

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023

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FOR THE YEAR ENDED 30 SEPTEMBER 2023

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THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

REPORT OF THE EXECUTIVE COMMITTEE

The Executive Committee submit their report and the financial statements for the year ended 30 September 2023.

The Society is registered under the Companies Act 2006 and the liability of members is limited by guarantee.

The Executive Committee serving during the year or at the date of approval of the financial statements are:

Directors

Mr J Howe
Mr S Howe
Mrs I McDonald
Mrs J Smith
Mrs G Pitman (resigned 15 February 2023)

Method of appointment

Committee members are appointed by election at the annual general meeting. One third of members are required to retire each year, but may stand for re-election. The Executive Committee may also co-opt additional committee members between annual general meetings.

The Registered Office
and Principal Office of
the Society is:

Abbeyfield House
6 The Avenue
Totland Bay
Isle of Wight
PO39 0DH

Other relevant organisations are as follows:

Independent Examiners

A H Cross & Co Limited
Chartered Certified Accountants
16 Quay Street
Newport
Isle of Wight
PO30 5BG

Bankers

National Westminster Bank plc
107 St James' Square
Newport
Isle of Wight
PO30 1UR

Solicitors

Eldridges
Avenue House
Avenue Road
Freshwater
Isle of Wight
PO40 9UU

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

REPORT OF THE EXECUTIVE COMMITTEE (continued)

Principal Activity

The principal activity of the Society continues to be the provision of accommodation, care and companionship for lonely or frail elderly people in accordance with the aims and principles of The Abbeyfield Society Limited. This activity falls wholly within hostel housing activities as defined in the Housing Act 1996.

Status

The Society was registered under the Co-operative and Community Benefit Societies Act 2014. In 2019 the Society re-registered as a limited company under the provisions of the Companies Act 2006, and is registered with the Charity Commission as a charity.

Results

A deficit of £16,216 for the year arises. The detailed hostel property revenue account is presented on page 14.

Fixed Assets

Details of cost and depreciation of fixed assets are set out in notes 8 and 10.

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

Recruitment and Appointment of New Trustees

From time to time the Society reviews the skills and abilities of the Trustees to ensure that there is adequate breadth of experience. Should this be lacking or if additional Trustees are required due to retirement, prospective Trustees are invited from the Membership to apply.

Induction and Training of Trustees

All Trustees are provided with the Abbeyfield Executive Guide and Memorandum and Articles of Association. Should additional skills be required external training would be sought.

Organisational Structure

Day to day running of the Society's affairs are conducted by the Housekeeper, who reports to the Committee. The Trustees meet formally on a quarterly basis and at additional times as required on an informal basis to deal with issues requiring their input.

Major Risks

The Committee confirm that all major risks identified have been assessed and systems implemented to manage those risks.

Achievements, Performance and Financial Review

The Trustees main concerns are to provide a good quality environment for residents to live and employees to work, whilst balancing the financial constraints within budget and to comply with increasing legislation covering all aspects of the Society's operations.

Reserves

The Committee aims to have reserves of an amount equivalent to one year's residential charges, to cover contingencies including the cost of repairs and improvements to the property.

On behalf of the Executive Committee

..... Director

..... Director

..... Date

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

STATEMENT OF EXECUTIVE COMMITTEE MEMBERS' RESPONSIBILITIES

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

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

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

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

ABBEYFIELD WEST WIGHT SOCIETY LIMITED

I report on the accounts of The Abbeyfield West Wight Society Limited for the year ended 30 September 2023, which comprise the Statement of Financial Activities, the Balance Sheet and the related notes.

Respective Responsibilities of Trustees and Examiner

The Charity's Trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The Trustees consider that the audit requirement of Section 144(2) of the Charities Act 2011 ("the Act") does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145(5)(b) of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Trustees and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- the accounts do not accord with such records; or
- the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the Charities SORP (FRS102).

I 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 accounts to be reached.

