society's recognition of income to the terms of the underlying contract, the review of journal entries processed in the accounting records and the investigation of significant and unusual transactions identified from our review of the accounting records, and the review of government support scheme grants received to ensure they were not fraudulently claimed.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved review of the reporting to the directors with respect to the application of the documented policies and procedures and review of the financial statements to ensure compliance with the reporting requirements of the Society.

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. 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

#### **Use of our report**

This report is made solely to the Society'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 charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Matthew Elkins FCA (Senior Statutory Auditor)  
Knox Cropper LLP  
Chartered Accountants and Statutory Auditors  
Office Suite 1, Haslemere House  
Lower Street  
Haslemere  
Surrey GU27 2PE

Dated: 26.....March 2024

**Abbeyfield Wey Valley Society Limited**

**Statement of Financial Activities (Incorporating the Income and Expenditure Account)**

**For The Year Ended 30th June 2023**

	Notes	2023			2022		
		Unrestricted funds £	Restricted funds £	Total funds £	Unrestricted funds £	Restricted funds £	Total funds £
<b>Income from</b>							
Donations and grants	3	3,873	87,546	91,419	11,955	139,076	151,031
Charitable Activities	4	8,355,897	-	8,355,897	5,357,633	-	5,357,633
Investments	5	125,249	-	125,249	43,998	-	43,998
Other Trading Activities	6	2,872	-	2,872	3,098	-	3,098
Other		-	-	-	-	-	-
Gift on Charity Combination	30	8,076,141	1,272,973	9,349,114	1,388,641	94,703	1,483,344
		16,564,032	1,360,519	17,924,551	6,805,325	233,779	7,039,104
<b>Expenditure on</b>							
Raising Funds	9	9,085	-	9,085	9,846	-	9,846
Charitable Activities	7	9,116,098	36,470	9,152,568	5,625,519	200,254	5,825,773
		9,125,183	36,470	9,161,653	5,632,135	200,254	5,832,389
Gains/(losses) on revaluation of investments		(3,222)	-	(3,222)	(157,695)	-	(157,695)
Gain on sale of property		566,300	(208,594)	357,706			
Net income/(expenditure) and net movement in funds		8,001,927	1,115,455	9,117,382	1,012,265	33,525	1,045,790
Funds brought forward 1st July 2022		10,944,420	2,933,008	13,877,428	9,932,155	2,899,483	12,831,638
Funds carried forward 30th June 2023		18,946,347	4,048,463	22,994,810	10,944,420	2,933,008	13,877,428

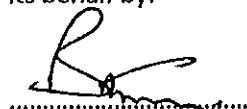
**Abbeyfield Wey Valley Society Limited**

**Balance Sheet**

**At 30th June 2023**

	Notes	2023 £	2022 £
<b>Tangible Fixed Assets</b>			
Housing Properties at Depreciated Cost	11	15,772,717	10,195,195
Vehicles	11	16,417	17,683
Fixtures, fittings and equipment	11	244,523	122,860
Investments	12	3,750,855	1,953,450
		<hr/> 19,784,512	<hr/> 12,289,188
<b>Current Assets</b>			
Stocks	13	12,144	6,005
Trade and Other Debtors	14	429,487	266,233
Cash and Cash Equivalents	15	4,000,992	1,925,289
		<hr/> 4,442,623	<hr/> 2,197,527
<b>Current Liabilities</b>			
Creditors: amounts falling due within one year	16	873,261	574,494
		<hr/>	<hr/>
<b>Net Current Assets</b>		<hr/> 3,569,362	<hr/> 1,623,033
<b>Total Assets less Current Liabilities</b>		<hr/> 23,353,874	<hr/> 13,912,221
<b>Long Term Liabilities</b>			
Creditors: amounts falling due after one year	17	359,064	34,793
		<hr/>	<hr/>
<b>Total Net Assets</b>		<hr/> £22,994,810	<hr/> £13,877,428
<b>Funds</b>			
Unrestricted Funds	20	18,946,347	10,944,420
Restricted Funds	21	4,048,463	2,933,008
		<hr/>	<hr/>
<b>Total Funds</b>		<hr/> £22,994,810	<hr/> £13,877,428

The Financial Statements were approved at the Board of Trustees meeting on <sup>25</sup>.....March 2024, and signed on its behalf by:



