

Charity No: 233555

**Stroud and District Mencap Society**

**30 September 2025**





## Stroud and District Mencap Society

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

Charity No: 233555

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### Annual General Meeting (AGM)

Date 25<sup>th</sup> March 2026

### CHAIR'S REPORT

1<sup>st</sup> October 2024 - 30<sup>th</sup> September 2025

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, Christine Gordon.

**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.

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. “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.

## **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: -**

- Sabrina has been doing an excellent job in her role of Acting Registered Manager (formalised by CQC in Oct 25), things are much more positive now and the homes are a rewarding, happy environment for those who live and those who work there
- **Gardens-** The ‘Down to Earth’, community growing scheme continue to develop the homes gardens and they are all looking wonderful, with neat gardens and productive raised beds. Numerous service users are involved in the gardening project, they get outside in all weathers and are proud and enthusiastic about their work.
- **Wellbeing coordinator** – Lauren Hunt has joined as our activity coordinator and has already made a huge impact on the well-being of the residents, ensuring they are involved in activities such as party planning and artworks. Lauren has made a great addition to the team. Lauren will be the key person



organising activities such as the garden fetes which will take a lot of pressure off Kate Creed.

- **Sadlers and Huddleston-** Sadlers required some roof repairs
- **Barn Lodge/Stonehaven/The Gables** – The wet room in Barn Lodge was refurbished as well as the upstairs bathroom and funds allocated for the Laundry which was completed after the year end. Stone Haven wet room was also refurbished Architect designs and Planning permission were sought for the proposed conservatory for Barn Lodge  
Stroud Mencap financially supported 'Jonno' in buying a bike shed
- **Cotswold Grange/Cotswold Court-** Cotswold court had a new kitchen that also involved blocking an unnecessary door way and creating cupboard space. They also had a new immersion heater and some of the doors were replaced. Cotswold Grange bath was replaced.
- Stroud Homes website - <https://www.stroudhomes.co.uk/> continues to be updated, showing our lovely homes and the activities, we offer, plus job opportunities for people to join our team.
- The Lodge, on the Hoburne holiday park site was purchased with SDHFL legacy funds, which were left by families for the purpose of enhancing the lives of service users. There remain concerns that the Lodge is not being used to its full potential, Kate has produced a leaflet (see attached) which we hope will promote the use of the Lodge.
- Energy management Policy- George has produced a draft policy, see attached
- Stroud Homes have increased the rent levels. Kate outlined the existing rent costs and it is interesting to see how the rent is decided, based on last year or projections for maintenance pay this year:-  
Rent is currently set at £170 per week at all sites except Sadlers which is £190 due to the specialist nature of the building and resulting additional costs.

## Legal issues

- None

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

The bungalow next door to Sadlers had come up for sale, we briefly looked into purchasing it, looking at the pro's and cons however it was snapped up by another buyer.

**Investment-** We have invested £100.000 with Hawksmoor Investment management group and Beryl will feedback on the latest developments and we have been asked whether we want to increase our investment, this will be discussed in our meeting.



**Fundraising:** Unfortunately we did not manage to organise a fete or raffle this year but there are plans for the forthcoming year.

The last Garden Fete at Cotswold Grange was on 14<sup>th</sup> September 2024. It was well attended, the atmosphere was great and fun was had by all. The funds from this were used for a Christmas party attended by service users, staff, families and Trustees and was a lovely opportunity to have the whole organisation together

### **The Future**

- Stroud and District Mencap 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 look into the feasibility of the upper floor of Cotswold Grange being developed to create bedroom and a bathroom, allowing the existing bedrooms to be enlarged with ensembles.
- The Barn Lodge conservatory will be addressed in 2026.
- 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, we have received costs for this project and this will need discussing in our meeting.

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, continuing to look 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

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

Jenny Fletcher- Stone  
Chair of Stroud Mencap

11th March 2026

Stroud and District Mencap Society  
Independent Examiner Report  
For the Year ended September 2025

**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 30<sup>th</sup> September 2025 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:** 2<sup>nd</sup> January 2026

**Stroud and District Mencap Society**  
Statement of Financial Activities  
For the year ended 30 September 2025

		General Fund	Property Account (designated)	Homes Maintenance (designated)	Total £	Year ended 30-Sep-24 £
	Note					
<b>Incoming Resources</b>						
<b>from generated funds</b>						
Voluntary Income	3	210			210	370
Activities generating funds		10			10	2,111
Property rental / loan repayments			60,000	79,921	139,921	139,543
Hire of Hall					0	0
Interest received		3,246			3,246	2,915
Dividend on investment		2,613			2,613	3,514
Interest on investment		52			52	234
<b>Incoming Resources from charitable activities</b>						
	4				0	0
Total Incoming Resources		6,130	60,000	79,921	146,052	148,686
<b>Resources Expended</b>						
Cost of generating funds		792			792	533
Charitable activities	5	1,786		68,724	94,180	94,180
Investment Charges	7a	1,082			1,082	1,263
Legal & Consultancy					0	194
Governance costs					0	0
Depreciation			70,260		70,260	70,260
Total Resources Expended		3,660	70,260	68,724	166,314	166,430
<b>Net increase in resources in the year</b>		2,470	-10,260	11,197	3,407	-17,745
Gain on disposal of property						
gain on investment	7a	8,629			8,629	7,761
		11,099	-10,260	11,197	12,037	-9,984
Balance at 30 September 2024		24,991	2,228,057	200,299	2,453,347	2,463,331
<b>Balance at 30 September 2025</b>		36,090	2,217,797	211,496	2,465,384	2,453,347
		=====	=====	=====	=====	=====

