

**Abbeyfield Northallerton CIO**  
**Trustees' Report and Financial Statements**  
**For the year ended 31 March 2021**

**Charity Number: 1175260**  
**Company Number: CE011663**

**Cummins Young**  
**39 Westgate**  
**Thirsk**  
**North Yorkshire**  
**YO7 1QR**

## Abbeyfield Northallerton CIO

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**Abbeyfield Northallerton CIO**

**Legal and Administrative Information**

<b>Charity Number</b>	1175260	
<b>Company Number</b>	CE011663	
<b>Address</b>	Fir Lodge 82 South Parade Northallerton North Yorkshire DL7 8SJ	
<b>Trustees</b>	J Turnbull I Smithson Dr A Brereton  I Parminter Mrs P Fowler Watts MBE P Burke Mrs C Walters Mrs H Darwin	Chairperson Treasurer Secretary and Vice Chairperson Appointed November 2020      Resigned November 2020
<b>Independent Examiner</b>	Adil Khan ACA Cummins Young 39 Westgate Thirsk North Yorkshire YO7 1QR	
<b>Bankers</b>	Charities Aid Foundation Bank 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ	

**Abbeyfield Northallerton CIO**

**Report of the Trustees**

**for the year ended 31 March 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 March 2021.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Charity is a Charitable Incorporated Organisation (Company number CE011663), having solely charitable objectives, and registered as a charity (number 1175260). Abbeyfield Northallerton CIO was registered with the Charity Commission on 20 October 2017.

The governing document is its constitution, agreed by the prospective trustees dated 18 October 2017. Memorandum and Articles of Association are dated 1 December 2009.

**TRUSTEES**

The trustees who served during the year were as follows:

J Turnbull	Chairperson	
I Smithson	Treasurer	
Dr A Brereton	Secretary and Vice Chairperson	Appointed November 2020
I Parminter		
Mrs P Fowler Watts MBE		
P Burke		
Mrs C Walters		
Mrs H Darwin		Resigned November 2020

New trustees are given adequate training in respect of their legal obligations under charity law, in particular in relation to the Charity Commission Guidance on Public Benefit, the charity constitution and the trustees decision making processes.

**ORGANISATION**

A Committee of trustees, who meet quarterly, administers the Charity. There is also a finance sub committee who meet as and when required in addition to the trustees meetings. There are currently ten employees appointed by the trustees.

**OBJECTIVES AND ACTIVITIES**

The Trustees have had regard to the guidance issued by the Charity Commission on public benefit. The principal objects of the charity are to relieve persons of pensionable age who are in need by reason of their age, by the provision of communal living facilities in supported houses and by the provision of amenities and services to such persons and their families.

**Abbeyfield Northallerton CIO**

**Report of the Trustees - continued**

**for the year ended 31 March 2021**

**REVIEW OF THE ACTIVITIES AND FUTURE DEVELOPMENT**

I became chair at a meeting back in June 2020 with the view to try to resolve many issues which had arisen due to Covid 19 and a breakdown in the smooth running of the house due to serious staffing problems.

Harriet Restall resigned in July 2020.

With the help of all the trustees who formed various working groups to find solutions to above issues. Judith Warrior was appointed as General Manager of Abbeyfield Northallerton and joined us in October 2020. Also Claudia Clarkson is now Senior Housekeeper/Deputy Manager.

National Covid 19 restrictions were in place which meant severe curtailment on residents and staff movements/activities.

The flat became occupied in November 2020. Rooms 1 and 2 became vacant with Room 1 now occupied by Joyce Reeves (Derek Bloomfield's sister). Room 2 was unoccupied as at March 2021.

Room 11 has been taken by Nancie Williamson in October 2020.

Helen Darwin resigned as a trustee for personal reasons which leaves a vacancy on the board which we hope to fill in the future.

Essential maintenance only was undertaken and we have a new Service Engineer looking after the boilers.

Due to 90% occupancy our financial reserves have increased helped by no major expenditure on the maintenance on the building. We are planning to upgrade residents bathrooms as and when we are able.

I have to say all the kitchen/cleaning and admin staff excelled in their efforts to maintain the standards we aspire to at Abbeyfield and keep the house running as smooth as possible which shows their tremendous commitment to Fir Lodge.

**FINANCIAL RESULTS**

The society achieved an occupancy level of 93.51% (2020 - 100%)

The results for the period are set out in the Statement of Financial Activities on page 6 and the surplus on ordinary activities of £56,362 will be transferred to accumulated reserves.