I S Henderson
Chartered Accountant
A H Cross & Co Limited
16 Quay Street
Newport
Isle of Wight
PO30 5BG

Date

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2023

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
		£	£
TURNOVER	3	127,705	128,036
Operating costs	4	<u>144,925</u>	<u>131,310</u>
OPERATING DEFICIT		(17,220)	(3,274)
Interest receivable and similar income	5	<u>1,004</u>	<u>50</u>
DEFICIT ON ORDINARY ACTIVITIES		(16,216)	(3,224)
REVENUE RESERVE BROUGHT FORWARD		<u>191,345</u>	<u>194,569</u>
REVENUE RESERVE CARRIED FORWARD	11	<u>£175,129</u>	<u>£191,345</u>

The Society's only activity is the provision of hostel accommodation.

No operations have been discontinued or acquired during the year, and the above amounts relate entirely to continuing operations. All activities relate to unrestricted income funds.

The Society has no recognised gains and losses other than those included in the surplus/ deficit above, and therefore no separate statement of total recognised gains and losses has been presented.

The Committee approved the financial statements on

..... Director

..... Director

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 30 SEPTEMBER 2023

	<u>2023</u>	<u>2022</u>
	£	£
INCOMING RESOURCES		
Incoming resources from operating activities in furtherance of the Charity's objects	127,705	128,036
Investment income	<u>1,004</u>	<u>50</u>
Total incoming resources	<u>128,709</u>	<u>128,086</u>
RESOURCES EXPENDED		
Charitable expenditure in furtherance of the Charity's objects	139,956	126,679
Resources expended on managing and administering the Charity	<u>4,969</u>	<u>4,631</u>
Total resources expended	<u>144,925</u>	<u>131,310</u>
Net outgoing resources	(16,216)	(3,224)
Total funds brought forward	<u>191,345</u>	<u>194,569</u>
Total funds carried forward	<u>£175,129</u>	<u>£191,345</u>

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITEDCompany number 12304094BALANCE SHEETAT 30 SEPTEMBER 2023

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
		£	£
TANGIBLE FIXED ASSETS			
<u>Housing Land and Buildings</u>			
Housing Association schemes:			
Gross cost		372,341	372,341
Housing Corporation grant		(121,155)	(121,155)
Abbeyfield Society grant		(100,000)	(100,000)
Depreciation		<u>(26,992)</u>	<u>(24,028)</u>
Net book value	8	124,194	125,128
<u>Furnishings and Equipment</u>	9	<u>5,145</u>	<u>6,037</u>
TOTAL FIXED ASSETS		<u>129,609</u>	<u>131,195</u>
CURRENT ASSETS			
Cash at bank and in hand		133,828	147,098
CURRENT LIABILITIES			
Creditors: amounts falling due within one year	10	<u>4,256</u>	<u>2,896</u>
NET CURRENT ASSETS		<u>129,572</u>	<u>144,202</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>£259,181</u>	<u>£275,397</u>
Represented by:			
UNRESTRICTED FUNDS - Revenue Reserve	11	175,129	191,345
RESTRICTED FUNDS - Capital Reserve	11	<u>84,052</u>	<u>84,052</u>
		<u>£259,181</u>	<u>£275,397</u>

The Committee approved the financial statements on

..... Director

..... Director

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023

1. STATUS OF SOCIETY

The Society was re-registered under the Companies Act on 7 November 2019, previously being registered under the Co-operative and Community Benefit Societies Act 2014. The Society is a Registered Housing Association under the Housing Associations Act 1996.

The Society is wholly engaged in hostel activities as defined in the Housing Act 1996.

2. ACCOUNTING POLICIES

Accounting basis

These financial statements are prepared under the historical cost convention, in accordance with applicable accounting standards in the United Kingdom and in accordance with the Statement of Recommended Practice (the SORP) issued by the National Federation of Housing Associations, the Welsh Federation of Housing Associations and the Scottish Federation of Housing Associations, and with the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 1997 to 2000.

Turnover

Turnover comprises rental and service income receivable.

Fixed Assets, Housing Land and Buildings

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

Housing properties in the course of construction are stated at cost and are transferred into housing properties when completed.

