

Charity No: 233555

**Stroud and District Mencap Society**

**30 September 2021**



## Stroud and District Mencap Society

Working with People with a Learning Disability, their families, and carers

Charity No: 233555

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### Annual General Meeting (AGM)

Date 22<sup>nd</sup> February 2022

### CHAIR'S REPORT

1<sup>st</sup> October 2020 - 30<sup>th</sup> September 2021

1. **Administrative information:** Stroud and District Mencap is also known as Stroud Mencap.

The Society is registered under the Charity Commissions under the registration number 233555.

**The Trustees are** Jenny Stone (Chair), Beryl Neal (treasurer), Richard Stone (Secretary), Rosemary Gadd, Carol Gilbert, Wendy Robinson, Mark Bone, Fulvio Naselli

**The Bankers to the Trustees** are Lloyds Bank plc, Rowcroft, Stroud, Glos.

2. **Structure, Governance and Management:**

The Society is a voluntary organisation affiliated with Mencap UK.

A new constitution was adopted on 25<sup>th</sup> February 2004.

In accordance with the Constitution, at each AGM, one third of the Officers/Executive committee retire, then election/reappointment takes place for a 3- year period in office. (Due to the COVID 19 pandemic and the group being unable to meet we have not been able to follow this part of our Constitution)

The Official Custodian for charities (the Official Custodian) is the landlord of the following premises on behalf of the Society: -

Barn Lodge, Stone Haven, The Gables and Administration and Training Office in Lovedays Mead, Folly Lane, Stroud GL5 1SB

Cotswold Grange and Cotswold Court, Brown's Lane, Stonehouse GL10 2JZ

Huddlestone and Sadlers, 16 & 17 Brimley, Leonard Stanley, Stonehouse, GL10 3LZ

Stroud and District Mencap receive rent for the homes including the Gables and Cotswold Court which became Supported Living services on 5th September 2020. By mutual agreement there is an informal 99-year lease with Stroud and District Homes Foundation Ltd. "with permitted use as a residential or non- residential institution of care, treatment and education of mentally handicapped people". It is under this Informal Lease Agreement that Stroud and District Homes Foundation (SDHFL) provides a day-to-day care and support in residential and tenancies for up to 39 people with a learning disability (the lease requires that SDHFL maintain all properties to a good standard, covering all repairs and always providing adequate insurance cover). Advice is being sought to ensure that the homes are guaranteed to remain as homes and for their intended purpose for the lifetime of the current service users and beyond.

Current valuations for insurance purposes: Barn Lodge site £1,555,000; Cotswold Grange site £1,440,000, Brimley site £810,000 Total valuation: £3,805,000.

## **Objectives.**

The objectives of the Society as set out in the Constitution are:

- a) The relief of people with Learning Disability, in particular by the provision of help and support for them and for their families, dependents, and carers, and to prevent learning disabilities for the public benefit and to advance education and religion amongst persons with a learning disability; and
- b) To provide and assist in the provision of facilities for people who have a need thereof reason of learning disability, with the object of improving their condition of life.

The Trustees have continued to have difficulty in meeting face to face due to the COVID 19 pandemic and many of the decisions about ongoing legal issues and developments in the homes have been made remotely or involving a smaller group than usual. We have however endeavoured to keep the Trustees in touch and informed of developments.

## **Home Developments: -**

- Work had to be carried out on the drains at Barn Lodge
- Barn Lodge had a new patio door fitted in the kitchen
- The Gables had a gas boiler fitted
- Huddlestone had exterior painting done

### **Property Matters**

The Trustees have sought advice to clarify boundaries at the Stroud site to inform decisions and responses in relation to requests from neighbours in terms of granting access across our land and boundary revisions.

- We are also in the process of registering the deeds of easement at the Leonard Stanley properties and amending the registrations which had been completed incorrectly by the original solicitors.
- We are also in the process of amending all the deeds to current Trustees

There have been no fundraising activities this year due to Covid 19, however there have been some donations.

Thanks to Beryl Neale for managing the finances so well and making sure everything is paid on time.

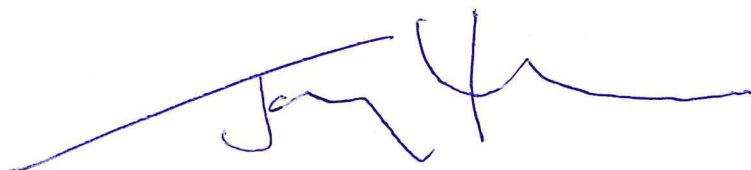
Thanks to Kate Creed for supporting with the finances and her additional support especially since the pandemic as much of the behind-the-scenes work has been carried out by Kate. I would also like to thank Tony Baldwin for all his help and wonderful knowledge and expertise of this last year. Thanks to Richard Stone for carrying out his secretarial duties.

