

Charity No: 233555

Stroud and District Mencap Society

30 September 2022



Stroud and District Mencap Society

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

Charity No: 233555

Annual General Meeting (AGM)

Date 30th March 2023

CHAIR'S REPORT

1st October 2021 - 30th September 2022

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 Fletcher -tone (Chair), Beryl Neale (treasurer), Richard Stone (Secretary), Rosemary Gadd, 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 25th 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.

The following premises are registered with the Official Custodian for charities on behalf of the Landlord Stroud & District Mencap: -

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. By mutual agreement there is an informal 99-year lease & property management arrangement with

Stroud and District Homes Foundation Ltd. Co. “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 provides a day-to-day care and support in residential and tenancies for 31 people with a learning disability (the lease requires that the Homes maintain all properties to a good standard, covering all repairs and always providing adequate insurance cover).

The homes are valued 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 group 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. However, we have tried to keep the Trustees in touch and informed of developments as much as possible.

Home Developments: -

- **Gardens-** we have recruited the company ‘Down to Earth’, a community growing scheme <https://www.downtoearthstroud.co.uk/> to work on gardening projects in our homes and help maintain the gardens. Down to Earth have employed gardeners and also have access to volunteers who are vetted and have DBS’s.
- **Sadlers and Huddlestone-** The gardens are looking beautiful with wheelchair accessible paths, a sensory room being installed, a sensory walk and raised flower beds for the wheelchair users. Service users who have previously been resistant to the idea of leaving their home are now happily using the garden. We are planning to have an Open Day in June 2023 to show off our new gardens and raise funds.

- **Barn Lodge / Stonehaven / The Gables** – A lovely patio area has been created in the front of the Gables enabling the service users to sit outside in safe and pleasant surroundings. Barn Lodge has a new kitchen and Stone haven is in the process of having a kitchen installed.
- **Cotswold Court / Grange-** Lots of work is being done to improve the gardens and grounds. Cotswold Court needed a new floor in the wet room.

Investment Opportunity- Following meetings with Hawksmoor Investment Management , the Trustees decided to invest £100,000 in the hope that we can better maximise our savings which have gained very little interest in recent years.

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 in relation to the development of the homes, constantly looking at ways we can improve the homes to make them wonderful places to live.

I would also like to thank Tony Baldwin for all his help and wonderful knowledge and expertise of this last year. Tony has decided to retire from his role at Stroud Homes and we wish him all the best for the future.

Thanks to Richard Stone for carrying out his secretarial duties.

Thanks to all our trustees on Stroud and District Mencap for their support over the past year

3. The Future

We continue to seek new members and to improve governance by having delegated groups responsible for fundraising and property management / development.

Thank you everyone for your ongoing support to Stroud Mencap.



Jenny Fletcher- Stone
Chair of Stroud Mencap
27th March 2023

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 2022

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.

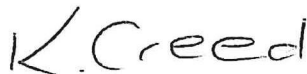
Independent examiner's statement

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



Kathryn Creed

Current Occupation: Finance Manager of a charitable organisation

Qualification: AAT qualified

Address: 42 Hillclose Estate
Lightpill
Stroud
Glos
GL5 3PG

Dated: 4th January 2023

Stroud and District Mencap Society
Statement of Financial Activities
For the year ended 30 September 2022

	Note	General Fund	Property Account (designated)	Homes Maintenance (designated)	Total £	Year ended 30-Sep-21 £
Incoming Resources						
from generated funds						
Voluntary Income	3	1,118			1,118	2,223
Activities generating funds					0	0
Property rental / loan repayments			77,500	41,885	119,385	123,257
Hire of Hall					0	0
Interest received		21			21	11
Incoming Resources						
from charitable activities						
	4				0	0
Total Incoming Resources		1,139	77,500	41,885	120,524	125,491
Resources Expended						
Cost of generating funds					0	0
Charitable activities	5	245		49,738	49,983	17,608
Legal & Consultancy				4,145	4,145	5,244
Governance costs					0	0
Depreciation			70,260		70,260	70,260
Total Resources Expended		245	70,260	53,883	124,388	93,112
Net increase in resources in the year		894	7,240	-11,998	-3,863	32,379
Gain on disposal of property						
		894	7,240	-11,998	-3,863	32,379
Balance at 30 September 2021		16,121	2,181,337	291,283	2,488,741	2,456,362
Balance at 30 September 2022		17,015	2,188,577	279,285	2,484,878	2,488,741

Stroud and District Mencap Society
Balance Sheet
30 September 2022

30 September 2022

30 September 2021

	Notes	£	£
Fixed Assets	7	2,640,850	2,711,110
Current assets			
Cash at Bank	8	349,631	361,671
Prepayments	8b	455	
		<u>2,990,936</u>	<u>3,072,782</u>
Current Liabilities			
Rent received in advance			
Creditors	11	0	482
		<u>2,990,936</u>	<u>3,072,300</u>
Deferred Liabilities			
Longer term loans	9	506,059	583,559
		<u>2,484,877</u>	<u>2,488,741</u>
General funds		17,015	16,121
Designated Funds			
Property account	2	2,188,577	291,283
Homes Maintenance Reserve		279,285	2,181,337
		<u>2,484,877</u>	<u>2,488,741</u>
Approved by the Committee and signed on its behalf		<u>0</u>	<u>0</u>

Dated.....

Stroud and District Mencap Society

Notes to the Accounts

For the year ended 30 September 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 - Huddleston) 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 a minimum of £5000 per month. Repayments began in 2021. £110,756 paid to 30th Sept 22

3 Voluntary Income

	2021/2022	2020/2021
	£	£
Membership Subscriptions	0.00	0.00
General	1118	2222.77
	-----	-----
	1,118.00	2,222.77
	=====	=====

Stroud and District Mencap Society

Notes to the Accounts (continued)

For the year ended 30 September 2022

4 Charitable Trading Activities**5 Expenditure on Charitable activities**

	2021/2022	2020/2021
	£	£
Contribution to the maintenance of Stroud Mencap Homes	49738	17136
Charitable donations		
Mencap - operating expenses	4,390	5,716
	<u>54,128</u>	<u>22,852</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-22	30-Sep-21
	£	£
Cost or valuation at 30 September 2021	3,568,041	3,428,974
17 Brimley Sadlers		110,456
Huddlestone Drive		28,611
	<u>3,568,041</u>	<u>3,568,041</u>
Cost or valuation at 30 September 2022	3,568,041	3,568,041
Depreciation		
At 1 October 2021	856,931	786,671
disposal		
Charge for the year	70,260	70,260
	<u>927,191</u>	<u>856,931</u>
Net book value at 30 Sept 2022	<u>2,640,850</u>	<u>2,711,110</u>
	=====	=====

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 2022

8 Bank Balances

	30-Sep-22	30-Sep-21
	£	£
Interest bearing deposits	113,924	126,464
Other accounts	235,707	235,208
	<hr/>	<hr/>
	349,631	361,671
	<hr/>	<hr/>

8b Debtors / Prepayments

AJ Gallagher	455
	<hr/>
	455

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 fully paid by Y/E 2021

Grant from SDHF for purchase of 17 Brimley Sadlers. £229,469 + £337,345 Extension/refurbishments to 30/09/21 to be paid at a minimum of £5000 per month commencing July 17
(loan to run consecutively to Huddlestone)
£110756 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	0.00
	<hr/>
	0.00