Depreciation

Housing land and buildings SHG assisted schemes

- (i) Depreciation, as defined in (ii) below, is provided on the cost of freehold buildings;
- (ii) Depreciation is not charged on that portion of the cost which has qualified, or which will qualify for SHG;
- (iii) For that portion of the cost financed by borrowings or from the Society's own or other charitable resources, a charge is made to the hostel property revenue account for depreciation on buildings at 1% per annum on such cost.

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023 (continued)

2. ACCOUNTING POLICIES (continued)

Fixtures, Fittings and Equipment

Depreciation is charged on the reducing balance basis at 20% per annum on net book value, except for computers, on which depreciation is charged at 33% per annum on a straight line basis.

General

A full depreciation charge is made on fixed assets in the year that the asset is brought into use and no charge is made in the year of disposal.

Social Housing Grant

Where developments have been financed wholly, or partly, by Social Housing Grant (SHG), the net book value of those developments has been reduced by the amount of the grant receivable which is shown separately in the balance sheet. Provision is made for repayment of SHG where the property is expected to be sold in the foreseeable future. SHG in respect of housing properties in the course of construction received in advance of expenditure is shown as a current liability.

Fixed Assets

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

Allocation of Expenses

Expenses are allocated to management, repairs and service costs on the basis of the proportion of time or other relevant factors attributable to these activities.

Cash Flow Statement

The Society is exempt from producing a cash flow statement under FRS 1 by virtue of its qualifying as a small company.

Monetary Donations

Monetary donations to the society are credited to the income and expenditure account on a receipts basis.

Corporation Tax and VAT

The Society has charitable status and is exempt from Corporation Tax on the income it has received.

The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the income and expenditure account includes the relevant VAT.

Pensions

The Society operates a defined contribution pension scheme under its automatic enrolment obligations.

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023 (continued)

3. TURNOVER

	<u>2023</u>	<u>2022</u>
	£	£
Turnover comprises:		
Maximum residential charges receivable	166,800	149,880
Losses by vacancies	<u>51,226</u>	<u>23,845</u>
	115,574	126,035
Other income	<u>12,131</u>	<u>2,001</u>
	<u>£127,705</u>	<u>£128,036</u>

4. OPERATING COSTS

	<u>2023</u>	<u>2022</u>
Operating costs include:		
Independent examiner's remuneration (includes bookkeeping and payroll work)	£ <u>1,131</u>	£ <u>1,016</u>

5. INTEREST RECEIVABLE AND SIMILAR INCOME

	<u>2023</u>	<u>2022</u>
Bank and short-term deposit interest (gross)	£ <u>1,004</u>	£ <u>50</u>

6. EMPLOYEES

	<u>2023</u>	<u>2022</u>
	£	£
Employee costs:		
Salaries and wages	74,289	68,575
Employer's national insurance contributions	-	-
Employer's pension contributions	<u>1,237</u>	<u>1,051</u>
	<u>£ 75,526</u>	<u>£ 69,652</u>

Average full-time equivalent number of persons
employed during the year:

	<u>2023</u>	<u>2022</u>
Hostel staff	<u>4</u>	<u>4</u>

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023 (continued)

7. PAYMENTS TO MEMBERS, COMMITTEE MEMBERS, OFFICERS, ETC

	<u>2023</u>	<u>2022</u>
	£	£
Fees, remuneration or expenses payable to members of the Society who were neither members of the Committee of Management, nor employees of the Society	<u>Nil</u>	<u>Nil</u>
Fees, remuneration or expenses payable to members of the Committee of Management of the Society who were neither officers nor employees of the Society	<u>Nil</u>	<u>Nil</u>
Fees, remuneration or expenses paid to officers of the Society who were not employees	<u>Nil</u>	<u>Nil</u>
Payments or gifts made, or benefits granted, to the persons referred to in section 13 and 15 of the Housing Associations Act 1996	<u>Nil</u>	<u>Nil</u>