Mr B Thomas – Chairman



Mr P Duffy – Treasurer



**Abbeyfield Wey Valley Society Limited**

**Statement of Cash Flows**

**For The Year Ended 30th June 2023**

	Notes	2023 £	2022 £
<b>Net Cash Generated From Operating Activities</b>	A	(256,813)	(21,685)
<b>Cash Flows From Investing Activities</b>			
Purchase of property components		(66,362)	(7,250)
Purchase of other fixed assets		(147,474)	(64,424)
Purchase of fixed asset investments		-	(1,197,158)
Proceeds from sale of fixed assets		2,370,740	5,389
Disposal of investments (Note 11)		162,289	4,625
Investment income		34,183	1,330
Investment management fees		(7,939)	(6,385)
Movement in cash held in investments		(9,237)	(3,473)
<b>Total Cashflows From Investing Activities</b>		<b>2,336,200</b>	<b>(1,267,346)</b>
<b>Cash Flows From Financing Activities</b>			
Interest paid		(3,295)	(3,329)
Repayment of Loans		(389)	(1,224)
		<b>(3,684)</b>	<b>(4,553)</b>
<b>Net Change In Cash And Cash Equivalents</b>		<b>2,075,703</b>	<b>(1,293,584)</b>
<b>Cash And Cash Equivalents At Beginning Of The Year</b>		<b>1,925,289</b>	<b>3,218,873</b>
<b>Cash And Cash Equivalents At End Of The Year</b>	B	<b>£4,000,992</b>	<b>£1,925,289</b>
<b>A Cash Flows From Operating Activities</b>			
Net (expenditure)/income for the year		9,117,382	1,045,790
Depreciation		291,311	259,779
Investment Income and Interest Receivable		(125,249)	(43,998)
Interest Payable		3,295	3,329
Non-cash gift on charity combination		(8,950,648)	(1,439,464)
(Increase)/decrease in Stock		(99)	-
(Increase)/decrease in Debtors		(92,470)	(146,974)
Increase/(decrease) in Creditors		(153,790)	136,735
(Gain)/loss on sale of assets		(357,706)	(962)
(Gains)/losses on investments		3,222	157,695
Investment management fees		7,939	6,385
		<b>£(256,813)</b>	<b>£(21,685)</b>
<b>B Cash and Cash Equivalents</b>			
Bank Balances		4,000,992	1,925,289
		<b>£4,000,992</b>	<b>£1,925,289</b>

**Analysis Of Changes In Net Debt**

	At 1 <sup>st</sup> July 2022 £	Cash Flows £	At 30 <sup>th</sup> June 2023 £
Cash	1,925,289	2,075,703	4,000,992
Loans falling due within one year	(350)	-	(350)
Loans falling due in more than one year	(34,793)	389	(34,404)
	<b>£1,890,146</b>	<b>2,075,703</b>	<b>£3,966,238</b>

## **Abbeyfield Wey Valley Society Limited**

### **Notes to the Financial Statements**

#### **For The Year Ended 30th June 2023**

#### **1. Status of the Society**

The Society is a private company limited by guarantee registered under the Companies Act 2006 (Registered Number 10259078) in England & Wales and the Charities Act 2011 (Registered Number 1168173). The Society is also registered under the Housing & Regeneration Act 2008 (Regulator of Social Housing number H3294). The Society's registered office address and a description of the nature of the Society's operations can be found in the Report of the Trustees.

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the Society's accounts.

#### **2.1 Basis of Accounting and Assessment of Going Concern:**

The financial statements have been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) Second Edition, the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. Abbeyfield Wey Valley Society Limited is a public benefit entity and applies FRS 102 accordingly. The accounts comply with the Companies Act 2006, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

The accounts have been prepared in £GBP sterling, which is the functional currency of the Society. Monetary amounts in these financial statements are rounded to the nearest £.

The Trustees consider there are no material uncertainties about the Society's ability to continue as a going concern.

#### **2.2 Fixed Assets – Housing Land and Buildings**

Housing land and buildings are stated at cost. The cost of properties is their purchase price together with incidental costs of acquisition including interest payable. Interest payable is capitalised by applying the Society's cost of borrowing to expenditure during the construction or refurbishment of any property up to the date of practical completion. Additionally, any professional fees incurred in the construction or refurbishment of any property are also capitalised cost.

In accordance with paragraph 17.16 of FRS 102, properties are accounted for on a component cost basis. In the absence of more precise information, the value of each component has been established using a matrix agreed between the National Housing Federation and the Institute of Chartered Accountants of England & Wales, with the exception of the Hatch Mill redevelopment of 2012 for which component information was available.

#### **2.3 Social Housing Grant**

Where developments have been financed wholly or partially by Social Housing Grant, the grant is recognised as income when received or receivable in accordance with the performance model. Social Housing Grant may be repayable in certain circumstances including the sale of the property or a change in its use.

