

Charity No: 233555

Stroud and District Mencap Society

30 September 2024

Stroud and District Mencap Society

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

Charity No: 233555

CHAIR'S REPORT

1st October 2023 - 30th September 2024

- 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.

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. 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 40 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.

In 2013 the homes were valued for insurance purposes: Barn Lodge site £1,030,000; Cotswold Grange site £1,440,000, Brimley site £536,000. Total valuation: £3,306,000. Huddlestone & Sadlers were then added at actual cost / refurbishment value.

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. We have a new gardener who has been working well working with residents. PS contributed £1000 with the remaining £500 from Stroud Mencap towards a new greenhouse , based at Barn Lodge site and the 'Potting Shed' is now established and well used by the residents. The raised beds are looking fabulous and the residents benefit from the fresh vegetables they have grown. Down to Earth also work at the other homes and the gardens are looking well maintained and beautiful. The funding for Down To Earth has been extended, it is not a full-time post and due to the fact that the residents are encouraged to be fully involved, work takes a little longer but the benefits are great for all the homes and Stroud & District Mencap are continuing to fund this excellent project.
- **Wellbeing coordinator** – Stroud Mencap were going to jointly fund this position with Stroud Homes but unfortunately the successful applicant felt the role did not work with her family commitments and left after a month. At the moment, due to funding limitations, there are no plans to replace her but it is hoped that funding can be found to reinstate this post in the future
- **Saddlers and Huddlestone-** A wet room has been put into and en-suite to better suit the service users needs.
- **Barn Lodge/Stonehaven/The Gables** – a new tenant has now moved into Stonehaven and is a wonderful addition to the little gang. He as quickly settled in and gets on well with all the residents.

Architect Plans have been drawn up to build on the conservatory at Barn Lodge, this involves extending the existing conservatory (which is not used) into the garden. It is an exciting project which is hoped to be implemented in the future but is lower in the list of priorities. A planning application has been submitted.

There is a plan to create a space for the residents at the side of the Gables as at the moment there is a small garden which is not very accessible. This is being looked at as a future development

- **Cotswold garden/Grange-** We held a summer fete in in September 2024 to show off the gardens and the news spaces. This was very well attended by staff and residents ; the weather was perfect with a great atmosphere. The money raised has gone to fund the Staff and residents Christmas party. WE learned a few lessons that we will take forward for the next Fete hopefully in September 2025, especially around parking and the organisation (Kate had put a great deal of time and work not the fete both running up to it and on the day and we need others to take on some of the work). We welcomed a new tenant to Cotswold Grange; it is great to see him so settled and happy there.
- Plans are in place to re-vamp the kitchen and laundry at Cotswold Grange
- Stroud Homes website - <https://www.stroudhomes.co.uk/> and Facebook page continues to be updated by Angel, showing our lovely homes and the activities, we offer, plus job opportunities for people to join our team.

Legal issues

- All properties are now registered including deeds of easement and are now assigned to the 'official custodian' as this ensures that deeds do not have to be changed every time the Trustees board changes.

Buildings Sub-group- Beryl, Simon & Jenny have been attending these meetings. This involves meeting with a smaller group from Stroud Homes- Kate, David, Chas, Ian & George to discuss maintenance and developments in the homes and agree funding.

George has put together an Energy Efficiency Report to ensure we are more cost effective and eco-friendly with any future developments. This report is available on request and is extremely thorough.

Investment- We have invested £100.000 with Hawksmoor Investment management group whicg has now started to show an unrealised gain.

Fundraising: A raffle, stalls and a BBQ raised monies for the Residents and staff Christmas party. There have been few other opportunities to raise money over this year. Friends of SDHF have raised money to help fund other activities such as the Down to Earth project.

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 offers an ideal opportunity to be developed which will enable the current rooms to be larger and ensuites incorporate. This is a future goal.
- The Barn Lodge conservatory will be progressed in 2025.
- There are plans to develop the back area of 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.

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

Jenny Fletcher- Stone
Chair of Stroud Mencap
24th March 2025

Stroud and District Mencap Society
Independent Examiner Report
For the Year ended September 2024

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 2024 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:

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: 14th November 2024

Stroud and District Mencap Society
Statement of Financial Activities
For the year ended 30 September 2024

