

Charity No: 233555

Stroud and District Mencap Society

30 September 2023



Stroud and District Mencap Society

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

Charity No: 233555

CHAIR'S REPORT

1st October 2022 - 30th September 2023

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, Mark Bone, Fulvio Naselli, Simon Lloyd

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

Financial Advisors are Digby Associates, 57 Queens Square, Bristol

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 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 mutual agreement 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 up to 39 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). Advice is being sought to ensure that the homes are guaranteed to remain as homes and for their intended purpose for the lifetime and the current service users and beyond.

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.

Home Developments: -

- **Gardens-** The 'Down to Earth', community growing scheme <https://www.downtoearthstroud.co.uk/> continue to develop the homes gardens and they are all looking beautiful. The gardener Simon is working with residents, developing the vegetable raised beds and keeping the gardens neat and tidy. This has been wonderful for the residents who are getting out of the houses and keeping active and they really seem to enjoy their efforts. Plans are in place for 2024 to put in a shelter so that residents can work outside when it is raining.
- **Saddlers and Huddlestone-** The Open Day/ Summer Fete was planned for June but due to poor weather it was delayed until the beginning of September. It was a great success, being well attended by residents and staff from all the homes as well as relatives and friends. There was a variety of stalls and the atmosphere was wonderful. The event made £1200 after costs, which is planned to pay towards a Christmas party for residents and staff

- **Barn Lodge/Stonehaven/The Gables** –Stonehaven’s new kitchen has now been installed; this has greatly improved the space for the residents. K’s wetroom has been refurbished
- **Cotswold garden/Grange-** The gardens are now finished and look fabulous; it is planned to hold a summer fete in summer 2024 to show off the gardens and the news spaces.
- Stroud Homes have updated their website - <https://www.stroudhomes.co.uk/> the website looks wonderful with lots of information about our great services and team and includes a page about Stroud Mencap.
- The Lodge, on the Hoburne holiday park site was purchased with legacy funds, which were left by families for the purpose of enhancing the lives of service users. The service users have already benefited from having wonderful holidays on this great site. There are plans to widen doors in the Lodge to make it more accessible to wheel chair users.

Legal issues

- The Deed of Easement for 17 Brimley is now complete as is the registration of Huddlestone and Sadlers. Everything is now signed off; we have copies of all the homes deeds and the originals are being returned to Gloucester CC.

Fundraising: A hamper was donated to Stroud Homes from the Hoburne Holidays and this was put up for the Christmas raffle £220 was raised. We have obtained a small lottery licence to be able to hold raffles and other forms of fundraising.

The Future

- Stroud and District Mencap now have two subgroups, one concentrating on Fundraising and the other Buildings and their ongoing maintenance. Beryl, Jenny and Simon are working on the buildings subgroup and Richard, Rosemary, Foyle, Mark and Jenny are on the fundraising group.
- There are plans to improve the Cotswold Grange car park. The upper floor of Cotswold Grange could be developed to create two rooms and additional bathroom. This will enable existing rooms to be enlarged and allow the possibility for more en-suites, benefitting service users.
- The Barn Lodge conservatory will be addressed in 2024.
- There are plans to develop the back entrance to the Gables to make it more accessible and a pleasant place to be outside for the residents.

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.



Stroud and District Mencap Society
Trustee Report
For the Year ended September 2023

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

A handwritten signature in black ink, appearing to read 'Jenny Fletcher-Stone'.

Jenny Fletcher- Stone
Chair of Stroud Mencap
24th March 2024

16.05.24

Stroud and District Mencap Society
Independent Examiner Report
For the Year ended September 2023

Independent Examiner's Report to the Trustees of Stroud Mencap Society

I report to the charity trustees on my examination of the accounts of the charity for the year ended 30th September 2023 which are set out on pages 6 to 11

Responsibilities and basis of report

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

I report in respect of my examination of the charity's accounts carried out under section 145 of the 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 examiner's statement

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

- accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the accounts do not accord with those records

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 accounts to be reached.

Signed:



Kathryn Creed

Current Occupation: Finance Manager of a charitable organisation
Qualification: AAT qualified
Address: 42 Hillclose Estate
Lightpill
Stroud
Glos
GL5 3PG

Dated: 25th January 2024

Stroud and District Mencap Society
Statement of Financial Activities
For the year ended 30 September 2023

		General Fund	Property Account (designated)	Homes Maintenance (designated)	Total £	Year ended 30-Sep-22 £
	Note					
Incoming Resources						
from generated funds						
Voluntary Income	3	180			180	1,118
Activities generating funds		2,342			2,342	0
Property rental / loan repayments			90,000	39,182	129,182	119,385
Hire of Hall					0	0
Interest received		618			618	21
Dividend on investment		1,576			1,576	
Incoming Resources						
from charitable activities	4				0	0
Total Incoming Resources		4,716	90,000	39,182	133,898	120,524
Resources Expended						
Cost of generating funds		1,300			1,300	0
Charitable activities	5	2,154		74,989	77,144	49,983
Investment Charges		1,921			1,921	49,983
Legal & Consultancy				1,301	1,301	4,145
Governance costs					0	0
Depreciation			70,260		70,260	70,260
Total Resources Expended		5,375	70,260	76,291	151,925	174,371
Net increase in resources in the year		-659	19,740	-37,109	-18,027	-3,863
Gain on disposal of property						
Loss on investment		-3,518			-3,518	
		-4,177	19,740	-37,109	-21,546	-3,863
Balance at 30 September 2022		17,015	2,188,577	279,285	2,484,877	2,488,741
Balance at 30 September 2023		12,838	2,208,317	242,176	2,463,331	2,484,878