#### **2.4 Fixed Assets: Fixtures, Fittings and Equipment**

Assets donated to the Society are not included in the balance sheet. Other assets are included at cost. Only assets purchased with a cost greater than £1,000 are capitalised.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**2.5 Loan Finance Costs**

Costs incurred in the securing and raising of loan finance are amortised over the period of the loan.

**2.6 Income**

All income is recognised once the Society has entitlement to the income, it is probable that the income will be received and the amount of income can be measured reliably.

Turnover represents fees receivable, and income from care at home services which are recognised in the period to which they relate.

Monetary donations to the Society are credited to the Statement of Financial Activities when it is probable that they will be received. Grants, including government grants, are measured using the performance model and are credited to the Statement of Financial Activities when it is probable that they will be received and any conditions have been satisfied.

**2.7 Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the Society to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources. Resources expended includes irrecoverable VAT.

**2.8 Depreciation**

The cost of completed Housing Properties (net of the cost of land) is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated useful life. The principal components and the depreciation rate applied to each component are set out below:

	<u>Years</u>		<u>Years</u>
Land	n/a	Kitchen	20
Main Structure & Fabric	100	Bathroom/W.C.	30
Roof & Covering	70	Heating/ventilation/plumbing	30
Windows and External Doors	30	Electrics	40
Gas Boilers	15	Lift	20
Grounds and gardens	15	Internal structures	20

- Leasehold Land is amortised over the term of the 125 year lease which began in 1983.
- Fixtures, fittings & equipment are depreciated over a 5 year life on a straight line basis.
- Computer equipment is depreciated over a 3 year life on a straight line basis.
- Vehicles are depreciated on a 25% reducing balance basis.

A full year's depreciation is charged on fixed assets in the year of purchase, with no charge applied in the year of disposal. Assets in the course of construction are not depreciated until they are brought into use.

## **Abbeyfield Wey Valley Society Limited**

### **Notes to the Financial Statements**

#### **For The Year Ended 30th June 2023**

#### **2.9 Stocks**

Stocks are valued at the lower of cost or net realisable value, and primarily comprise of food stocks and cleaning materials.

#### **2.10 Investments**

Over 99% of the Society's Investments are in unit trusts. Initially they are recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing market price. The statement of financial activities includes the net gains and losses arising on the revaluations and disposals throughout the year.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value.

#### **2.11 Debtors and creditors**

Trade and Other Debtors are classified as basic financial instruments and are measured and recorded in the accounts at the Initial transaction price.

Debtors and Creditors are subsequently measured at amortised cost using the effective interest rate method. Financial assets classified as receivable within one year and financial liabilities classified as payable within one year are not amortised.

#### **2.12 Corporation Tax and VAT**

The Society has charitable status and is exempt from Corporation Tax. The Society is not registered for VAT. No VAT is charged to residents and expenditure in the Statement of Financial Activities includes the relevant VAT.

#### **2.13 Pensions**

The Society used to operate a pension scheme for employees which meets the requirements of being a Qualifying Workplace Pension Scheme. The scheme was administered and operated by Standard Life Assurance Company which holds the assets of the scheme. It was a voluntary defined contribution scheme which is closed to new members. The Society additionally operates an auto-enrolment pension scheme which is operated through the National Employment Savings Trust (NEST) with both employees and the Society paying contributions monthly to NEST on a percentage of 'Qualifying Earnings' basis. Following the two most recent mergers, the Society also has schemes with NOW: Pensions and The People's Pension. These two schemes operate in a similar fashion to NEST.

#### **2.14 Significant Management Judgements and Estimation Uncertainties**

##### **Impairment:**

Properties are assessed for impairment when there is an indication that the property has been impaired. This includes properties in the course of development. The assessment is carried out by comparing the carrying value of the property with its recoverable amount (taking into account service potential), and, where applicable, the property is written down to its recoverable amount.

##### **Depreciation:**

The depreciation of property components is based on management's estimate of their useful lives which is kept under review.

##### **Doubtful Debts provision:**

The provision for doubtful debts is based on management's estimate of the recoverability of residents' arrears. No provision for doubtful debts is thought to be needed at 30th June 2023.