	Note	General Fund	Property Account (designated)	Homes Maintenance (designated)	Total £	Year ended 30-Sep-23 £
Incoming Resources						
from generated funds						
Voluntary Income	3	370			370	180
Activities generating funds		2,111			2,111	2,342
Property rental / loan repayments			90,000	49,543	139,543	129,182
Hire of Hall					0	0
Interest received		2,915			2,915	618
Dividend on investment		3,514			3,514	1,576
Interest on investment		234			234	0
Incoming Resources from charitable activities						
	4				0	0
Total Incoming Resources		9,143	90,000	49,543	148,686	133,898
Resources Expended						
Cost of generating funds		533			533	1,300
Charitable activities	5	2,954		91,225	94,180	77,144
Investment Charges		1,263			1,263	1,921
Legal & Consultancy				194	194	1,301
Governance costs					0	0
Depreciation			70,260		70,260	70,260
Total Resources Expended		4,751	70,260	91,420	166,430	151,926
Net increase in resources in the year		4,392	19,740	-41,877	-17,745	-18,028
Gain on disposal of property						
gain on investment		7,761			7,761	-3,518
		12,153	19,740	-41,877	-9,984	-21,546
Balance at 30 September 2023		12,838	2,208,317	242,176	2,463,331	2,484,877
Balance at 30 September 2024		24,991	2,228,057	200,299	2,453,347	2,463,331

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 2024

30 September 2024

30 September 2023

30 September 2022

	Notes	£	£	£
Fixed Assets	7	2,500,330	2,570,590	2,640,850
Investments	7a	106,382	96,137	
Current assets				
Cash at Bank	8	172,693	212,036	349,631
Prepayments	8a	0	626	455
		<u>2,779,406</u>	<u>2,879,390</u>	<u>2,990,936</u>
Current Liabilities				
Rent received in advance				
Creditors	11	0	0	0
		<u>2,779,406</u>	<u>2,879,390</u>	<u>2,990,936</u>
Deferred Liabilities				
Longer term loans	9	326,059	416,059	506,059
		<u>2,453,347</u>	<u>2,463,331</u>	<u>2,484,877</u>
General funds		24,991	12,838	17,015
Designated Funds				
Property account	2	2,228,057	2,208,317	2,188,577
Homes Maintenance Reserve		200,299	242,176	279,285
		<u>2,453,347</u>	<u>2,463,331</u>	<u>2,484,877</u>

Approved by the Committee and signed
on its behalf

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0

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Dated 07.04.25.

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 2023/24 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 - 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 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. £290,756 paid to 30th Sept 24

Stroud and District Mencap Society
Notes to the Accounts (continued)
For the year ended 30 September 2024

3 Voluntary Income

	2023/2024	2022/2023
	£	£
Membership Subscriptions		10.00
General	370	170
	<u>370.00</u>	<u>180.00</u>
	=====	=====

4 Charitable Trading Activities

5 Expenditure on Charitable activities

	2023/2024	2022/2023
	£	£
Contribution to the maintenance of Stroud Mencap Homes	90599	74989
Charitable donations	1,184	1,440
Mencap - operating expenses	1,770	715
	<u>93,554</u>	<u>77,144</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-24	30-Sep-23
	£	£
Cost or valuation at 30 September 2023	3,568,041	3,568,041
	<u>3,568,041</u>	<u>3,568,041</u>
Cost or valuation at 30 September 2024	3,568,041	3,568,041
Depreciation At 1 October 2023	997,451	927,191
disposal		
Charge for the year	70,260	70,260
	<u>1,067,711</u>	<u>997,451</u>
Net book value at 30 Sept 2024	<u>2,500,330</u>	<u>2,570,590</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 2024

7a. Investment	30-Sep-24	30-Sep-23
b/f	96,137	100,000
Interest & dividends	3747.6	1576.22
Charges	-1263.49	-1920.86
gain / loss on investment	7761.09	-3518.19
	-----	-----
Current value	106,382	96,137
	=====	=====

8 Bank Balances

	30-Sep-24	30-Sep-23
	£	£
Interest bearing deposits	36,580	75,691
Hut 2 interest A/c	122,018	
Other accounts	14,095	136,346
	-----	-----
	172,693	212,037
	-----	-----

8a. Debtors / Prepayments

Down to Earth duplicate payment	0

	0

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)
£290756 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

Stroud and District Mencap Society
Notes to the Accounts (continued)
For the year ended 30 September 2024

Movement in Funds

12 Unrestricted Funds

	At 1 October 2023	Incoming Resources	Outgoing Resources	Revaluation gains & Losses	At 30 september 2024
General fund	12838	9143	4751	7761	24991
Designated funds (Property)	2208317	90000	70260		2228057
Designated funds (Maintenance)	242176	49543	91420		200299
	<u>2463331</u>	<u>148686</u>	<u>166431</u>	<u>7761</u>	<u>2453347</u>

	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>

13 Analysis of Net assets between funds

Fund balances at 30 September 2024 represented by:

	General funds £	Designated funds £	Restricted funds £	Total funds £
Tangible fixed assets		2,500,330		2500330
Fixed asset investments	106,382			106382
Cash at bank and in hand	136113	36580		172693
Other net assets				0
Long Term Loans		-326059		-326059
	<u>242,495</u>	<u>2,210,851</u>		<u>2453347</u>

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>233109</u>	<u>2230222</u>	<u>0</u>	<u>2463331</u>