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 2025**

**30 September 2025**

**30 September 2024**

	Notes	£	£
Fixed Assets	<b>7</b>	2,430,071	2,500,330
Investments	<b>7a</b>	116,594	106,382
Current assets			
Cash at Bank	<b>8</b>	184,778	172,693
Prepayments	<b>8a</b>	0	0
		-----	-----
		2,731,443	2,779,406
Current Liabilities			
Rent received in advance			
Creditors	<b>11</b>	0	0
		-----	-----
		2,731,443	2,779,406
Deferred Liabilities			
Longer term loans	<b>9</b>	266,059	326,059
		-----	-----
		2,465,384	2,453,347
		=====	=====
General funds		36,090	24,991
Designated Funds			
Property account	<b>2</b>	2,217,797	2,228,057
Homes Maintenance Reserve		211,496	200,299
		-----	-----
		2,465,384	2,453,347
		=====	=====

Approved by the Committee and signed  
on its behalf

0

0



Dated. 30th March 2026

**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 2024/25 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. £350,756 paid to 30th Sept 25

**3 Voluntary Income**

	2024/2025	2023/2024
	£	£
Membership Subscriptions		
General	220	370
	<u>220.00</u>	<u>370.00</u>
	=====	=====

**4 Charitable Trading Activities**

**5 Expenditure on Charitable activities**

	2024/2025	2023/2024
	£	£
Contribution to the maintenance of Stroud Mencap Homes	68724	90599
Charitable donations	1,786	1,184
Mencap - operating expenses	792	1,770
	<u>71,302</u>	<u>93,554</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-25	30-Sep-24
	£	£
Cost or valuation at 30 September 2024	3,568,041	3,568,041
	<u>3,568,041</u>	<u>3,568,041</u>
Cost or valuation at 30 September 2025	3,568,041	3,568,041
Depreciation		
At 1 October 2024	1,067,711	997,451
disposal		
Charge for the year	70,260	70,260
	<u>1,137,971</u>	<u>1,067,711</u>
Net book value at 30 Sept 2025	<u>2,430,070</u>	<u>2,500,330</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 2025

<b>7a. Investment</b>	<b>30-Sep-25</b>	<b>30-Sep-24</b>
b/f	106,382.34	96,137
Interest & dividends	2664.58	3747.6
Charges	-1082.48	-1263.49
gain / loss on investment	8629.32	7761.09
	-----	-----
Current value	116,593.76	106,382.20
	=====	=====

**8 Bank Balances**

	<b>30-Sep-25</b>	<b>30-Sep-24</b>
	<b>£</b>	<b>£</b>
Interest bearing deposits	52,985	36,580
Hut 2 interest A/c	124,743	122,018
Other accounts	7,051	14,095
	-----	-----
	184,778	172,693
	-----	-----

**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)  
£350756 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**

<b>12 Unrestricted Funds</b>	<b>At 1 October 2024</b>	<b>Incoming Resources</b>	<b>Outgoing Resources</b>	<b>Revaluation gains &amp; Losses</b>	<b>At 30 september 2025</b>
General fund	24991	6130	3660	8629	36090
Designated funds (Property)	2228057	60000	70260		2217797
Designated funds (Maintenance)	200299	79921	68724		211496
	<u>2453347</u>	<u>146051</u>	<u>142644</u>	<u>8629</u>	<u>2465383</u>

  

	<b>At 1 October 2023</b>	<b>Incoming Resources</b>	<b>Outgoing Resources</b>	<b>Revaluation gains &amp; Losses</b>	<b>At 30 september 2024</b>
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>

**13 Analysis of Net assets between funds**

**Fund balances at 30 September 2025 represented by:**

	<b>General funds £</b>	<b>Designated funds £</b>	<b>Restricted funds £</b>	<b>Total funds £</b>
Tangible fixed assets		2,430,071		2430071
Fixed asset investments	116,594			116594
Cash at bank and in hand	131793	52985		184778
Other net assets				0
Long Term Loans		-266059		-266059
	<u>248,387</u>	<u>2,216,997</u>		<u>2465385</u>

**Fund balances at 30 September 2024 represented by:**

	<b>General funds £</b>	<b>Designated funds £</b>	<b>Restricted funds £</b>	<b>Total funds £</b>
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>242495</u>	<u>2210851</u>	<u>0</u>	<u>2453347</u>