**Abbeyfield Way Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

<b>3.</b>	<b>Income from donations and grants</b>	<b>2023</b>	<b>2022</b>
		<b>£</b>	<b>£</b>
	Covid-related Fund Grants	3,387	139,076
	Donations and bequests	88,032	11,955
		<hr/>	<hr/>
	<b>Total Income from donations and grants</b>	<b>£91,419</b>	<b>£151,031</b>
		<hr/>	<hr/>
<p>Covid-related Fund Grants represents government grants received to support the Society through the Covid19 pandemic. There are no unfulfilled conditions or contingencies related to government grants.</p>			
<b>4.</b>	<b>Income from charitable activities</b>		
	Gross fees from accommodation services	9,352,658	6,033,591
	Less voids	(1,182,890)	(873,720)
		<hr/>	<hr/>
	Net fees receivable from accommodation services	8,169,768	5,159,871
	Home Care activities	186,129	197,762
		<hr/>	<hr/>
	<b>Net fees from all activities</b>	<b>£8,355,897</b>	<b>£5,357,633</b>
		<hr/>	<hr/>
<b>5.</b>	<b>Investment Income</b>		
	Interest on funds on call and short notice	53,286	1,330
	Accumulated Income	60,593	42,668
	Portfolio dividends and interest	11,370	-
		<hr/>	<hr/>
	<b>Total Investment Income</b>	<b>£125,249</b>	<b>£20,593</b>
		<hr/>	<hr/>
<b>6.</b>	<b>Income from Other Trading Activities</b>		
	Fundraising events	2,872	3,098
		<hr/>	<hr/>
	<b>Total Income from Other Trading Activities</b>	<b>£2,872</b>	<b>£3,098</b>
		<hr/>	<hr/>

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

<b>7. Expenditure on charitable activities</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Employee costs, agency staff and training	6,580,990	3,924,764
Catering	417,495	257,190
Other care expenses	225,785	137,326
Establishment expenses	369,926	235,024
Repairs and maintenance	449,237	353,925
Vehicle costs	11,643	7,646
Depreciation and amortisation	291,311	259,782
Residents' amenities	56,337	35,189
Interest payable	3,295	3,329
Debt provision and write-offs	56,677	34,335
Disposal of assets	-	(962)
Development costs	-	37,762
General management expenses	252,645	210,603
Support costs (Note 8)	437,227	329,860
	<hr/>	<hr/>
Total expenditure on charitable activities	£9,152,568	£5,825,773
	<hr/>	<hr/>

<b>8. Support costs</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Employee costs	183,298	142,932
Administration costs	156,980	128,872
Payroll fees	12,173	9,403
Professional fees	62,184	36,663
Auditors' remuneration	22,592	11,990
	<hr/>	<hr/>
Total support costs	£437,227	£329,860
	<hr/>	<hr/>

Remuneration payable to the auditors for the auditing of the accounts, excluding VAT, amounted to £11,450 (2022: £12,000).

<b>9. Raising Funds</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Investment management fees	7,939	6,385
Costs of fundraising events	1,146	3,461
	<hr/>	<hr/>
Total Raising Funds	£9,085	£9,846
	<hr/>	<hr/>

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**10. Particulars of turnover, operating costs and operating surplus**

<b><u>2023</u></b>	<b><u>Care Homes</u></b>	<b><u>Housing</u></b>	<b><u>Home Care</u></b>	<b><u>Other</u></b>	<b><u>TOTAL</u></b>
Fees at full occupancy	8,992,684	-	-	-	8,992,684
Home Care fees	-	-	186,129	-	186,129
Other income (grants/donations)	3,387	-	-	90,904	94,291
Rental income at full occupancy	-	108,352	-	-	108,352
Service charges	-	251,622	-	-	251,622
Gross Income (before voids)	8,996,071	359,974	186,129	90,904	9,633,078
Void	(1,006,087)	(176,803)	-	-	(1,182,890)
Net incomes (after voids)	7,989,984	183,171	186,129	90,904	8,450,188
Direct Costs	(8,199,081)	(241,954)	(168,698)	(9,085)	(8,618,818)
Surplus/(deficit) before central overhead	(209,097)	(58,783)	17,431	81,819	(168,630)
Central overhead allocation	(475,680)	(50,366)	(16,789)	-	(542,835)
Operating surplus/(deficit)	(684,777)	(109,149)	642	81,819	(711,465)

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**10. Particulars of turnover, operating costs and operating surplus (continued)**

<b><u>2022</u></b>	<b><u>Care Homes</u></b>	<b><u>Housing</u></b>	<b><u>Home Care</u></b>	<b><u>Other</u></b>	<b><u>TOTAL</u></b>
Fees at full occupancy	5,716,946	-	-	-	5,716,946
Home Care fees	-	-	197,762	-	197,762
Other income (grants/donations)	139,076	-	-	11,955	151,031
Rental income at full occupancy	-	80,895	-	-	80,895
Service charges	-	238,849	-	-	238,849
Gross Income (before voids)	5,856,022	319,744	197,762	11,955	6,385,483
Voids	(812,343)	(61,378)	-	-	(873,721)
Net incomes (after voids)	5,043,679	258,366	197,762	11,955	5,511,762
Direct Costs	(4,836,954)	(403,593)	(196,263)	-	(5,436,810)
Surplus/(deficit) before central overhead	206,725	(145,227)	1,499	11,955	74,952
Central overhead allocation	(333,539)	(53,403)	(11,867)	-	(398,809)
Operating surplus/(deficit)	(126,814)	(198,630)	(10,368)	11,955	(323,857)