### **3. The Future**

Much of the plans to develop the Stroud homes group have been put on 'hold' due to the pandemic. We continue to hope for new members and to change the structure if the group into one that will concentrate on fundraising and another that supports the development of the homes

Thank you everyone for your ongoing support to Stroud Mencap.

Jenny Stone  
Chair of Stroud Mencap  
18<sup>th</sup> February 2022

A handwritten signature in blue ink, appearing to read 'Jenny Stone', is written over a horizontal line.



## **Independent examiner's report to the Trustees of Stroud & District Mencap Society**

I report on the accounts of the Society for the year ended 30 September 2021

### **Respective responsibilities of trustee and examiner**

The Charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that as the income is less than £250,000 an independent examination by an individual considered to have the ability and practical experience to carry out a competent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the general directions given by the commission under section 145(5)(b) of the 2011 Act
- To state 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 Commission. An examination includes a review of the accounting records kept by the charity 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 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 next statement.

### **Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

(1) Which gives me reasonable cause to believe that in any material respect the requirements:

- To keep accounting records in accordance with section 130 of the 2011 Act and
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met

Or

(2) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

*K. Creed*

Kathryn Creed

**Current Occupation:** Finance Manager of a charitable organisation

**Qualification:** AAT qualified

**Address:** 42 Hillclose Estate  
Lightpill  
Stroud  
Glos  
GL5 3PG

**Dated:** 15th December 2021

**Stroud and District Mencap Society**  
Statement of Financial Activities  
For the year ended 30 September 2021

	Note	General Fund	Property Account (designated)	Homes Maintenance (designated)	Total £	Year ended 30-Sep-20 £
<b>Incoming Resources</b>						
<b>from generated funds</b>						
Voluntary Income	3	2,223			2,223	780
Activities generating funds					0	0
Property rental / loan repayments			60,000	63,257	123,257	92,596
Hire of Hall		0			0	0
Interest received		11			11	39
<b>Incoming Resources from charitable activities</b>						
	4				0	0
Total Incoming Resources		2,233	60,000	63,257	125,491	93,415
<b>Resources Expended</b>						
Cost of generating funds					0	0
Charitable activities	5	472		17,136	17,608	31,561
Legal & Consultancy				5,244	5,244	294
Governance costs					0	0
Depreciation			70,260		70,260	67,478
Total Resources Expended		472	70,260	22,380	93,111	99,333
Net increase in resources in the year		1,762	-10,260	40,877	32,379	-5,918
Gain on disposal of property						
		1,762	-10,260	40,877	32,379	-5,918
Balance at 30 September 2020		14,359	2,191,597	250,406	2,456,362	2,462,280
Balance at 30 September 2021		16,121	2,181,337	291,283	2,488,741	2,456,362

**Stroud and District Mencap Society**

**Balance Sheet**

**30 September 2021**

**30 September 2021**

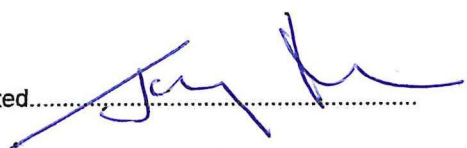
**30 September 2020**

	Notes	£	£
Fixed Assets	7	2,711,110	2,642,303
Current assets			
Cash at Bank	8	361,671	318,551
		<u>3,072,782</u>	<u>2,960,853</u>
Current Liabilities			
Rent received in advance			
Creditors	11	482	0
		<u>3,072,300</u>	<u>2,960,853</u>
Deferred Liabilities			
Longer term loans	9	583,559	504,491
		<u>2,488,741</u>	<u>2,456,362</u>
General funds		16,121	14,359
Designated Funds			
Property account	2	291,283	2,191,597
Homes Maintenance Reserve		2,181,337	250,406
		<u>2,488,741</u>	<u>2,456,362</u>

Approved by the Committee and signed  
on its behalf

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Dated.....

 19th May 2022

**1. Accounting Policies**

**Basis of preparation of Accounts**

The accounts have been produced in accordance with the Charities Act 2011 the Statement of Recommended Practice 'Accounting for Charities' FRS 102 and the relevant accounting standards. The accounts are presented on the accruals basis using the historical cost convention amended by the revaluation of properties

**Tangible fixed assets and depreciation**

Land and Buildings are stated on the basis of a valuation dated 3 May 2007 with subsequent additions at cost.