**RESERVES POLICY AND RISK MANAGEMENT**

Cash flow will continue to be monitored carefully. Abbeyfield Northallerton CIO is governed by charity legislation under which a risk assessment had been made and the trustees have determined that liquid funds are required between three and six months expenditure. Based upon expenditure for 2020/2021 the liquid reserves required are between £46,500 and £93,000. At 31 March 2021 the liquid reserves were £218,912 (2020 - £178,555).

The Trustees monitor the financial position of the Charity at each committee meeting and also examine other operational and business risks. The Trustees are satisfied that systems are in place to mitigate the exposure to the major risks.

**Abbeyfield Northallerton CIO**

**Report of the Trustees - continued**

**for the year ended 31 March 2021**

**STATEMENT OF TRUSTEES RESPONSIBILITIES**

The Trustees are responsible for preparing the Trustees' Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Charity law requires the Trustees to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the charity and of the incoming resources and applications of resources, including the income and expenditure, of the charity for that period. In preparing these financial statements, the Trustees are required to:

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

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Board

**J Turnbull**  
**Chairperson**

**Date**            **28 September 2021**

**Abbeyfield Northallerton CIO**

**Independent Examiners Report to the Trustees of Abbeyfield Northallerton CIO**

I report to the Trustees on the financial statements of the charity for the year ended 31 March 2021, which are set out on pages 6 to 13.

**Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiners statement**

I am qualified to undertake the examination by being a member of the Institute of Chartered Accountants in England and Wales.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect

· the accounting records were not kept in accordance with section 130 of the Charities Act: or

the financial statements did not accord with the accounting records: or

· the financial statements did not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached

**Adil Khan ACA**

**Date: 28 September 2021**

**Independent Examiner**

Cummins Young  
39 Westgate  
Thirsk  
North Yorkshire  
YO7 1QR

**Abbeyfield Northallerton CIO**

**Statement of Financial Activities  
(incorporating income and expenditure account)**

**for the year ended 31 March 2021**

	<b>Notes</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>2021 Total £</b>	<b>2020 Total £</b>
<b>Incoming Resources</b>					
<b>Donations</b>					
Sundry donations		282	-	282	477
<b>Charitable activities</b>					
Residents charges		223,270	-	223,270	214,444
Job retention scheme grant		1,298	-	1,298	-
Sundry income		-	-	-	410
<b>Investment Income</b>	<b>2</b>	5,528	-	5,528	7,239
<b>Total income</b>		<u>230,378</u>	<u>-</u>	<u>230,378</u>	<u>222,570</u>
<b>Resources expended</b>					
<b>Charitable activities</b>					
Direct charitable costs	3	192,953	-	192,953	182,922
				-	-
<b>Governance costs</b>	<b>4</b>	2,231	-	2,231	2,220
<b>Total expenditure</b>		<u>195,184</u>	<u>-</u>	<u>195,184</u>	<u>185,142</u>
<b>Net Incoming resources for the year</b>					
<b>Net Income for the year</b>	<b>6</b>	35,194	-	35,194	37,428
<b>Other recognised gains/losses</b>					
<b>Increase/(decrease) in value of investments</b>		21,168	-	21,168	(25,111)
<b>Transfer to/(from) restricted reserve</b>		-	-	-	-
<b>Net movement in funds</b>		<u>56,362</u>	<u>-</u>	<u>56,362</u>	<u>12,317</u>
<b>Total funds brought forward</b>		<u>461,896</u>	<u>-</u>	<u>461,896</u>	<u>449,579</u>
<b>Total funds carried forward</b>	<b>14</b>	<u>518,258</u>	<u>-</u>	<u>518,258</u>	<u>461,896</u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing activities

The notes on pages 8 - 13 form an integral part of these financial statements



**Abbeyfield Northallerton CIO**

**Balance Sheet**

**for the year ended 31 March 2021**

		<b>2021</b>		<b>2020</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fixed Assets</b>					
Tangible Fixed Assets	9		186,657		199,424
Investments	10		<u>112,788</u>		<u>86,928</u>
			299,445		286,352
<b>Current Assets</b>					
Debtors	11	11,286		6,319	
Cash at Bank and in hand		<u>218,912</u>		<u>178,555</u>	
		230,198		184,874	
<b>Creditors: amounts falling due within one year</b>	12	<u>11,385</u>		<u>9,330</u>	
<b>Net Current Assets</b>			<u>218,813</u>		<u>175,544</u>
<b>Net assets</b>			<u><u>518,258</u></u>		<u><u>461,896</u></u>
<b>Funds</b>					
Unrestricted Income Fund	14		518,258		461,896
<b>Total Funds</b>	14		<u><u>518,258</u></u>		<u><u>461,896</u></u>