**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**11. Tangible Fixed Assets**

	Freehold Land & Buildings £	Long Leasehold Land £	Long Leasehold Buildings £	Work in Progress	Sub Total Land & Buildings £	Fixtures Fittings & Equipment £	Vehicles £	Total £
<b>Cost</b>								
At 1st July 2022	10,626,632	69,048	1,817,773	-	12,513,453	782,077	62,273	13,357,803
Additions	7,433,740	-	13,140	19,482	7,466,362	207,257	3,985	7,677,604
Disposals	(1,764,019)	-	-	-	(1,764,019)	(36,158)	-	(1,800,177)
At 30th June 2023	16,296,353	69,048	1,830,913	19,482	18,215,796	953,176	66,258	19,235,230
<b>Depreciation</b>								
At 1st July 2022	1,640,900	21,952	655,406	-	2,318,258	659,217	44,590	3,022,065
Charge for the year	175,936	552	28,343	-	204,831	81,229	5,251	291,311
On disposal	(80,010)	-	-	-	(80,010)	(31,793)	-	(111,803)
At 30th June 2023	1,736,826	22,504	683,749	-	2,443,079	708,653	49,841	3,201,573
<b>Net Book Amount</b>								
At 30th June 2022	£8,985,732	£47,096	£1,162,367	-	£10,195,195	£122,860	£17,683	£10,335,738
At 30th June 2023	£14,559,527	£46,544	£1,147,164	£19,482	£15,772,717	£244,523	£16,417	£16,033,657

Note (a) A loan from Orchardbrook Limited of £34,754 (2022: £35,143) is secured on the long leasehold property.

Included within Freehold Land & Buildings is land of £3,020,000 (2022: £1,420,000) which is not depreciated.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>12. Investments</b>		
Balance brought forward	1,953,450	872,471
Additions	1,788,395	1,197,158
Accumulated Income	60,593	42,668
Disposals	(157,959)	(4,650)
Unrealised gains/(losses)	(7,552)	(157,670)
Movement in cash	113,928	3,473
	<hr/>	<hr/>
	£3,750,855	£1,953,450
	<hr/>	<hr/>
Within the above are:		
Investments at fair value through net income	3,632,252	1,948,775
Cash held by investment managers	118,603	4,675
	<hr/>	<hr/>
	£3,750,855	£1,953,450
	<hr/>	<hr/>
<b>13. Stocks</b>		
Household supplies	£12,144	£6,005
	<hr/>	<hr/>
<b>14. Trade and Other Debtors</b>		
Residents' fees	241,668	167,077
Less provision for doubtful debts	-	-
	<hr/>	<hr/>
	241,668	167,077
Other debtors	12,179	2,347
Prepayments and accrued income	175,640	96,809
	<hr/>	<hr/>
	£429,487	£266,233
	<hr/>	<hr/>
<b>15. Cash and Cash Equivalents</b>		
COIF Deposit Account	-	1,230,396
Bank accounts	3,999,097	695,083
Cash in hand	1,895	3,040
	<hr/>	<hr/>
	£4,000,992	£1,928,519
	<hr/>	<hr/>

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**16. Creditors: Amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	£	£
Amount due on Orchardbrook Limited Loan (Note 17)	350	350
Trade creditors	212,894	171,434
Social Security and PAYE	154,301	94,514
Other creditors	101,916	77,991
Accruals and deferred Income	403,800	230,205
	<hr/>	<hr/>
	£873,261	£574,494
	<hr/>	<hr/>

**17. Creditors: amounts falling due after one year**

Recycled Capital Grant Fund	Note 19	324,660	-
Loan from Orchardbrook Limited	Note (a)	34,404	34,793
		<hr/>	<hr/>
		£359,064	£34,793
		<hr/>	<hr/>

Note (a) A 60 year loan taken out in 1986 to help fund the development of Wey Valley House. Interest is fixed at 9.5% and is secured by a legal charge over Wey Valley House.