The valuation was on the basis of open market value in accordance with the practice statements of the Royal Institute of Chartered Surveyors

Depreciation 2020/21 is provided at 2% straight line on the value of the buildings

**Other income**

Donations, grants and other income is recognised on receipt.

**Value Added Tax**

Value added tax is not recoverable by the Society and is included in the Accounts with the costs to which it is related

**Management and administrative expenditure**

Expenditure on the management and administration of the Society includes all expenditure not directly related to the charitable activities or to fundraising activities.

**2. Designated Funds**

The Society has created, as a designated fund, a fund called 'The Properties Account' of an amount equivalent to the book value of the freehold properties owned by the Society. Depreciation arising on these properties is charged to this account

The Committee have decided that all monies received as rent on the residential homes provided for disabled people will be held to meet the cost of repairs, maintenance and improvement to those homes.

From Dec 15 the Society is repaying the interest free loan from SDHF (for 16 Brimley - Huddlestone) at £5000 per month. This is being paid from the rent received. The property account will be increased annually by the amount of the loan repaid. This loan was repaid during this year.

From July 17 the Society was due to repay the interest from SDHF (for 17 Brimley - Sadlers) at £5000 per month. Repayments began this year. £33,256 paid to 30th Sept 21

**3 Voluntary Income**

	2020/21	2019/20
	£	£
Membership Subscriptions	0.00	0.00
General	2222.77	780
	<u>2,222.77</u>	<u>780.00</u>
	=====	=====



**Stroud and District Mencap Society**  
Notes to the Accounts (continued)  
For the year ended 30 September 2020

**4 Charitable Trading Activities**

<b>5 Expenditure on Charitable activities</b>	2020/21 £	2019/20 £
Contribution to the maintenance of Stroud Mencap Homes	17136	30953
Charitable donations		169
Mencap - operating expenses	5,716	439
	<u>22,852</u>	<u>31,561</u>
	=====	=====

**6 Staff costs**

The Society has no employees.

Other activities are undertaken by volunteers who receive no remuneration and are reimbursed only for expenses incurred on behalf of the Society

**7 Tangible Fixed Assets**

Freehold Land and Buildings

	30-Sep-21 £	30-Sep-20 £
Cost or valuation at 30 September 2020	3,428,974	3,225,716
17 Brimley Sadlers	110,456	198,278
Huddleston Drive	28,611	4,980
Disposal Hut		
	<u>3,568,041</u>	<u>3,428,974</u>
Cost or valuation at 30 September 2021	3,568,041	3,428,974
Depreciation At 1 October 2020	786,671	719,193
disposal		
Charge for the year	70,260	67,478
	<u>856,931</u>	<u>786,671</u>
	=====	=====
Net book value at 30 Sept 2021	2,711,110	2,642,303
	=====	=====

All the Society's tangible assets are used for charitable purposes.

Four of the buildings owned by the Society are let to Stroud & District Mencap Homes Foundation Ltd, 'the company', and used by them as residential homes for people with learning disabilities.

## **Stroud and District Mencap Society**

Notes to the Accounts (continued)

For the year ended 30 September 2020

### **8 Bank Balances**

	30-Sep-21 £	30-Sep-20 £
Interest bearing deposits	126,464	84,781
Other accounts	235,208	233,769
	<hr/> 361,671	<hr/> 318,550

### **9 Loans**

The loan from Gloucestershire County Council of £50,000 is secured on the property at Barn Lodge. No interest is payable and there is no requirement for the repayment of the loan except in the event of the sale of the property. In the event of sale the Council may be entitled claim payment of 50% of the excess of the proceeds over the sum of £100,000 plus approved improvements if this exceeds £50,000.

Grant from SDHF for purchase of 16 Brimley Huddlestone £316744 to be paid of at £5000 per month commencing Dec 15  
long term loan shown as £316744 less £316,744 paid since drawn down date

Grant from SDHF for purchase of 17 Brimley Sadlers. £229,469 + £337,345 Extension/refurbishments to 30/09/21 to be paid at £5000 per month commencing July 17 (loan to run consecutively to Huddleston £33,256 paid since drawn down date (includes Huddlestone portion of driveway)

### **10 Transactions with Trustees and connected persons**

No payments were made to trustees, committee members or persons connected with them, other than in reimbursement of expenses specifically incurred on behalf of the Society.

### **11 Creditors**

None	482.14	Rent overpayment WR
	<hr/> 482.14	