8. HOUSING LAND AND BUILDINGS

SHG Assisted Schemes – Freehold

	<u>2023</u>	<u>2022</u>
	£	£
<u>Cost – Completed Schemes</u>		
At 1 October 2022 and 30 September 2023	<u>372,341</u>	<u>372,341</u>
<u>Depreciation</u>		
At 1 October 2022	26,028	25,064
Charge for the year	<u>964</u>	<u>964</u>
At 30 September 2023	<u>26,992</u>	<u>26,028</u>
HOUSING CORPORATION GRANT	121,155	121,155
ABBNEYFIELD SOCIETY GRANT	<u>100,000</u>	<u>100,000</u>
	<u>221,155</u>	<u>221,155</u>
<u>Net Book Value</u>		
At 30 September 2023	<u>£124,194</u>	<u>£125,158</u>

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023 (continued)

9. FURNISHINGS AND EQUIPMENT

	<u>2023</u>	<u>2022</u>
	£	£
<u>Cost</u>		
At 1 October 2022	28,186	19,681
Additions	<u>-</u>	<u>6,506</u>
At 30 September 2023	<u>28,186</u>	<u>26,186</u>
<u>Depreciation</u>		
At 1 October 2022	20,149	19,452
Charge for the year	<u>622</u>	<u>697</u>
At 30 September 2023	<u>20,771</u>	<u>20,149</u>
<u>Net Book Value</u>		
At 30 September 2023	£ <u>5,415</u>	£ <u>6,037</u>

10. CREDITORS

Amounts falling due within one year:

	<u>2023</u>	<u>2022</u>
Accruals	£ <u>4,256</u>	£ <u>2,896</u>

11. RESERVES

	<u>UNRESTRICTED FUNDS</u>	<u>RESTRICTED FUNDS</u>
	<u>Revenue Reserve</u>	<u>Capital Reserve</u>
	£	£
Total at 1 October 2022	191,345	194,369
Deficit for the year	<u>(16,216)</u>	<u>-</u>
Total at 30 September 2023	£ <u>175,129</u>	£ <u>194,569</u>

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2023 (continued)

12. CONTINGENT LIABILITIES

There were no contingent liabilities at 30 September 2023 (2022 – Nil).

13. CAPITAL COMMITMENTS

There were no capital commitments at 30 September 2023 (2022 – Nil).

14. HOUSING STOCK

	<u>2023</u>	<u>2022</u>
Housing stock comprises:		
Units in management	10	10
Units under development	<u>-</u>	<u>-</u>

THE ABBEYFIELD WEST WIGHT SOCIETY LIMITED
DETAILED HOSTEL PROPERTY REVENUE ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2023

	<u>2023</u>	<u>2022</u>
	£	£
RESIDENTIAL CHARGES RECEIVABLE	115,574	126,035
OTHER INCOME		
IWC rates grants received	-	1,663
Guest room and sundry income	2,131	338
Donations received	10,000	-
Bank and building society interest	<u>1,004</u>	<u>50</u>
TOTAL INCOME	<u>128,709</u>	<u>128,086</u>
EXPENDITURE – MANAGEMENT EXPENSES		
Affiliation fee	3,225	3,225
Examiner’s remuneration and payroll cost	1,016	1,016
Printing, stationery and postage	243	148
Advertising	128	-
Bank charges	<u>242</u>	<u>259</u>
	<u>4,969</u>	<u>4,277</u>
EXPENDITURE – SERVICE COSTS		
Staff wages and national insurance	75,526	69,625
Food and household costs	17,856	14,092
Heat and light	16,663	10,395
Insurance	2,118	-
Water and sewerage	2,460	2,487
Council tax	1,842	1,766
Telephone	1,244	1,062
Wight Care call system costs	4,757	2,831
Garden maintenance	3,258	3,250
Travel	532	480
Cleaning and refuse	4,147	3,835
Depreciation	1,586	1,661
Miscellaneous	<u>1,446</u>	<u>2,243</u>
	<u>133,435</u>	<u>113,727</u>
MAINTENANCE OF PREMISES AND EQUIPMENT	<u>6,521</u>	<u>12,952</u>
TOTAL EXPENDITURE	<u>144,925</u>	<u>131,310</u>
DEFICIT ON ORDINARY ACTIVITIES	£ <u>(16,216)</u>	£ <u>(3,224)</u>