**18. Social Housing Grant**

	<b>2023</b>	<b>2022</b>
	£	£
<b>Aggregate amount received</b>		
At 1st July 2022	3,752,630	3,752,630
Grant recycled to RCGF	(324,660)	-
	<hr/>	<hr/>
At 30th June 2023	£3,427,970	£3,752,630
	<hr/>	<hr/>
<b>Released to SOFA</b>		
At 1st July 2022	3,752,630	3,752,630
Grant recycled to RCGF	(324,660)	-
	<hr/>	<hr/>
At 30th June 2023	£3,427,970	£3,752,630
	<hr/>	<hr/>
<b>Net Book Amount</b>		
At 30th June 2022	£ -	£ -
	<hr/>	<hr/>
At 30th June 2023	£ -	£ -
	<hr/>	<hr/>

In addition to the above grants received by the Society, a total of £1,490,603 social housing grants have been assumed by the Society on transfer of properties from other Abbeyfield societies.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**19. Recycled Capital Grant Fund**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Balance brought forward	-	-
Grants recycled	324,660	-
Interest accrued	-	-
	<hr/>	<hr/>
Balance carried forward	<b>£324,660</b>	<b>£ -</b>
	<hr/>	<hr/>

The entire balance of the RCGF relates to Homes England.

**20. Reserves:**

**Movement During The Year**

	<b>Opening Balance 01/07/2022</b>	<b>Total Comprehensive Income</b>	<b>Transfers To/(from) Reserves</b>	<b>Closing Balance 30/06/2023</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<i>Unrestricted Reserves</i>				
Designated Reserves	8,539,803	-	-	8,539,803
Revenue Reserve	1,554,617	8,001,927	-	9,556,544
Prudential Reserve	850,000	-	-	850,000
	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted Funds	10,944,420	8,001,927	-	18,946,347
<i>Restricted Funds (Note 21)</i>	2,933,008	1,115,455	-	4,048,463
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>£13,877,428</b>	<b>£9,117,382</b>	<b>-</b>	<b>£22,994,810</b>
	<hr/>	<hr/>	<hr/>	<hr/>

The Designated Reserve represents those reserves allocated by the Society to ensure its existing operations remain fit for purpose, and to develop new services.

The Prudential Reserve represents the funds necessary to cope with a downturn in the economic environment in which the Society operates, or in a worst-case scenario to allow an orderly liquidation of the Charity.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

21. Restricted Funds	Opening Balance 01/07/2022 £	Income £	Expenditure £	Closing Balance 30/06/2023 £
Hatch Mill Garden Fund	8,299	9,201	-	17,500
Roundhay	10,000	-	-	10,000
Guildford House Fund	60,670	-	-	60,670
Disabled Vehicle Fund	950	-	-	950
Maitland House Lift Fund	24,425	-	-	24,425
Maitland House Resident Financial Support	49,078	-	(2,190)	46,888
David Gresham House Premises Fund	-	1,000,000	-	1,000,000
Gresham Fund	-	272,973	-	272,973
Fixed Assets Fund	2,779,586	-	(242,874)	2,536,712
Wey Valley House Staff	-	78,345	-	78,345
	<hr/>	<hr/>	<hr/>	<hr/>
	£2,933,008	£1,360,519	£(245,064)	£4,048,463
	<hr/>	<hr/>	<hr/>	<hr/>

**Restricted Funds**

The Roundhay fund was established to support residents who might require additional financial support, and the Guildford House fund was to make life easier for residents who are hard of hearing and for their general comfort in the Guildford Home.

The David Gresham House Premises Fund and Gresham Fund were established as part of the Transfer of Engagements with Abbeyfield North Downs Society. The Premises Fund is to be applied on capital or revenue expenditure while the Gresham Fund is to be applied in supporting residents with payment of their fees.

The Fixed Assets Fund represents that element of the fixed assets of the Society which has been funded by social housing grants received from the government.

The Wey Valley House Staff fund represents a donation received for the benefit of Wey Valley House staff.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**22. Contingent Liabilities**

As part of the transfer of assets by Abbeyfield Reading Society on 1<sup>st</sup> February 2022, Abbeyfield Wey Valley Society, ("AWVS"), agreed that should it decide to sell the property that had been transferred across, before 1<sup>st</sup> February 2025, or close down the home or effectively cease to operate it as a care home, then it would have to pay a Compensation Payment to Eventide & Watts (that had written off a loan to Abbeyfield Reading Society of £393,006 at the time of the transfer).

The Compensation Payment would be calculated as follows. 50% of the gross proceeds of the sale of the property less:

- All legal & agency fees incurred by AWVS plus any costs incurred by AWVS in closing the home down,
- The costs of any investments made by AWVS to improve the property, plus the aggregate of the operational losses (if any) incurred in running the home from the 1<sup>st</sup> February 2022 until the date when either the home is closed or sold as a going concern.