The financial statements were approved by the Board of Trustees on 28 September 2021 and signed on its behalf by:

**J Turnbull**  
Chairperson

**I Smithson**  
Treasurer

The notes of pages 8 - 13 form an integral part of these financial statements

## **Abbeyfield Northallerton CIO**

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

**for the year ended 31 March 2021**

#### **1. Accounting policies**

##### **Company information**

The Society is a Charitable Incorporated Organisation (Company number CE011663), having solely charitable objectives, and registered as a charity (number 1175260). Abbeyfield Northallerton CIO was registered on 20 October 2017. The registered address is Fir Lodge, 82 South Parade, Northallerton, North Yorkshire, DL7 8SJ.

##### **Basis of preparing financial statements**

The financial statements of the charity, which is a public benefit entity under FRS102, 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 Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

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 £.

As per paragraph 1.4 of the Housing SORP 2014, the Society has adopted the Charities SORP for its accounting periods from 20 October 2017.

##### **Incoming Resources**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### **Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

The society is not registered for VAT. Expenditure, where applicable, includes irrecoverable VAT.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Housing properties	4% reducing balance
Plant and machinery	15% reducing balance

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

##### **Investments**

Investments are included in the balance sheet at their fair value.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

**Abbeyfield Northallerton CIO**

**Notes to the Financial Statements - continued**

**for the year ended 31 March 2021**

**1. Accounting policies (continued)**

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Explanations regarding these funds are included in the notes to the financial statements

**Pensions**

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period in which they relate.

**Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

**Financial instruments**

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**Cash flow statement**

The company has taken advantage of the disclosure exemption not to prepare a cash flow statement in preparing these financial statements as permitted by Section 7 of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**2 Investment Income**

	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>2021 Total £</b>	<b>2020 Total £</b>
<b>Investment income</b>				
Bank interest	836	-	836	1,358
Dividends received	4,692	-	4,692	5,881
	<u>5,528</u>	<u>-</u>	<u>5,528</u>	<u>7,239</u>

Abbeyfield Northallerton CIO

Notes to the Financial Statements - continued

for the year ended 31 March 2021

3	Charitable Activities Expenditure	Unrestricted funds £	Restricted funds £	2021 Total £	2020 Total £
	<b>Direct charitable costs</b>				
	Food and provisions	19,061	-	19,061	18,062
	Wages and salaries	104,284	-	104,284	97,031
	Employers' NIC	241	-	241	334
	Staff pension costs	785	-	785	943
	Staff training	240	-	240	552
	Recruitment expenses	326	-	326	308
	General and water rates	3,594	-	3,594	3,737
	Insurance	2,061	-	2,061	2,130
	Light and heat	13,557	-	13,557	11,446
	Repairs, renewals and maintenance	13,953	-	13,953	16,192
	Gardening and window cleaning	1,854	-	1,854	1,686
	Cleaning, kitchen consumables, laundry and ppe	2,808	-	2,808	1,446
	Lifeline	1,991	-	1,991	1,952
	Printing, postage, stationery and computer costs	2,178	-	2,178	1,592
	Advertising	1,723	-	1,723	1,077
	Telephone	2,159	-	2,159	1,905
	Travelling expenses	-	-	-	287
	Social fund	50	-	50	1,737
	Newspapers and television licence	1,109	-	1,109	943
	Legal and professional fees	3,378	-	3,378	918
	Sundry expenses	385	-	385	52
	Affiliation fees	4,035	-	4,035	3,980
	Depreciation	13,181	-	13,181	14,612
	<b>Total Charitable activities expenditure</b>	<b>192,953</b>	<b>-</b>	<b>192,953</b>	<b>182,922</b>
4	<b>Governance costs</b>	<b>Unrestricted funds £</b>	<b>Restricted funds £</b>	<b>2021 Total £</b>	<b>2020 Total £</b>
	Accountancy	2,160	-	2,160	2,160
	Bank charges	71	-	71	60
	<b>Total Governance costs</b>	<b>2,231</b>	<b>-</b>	<b>2,231</b>	<b>2,220</b>
5	<b>Net incoming/(outgoing) resources for the year</b>			<b>2021 £</b>	<b>2020 £</b>
	<b>Net income/(outgoing) resources is stated after charging:</b>				
	Depreciation			<u>13,181</u>	<u>14,612</u>