The Society has no recognised gains or losses other than those shown in the above Statement of Financial Activities

Stroud and District Mencap Society

Balance Sheet

30 September 2023

30 September 2023

30 September 2022

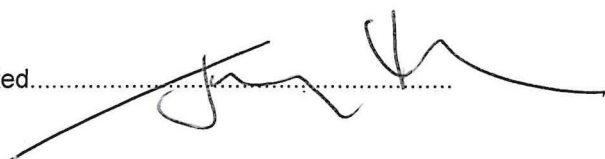
	Notes	£	£
Fixed Assets	7	2,570,590	2,640,850
Investments	7a	96,137	
Current assets			
Cash at Bank	8	212,036	349,631
Prepayments	8a	626	455
		-----	-----
		2,879,390	2,990,936
Current Liabilities			
Rent received in advance			
Creditors	11	0	0
		-----	-----
		2,879,390	2,990,936
Deferred Liabilities			
Longer term loans	9	416,059	506,059
		-----	-----
		2,463,331	2,484,877
		=====	=====
General funds		12,838	17,015
Designated Funds			
Property account	2	2,208,317	2,188,577
Homes Maintenance Reserve		242,176	279,285
		-----	-----
		2,463,331	2,484,877
		=====	=====

Approved by the Committee and signed
on its behalf

0

0

Dated.....



16.05.24

1. Accounting Policies

Basis of preparation of Accounts

The financial statements have been prepared in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)). Stroud and District Mencap Society meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes

The charity has applied Update Bulletin 2 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A

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 2022/23 is provided at 2% straight line on the value of the buildings

Investments

Listed investment and unit trusts are valued at mid-market prices.

Unrealised and realised investment gains and losses are shown net in the statement of financial activities

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 is fully repaid

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. £200,756 paid to 30th Sept 23

3 Voluntary Income

	2022/2023	2021/2022
	£	£
Membership Subscriptions	10	0.00
General	170	1118
	-----	-----
	180.00	1,118.00
	=====	=====

4 Charitable Trading Activities

5 Expenditure on Charitable activities

	2022/2023	2021/2022
	£	£
Contribution to the maintenance of Stroud Mencap Homes	74989	49738
Charitable donations	1,440	
Mencap - operating expenses	715	4,390
	-----	-----
	77,144	54,128
	=====	=====

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-23	30-Sep-22
	£	£
Cost or valuation at 30 September 2022	3,568,041	3,568,041
	-----	-----
Cost or valuation at 30 September 2023	3,568,041	3,568,041
Depreciation At 1 October 2022	927,191	856,931
disposal		
Charge for the year	70,260	70,260
	-----	-----
	997,451	927,191
Net book value at 30 Sept 2023	2,570,590	2,640,850
	=====	=====

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.

7a. Investment

Invested 27/10/2023	100,000
Interest	1576.22
Charges	-1920.86
loss on investment	-3518.19

Current value	96,137
	=====

8 Bank Balances

	30-Sep-23 £	30-Sep-22 £
Interest bearing deposits	75,691	113,924
Other accounts	136,346	235,707
	-----	-----
	212,036	349,631
	-----	-----

8a. Debtors / Prepayments

Down to Earth duplicate payment	626

	626

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
(loop to run consecutively to Huddlestone)
£200756 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

	0.00

Movement in Funds

12 Unrestricted Funds	At 1 October 2022	Incoming Resources	Outgoing Resources	Revaluation gains & Losses	At 30 september 2023
General fund	17015	4716	5375	-3518	12838
Designated funds (Property)	2188577	90000	70260		2208317
Designated funds (Maintenance)	279285	39182	76291		242176
	<u>2484877</u>	<u>133898</u>	<u>151926</u>	<u>-3518</u>	<u>2463331</u>

	At 1 October 2021	Incoming Resources	Outgoing Resources	Revaluation gains & Losses	At 30 september 2022
General fund	16121	1139	245		17015
Designated funds (Property)	2181337	77500	70260		2188577
Designated funds (Maintenance)	291283	41885	53883		279285
	<u>2488741</u>				<u>2484877</u>

13 Analysis of Net assets between funds

Fund balances at 30 September 2023 represented by:

	General funds £	Designated funds £	Restricted funds £	Total funds £
Tangible fixed assets		2,570,590		2570590
Fixed asset investments	96,137			96137
Cash at bank and in hand	136346	75691		212037
Other net assets	626			626
Long Term Loans		-416059		-416059
	<u>233,109</u>	<u>2,230,222</u>		<u>2463331</u>

Fund balances at 30 September 2022 represented by:

	General funds £	Designated funds £	Restricted funds £	Total funds £
Tangible fixed assets		2640850		2640850
Fixed asset investments				0
Cash at bank and in hand	113924	235707		349631
Other net assets	455			455
Long Term Loans		-506059		-506059
	<u>114379</u>	<u>2370498</u>	<u>0</u>	<u>2484877</u>