As part of the transfer of assets by Dorking Residential Care Homes on 30<sup>th</sup> August 2022, Abbeyfield Wey Valley Society, ("AWVS"), agreed that should it decide to sell the property that had been transferred across, before 30<sup>th</sup> August 2027, or close down the home or effectively cease to operate it as a care home, then it would have to pay a Compensation Payment calculated as below.

Net sales proceeds of any sale following the sale less deduction of:

- i. Reasonable & proper costs of sale,
- ii. Reasonable and proper closing down costs,
- iii. Any proper costs of investments made by AWVS for improvements to the premises & grounds,
- iv. Any properly incurred operational losses in respect of the provision of care home services at the premises,
- v. Any other proper costs incurred by AWVS in respect of the building & grounds which are not included within point iii above.

The net sales proceeds from the above should be divided equally between the Society and such charitable organisation or organisations in the Dorking area to be nominated by Central Surrey Voluntary Action, The Point, Lions Court, RH4 1AB or any successor body or, in the absence of either, Community Foundation for Surrey, charity number 1111600, Company number 5442921.

As part of the transfer of assets by Abbeyfield North Downs Society Limited on 28<sup>th</sup> April 2023, Abbeyfield Wey Valley Society, ("AWVS"), agreed that should it decide to transfer the premises or any interest in the premises before 28<sup>th</sup> April 2028 without the prior written consent of the Abbeyfield Society and consent may not be withheld in the case of a sale of the freehold on AWVS ceasing to provide services at the premises if the Abbeyfield Society is satisfied that arrangements have been made such that:

The net sale proceeds of any sale that occurs within 5 years of 28<sup>th</sup> April 2023, as calculated after the deduction of:

- i. Costs of sale,
- ii. Closing down costs
- iii. Any investments made by AWVS for improvements to the building & grounds not paid for out of the Premises Fund, (see Note 21),
- iv. Any operational losses not paid for out of the Premises Fund,
- v. The cost of the repayment of the Social Housing Grants, if required
- vi. Any other costs incurred by AWVS related to the Premises not paid for out of the Premises Fund

Will be transferred to the Abbeyfield Society.

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

The contingent liability at 30th June 2022 was in regards to the Abbeyfield Reading Society as noted above.

**23. Capital Commitments**

At 30th June 2023 and 30th June 2022 the Society had no capital commitments.

The Board has approved the budget for the year ended 30th June 2023 which includes capital costs of £502,000 (2022: £176,000).

**24. Employees**

	<b>2023</b>	<b>2022</b>
	£	£
Salaries and wages	5,128,960	3,162,198
Employers' Social Security costs	448,244	256,032
Pensions	215,380	146,933
Termination payments	1,960	8,500
	<hr/>	<hr/>
	£5,794,544	£3,573,633
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The average number of employees in the period was 267 (2022: 182), which equated to approximately 200 full time equivalent heads (2022: 136).

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**25. Payments to Members, Trustees and Officers**

No fees or remuneration were paid during this year or last to any of the Members or Trustees. Expenses reimbursed to Trustees in the current financial year amounted to £866 for reimbursement of meals & horticultural expenses (2022: £270 for travel expenses). The aggregate amount of emoluments, including pension contributions, payable to the Key Management Personnel in the year were £384,424 (2022: £417,132).

The full-time equivalent number of staff whose remuneration payable was more than £60,000 is:

	2023	2022
£120,000 - £130,000	1	-
£90,000 – £100,000	-	1
£80,000 – £90,000	1	1
£60,000 – £70,000	2	-
	<hr/>	<hr/>
	4	2
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Included within the above were payments to the CEO, being the highest paid employee amounting to £112,956 for the year excluding pension contributions (2022: £97,885).

The CEO is a member of the Society's employee defined contribution scheme. The Society contributes to the CEO's pension at 7% of salary with the CEO contributing 8% of her salary. No special or enhanced terms apply.

**26. Controlling Party**

The Board of Trustees are the ultimate controlling party of the Society.

**27. Units in Management**

	2023	2022
Residential	162	89
Nursing	27	27
Sheltered	22	25
	<hr/>	<hr/>
	211	141
	<hr/>	<hr/>

During the year, the Society acquired properties from Abbeyfield North Downs Society and Dorking Residential Care Homes increasing the number of Residential beds by 29 and 44 respectively, with the Abbeyfield North Downs Society home also coming with 5 Sheltered units and the Society sold its Castle Gate property, reducing Sheltered units by 8.