**Abbeyfield Northallerton CIO**

**Notes to the Financial Statements - continued**

**for the year ended 31 March 2021**

**6 Employees**

**Employment Costs**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Wages and salaries	104,284	97,031
Pension Costs	785	943
	<u>105,069</u>	<u>97,974</u>

**Number of employees**

	<b>2021</b>	<b>2020</b>
	<b>Number</b>	<b>Number</b>
Hostel Staff	9	9
Management	1	2
Volunteers	8	9
	<u>18</u>	<u>20</u>

There were no employees who received total emoluments of more than £60,000.

During the year the total amount received by trustees for expenses was £nil (2020 - £231)

**7 Pension Costs**

The Company operates a defined contribution pension scheme in respect of employees. Contributions made during the year was as follows:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Pension charge for the period	785	943

**8 Taxation**

The Charity's activities fall within the exemptions afforded by the provisions of the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these financial statements.

**9 Tangible Fixed Assets**

	<b>Housing Property £</b>	<b>Plant and Machinery £</b>	<b>Total £</b>
<b>Cost</b>			
Brought forward	360,746	160,916	521,662
Additions	-	414	414
At 31 March 2021	<u>360,746</u>	<u>161,330</u>	<u>522,076</u>
<b>Depreciation</b>			
Brought forward	208,059	114,179	322,238
Charge for the year	6,107	7,074	13,181
At 31 March 2021	<u>214,166</u>	<u>121,253</u>	<u>335,419</u>
<b>Net Book Values</b>			
At 31 March 2020	<u>152,687</u>	<u>46,737</u>	<u>199,424</u>
At 31 March 2021	<u>146,580</u>	<u>40,077</u>	<u>186,657</u>

Abbeyfield Northallerton CIO

Notes to the Financial Statements - continued

for the year ended 31 March 2021

10	Investments	2021 £	2020 £			
	M&G Investments - The Equities Investment Fund for Charities	112,788	86,928			
11	Debtors	2021 £	2020 £			
	Rent debtor	3,185	-			
	Other debtors	8,101	6,319			
		11,286	6,319			
12	Creditors: amounts falling due within one year	2019 £	2020 £			
	Trade creditors and accruals	8,270	6,318			
	Rent received in advance	3,115	3,012			
		11,385	9,330			
13	Analysis of Net Assets between funds	Unrestricted funds £	Restricted funds £	Total funds £		
	Fund balances at 31 March 2021 as represented by:					
	Tangible fixed assets	186,657	-	186,657		
	Investments	112,788	-	112,788		
	Current assets	230,198	-	230,198		
	Current liabilities	(11,385)	-	(11,385)		
		518,258	-	518,258		
14	Movement in funds	At 01-Apr 2020	Incoming resources	Outgoing resources	Transfer	At 31-Mar 2021
	Unrestricted Funds					
	Unrestricted Funds	461,896	251,546	195,184		518,258
						-
	Total unrestricted funds	461,896	251,546	195,184	-	518,258

**Purposes of unrestricted funds**

The unrestricted funds are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

**Abbeyfield Northallerton CIO**

**Notes to the Financial Statements - continued**

**for the year ended 31 March 2021**

**15 Contingent liabilities and Capital Commitments**

The Abbeyfield Northallerton & District Society Limited received a capital grant from the Housing Corporation (subsequently transferred to Homes and Community Agency) amounting to £71,492 to assist in the financing of refurbishments. As part of the transfer of the funds to Abbeyfield Northallerton CIO this sum may be repayable together with interest at such rate as the Agency reasonably requires taking into account the provisions in the Capital Funding Guide. The sum is repayable upon a Relevant Event as defined in paragraph 7 of the Capital Funding Guide (version "Recovery of Capital Grant and Recycled Capital Grant Fund General Determination 2015"), or upon the disposal of the property howsoever effected, or the occurrence of a Change in Control in relation to Abbeyfield Northallerton CIO.

**16 Related Parties**

There were no transactions with related parties.