**Abbeyfield Way Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

28. Net Assets by fund	Unrestricted £	Restricted £	2023 Total £
Fixed Assets	17,247,800	2,536,712	19,784,512
Current Assets	2,930,872	1,511,751	4,442,623
Current Liabilities	(873,261)	-	(873,261)
Long Term Liabilities	(359,064)	-	(359,064)
	<hr/>	<hr/>	<hr/>
Total	£18,946,347	£4,048,463	£22,994,810
	<hr/>	<hr/>	<hr/>
	Unrestricted £	Restricted £	2022 Total £
Fixed Assets	9,509,602	2,779,586	12,289,188
Current Assets	2,044,105	153,422	2,197,527
Current Liabilities	(574,494)	-	(574,494)
Long Term Liabilities	(34,793)	-	(34,793)
	<hr/>	<hr/>	<hr/>
Total	£10,944,420	£2,933,008	£13,877,428
	<hr/>	<hr/>	<hr/>

**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

29. Reserves:				
Prior Year Movement	Opening Balance 01/07/2021 £	Total Comprehensive Income £	Transfers To/(from) Reserves £	Closing Balance 30/06/2022 £
<i>Unrestricted Funds</i>				
Designated Reserves	8,539,803	-	-	8,539,803
Revenue Reserve	542,352	1,012,265	-	1,554,617
Prudential Reserve	850,000	-	-	850,000
	<hr/>	<hr/>	<hr/>	<hr/>
Total Unrestricted Funds	9,932,155	1,012,265	-	10,944,420
<i>Restricted Funds</i>	2,899,483	(33,525)	-	2,933,008
	<hr/>	<hr/>	<hr/>	<hr/>
	£12,831,638	£1,045,790	£ -	£13,877,428
	<hr/>	<hr/>	<hr/>	<hr/>
	Opening Balance 01/07/2021 £	Income £	Expenditure £	Closing Balance 30/06/2022 £
<b>Restricted Funds</b>				
Hatch Mill Garden Fund	8,299	-	-	8,299
Roundhay	10,000	-	-	10,000
Guildford House Fund	60,670	-	-	60,670
Disabled Vehicle Fund	950	-	-	950
ICF- Hatch Mill	-	28,825	(28,825)	-
ICF - Wey Valley House	-	15,614	(15,614)	-
ICF - Ridgway Court	-	9,608	(9,608)	-
RTF - Hatch Mill	2,161	25,575	(27,736)	-
RTF - Wey Valley House	291	13,853	(14,144)	-
RTF - Ridgway Court	-	8,525	(8,525)	-
Workforce Recruitment and Retention Fund	-	26,837	(26,837)	-
Vaccine Fund	-	2,566	(2,566)	-
Maitland House Lift Fund	-	24,425	-	24,425
Maitland House Resident Financial Support Fund	-	49,078	-	49,078
Maitland House Ground Floor Refurbishment Fund	-	20,000	(20,000)	-
Maitland House Covid Fund	-	8,873	(8,873)	-
Fixed Assets Fund	2,817,112	-	(37,526)	2,779,586
	<hr/>	<hr/>	<hr/>	<hr/>
	£2,899,483	£233,779	£(200,254)	£2,933,008
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**Abbeyfield Wey Valley Society Limited**

**Notes to the Financial Statements**

**For The Year Ended 30th June 2023**

**30. Gift on Charity Combination**

During the year, the Society completed two charity combinations. On 1 September 2022, a Transfer of Engagements was completed with Dorking Residential Care Homes Limited (Registered Society number: 13238R) and on 1 May 2023, a Transfer of Engagements was completed with Abbeyfield North Downs Society. The fair value of the net assets acquired on the transfers is set out below:

	<b>DRCH</b>	<b>ANDS</b>
	<b>£</b>	<b>£</b>
Housing Properties - Freehold Land and Buildings	3,900,000	3,500,000
Fixtures, Fittings & Equipment	4,440	55,343
Vehicles	3,985	-
Investments	155,700	1,737,386
Stock	-	6,040
Debtors	1,351	38,960
Cash at Bank and In Hand	24,008	374,458
Creditors	(337,117)	(115,440)
	<hr/>	<hr/>
	£3,752,367	£5,596,747
	<hr/>	<hr/>
Represented by:		
Unrestricted funds	3,752,367	4,323,774
Restricted Funds	-	1,272,973
	<hr/>	<hr/>
	£3,752,367	£5,596,747
	<hr/>	<hr/>

**31. Related Party Transactions**

There were no related party transactions during the year.

**32. Post Balance Sheet Events**

Kemnal House, a 7 unit sheltered house, was closed due to its financial non viability at the end of November 2023. The Trustees are looking to sell the property during 2024.

