

# THE ABBEYFIELD BASILDON SOCIETY LIMITED

England & Wales · Charity number 262505

## Details

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**Status** Registered

**Legal form** Charitable company

**Company number** [01005700](#)

**Registered** 1971-06-17

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 1 Sopwith Crescent  
Hurricane Way  
Wickford Business Park  
Wickford  
Essex  
SS11 8YU

**Phone** 01268561800

**Email** [home@abbeyfieldbasildon.com](mailto:home@abbeyfieldbasildon.com)

**Website** [www.abbeyfieldbasildon.com](http://www.abbeyfieldbasildon.com)

## Activities

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**Objects:** 1THE CHARITY'S OBJECTS ARE TO CARRY ON FOR THE BENEFIT OF THE COMMUNITY THE PROVISION AND MANAGEMENT OF HOUSING, ACCOMMODATION AND ASSISTANCE FOR THE RELIEF AND CARE OF ELDERLY PERSONS SUFFERING FROM THE DISABILITIES OF OLD AGE OR OTHERWISE BEING IN NEED AND IN PARTICULAR (BUT WITHOUT LIMITATION) BY PROVIDING AND MAINTAINING (OR ASSISTING IN PROVIDING AND MAINTAINING) HOUSES AND HOMES FOR SUCH ELDERLY PERSONS AND PROVIDING (OR ASSISTING IN PROVIDING) AMENITIES OR SERVICES FOR THE BENEFIT OF SUCH ELDERLY PERSONS.

**Activities:** Provision of accommodation, care and companionship for senior citizens in accordance with the aims and principles of The Abbeyfield Society Limited.

## Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

- **Area of benefit:** BASILDON AND ELSEWHERE
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£410,096	£382,384	-	-
2024-03-31	£380,184	£360,603	-	-
2023-03-31	£272,740	£345,187	-	-
2022-03-31	£264,079	£266,628	-	-
2021-03-31	£335,280	£283,053	-	-

## Trustees

Name	Role	Appointed
<b>MICHAEL STANTON-DUNNE</b>	Chair	
Abbas Nurbhai		2016-07-20
PATRICIA STANTON GRIFFITHS		
RICHARD THOMSON		
Sean Michael Stanton-Dunne		2024-03-27

**THE ABBEYFIELD BASILDON SOCIETY LIMITED**

England & Wales - Charity number 262505

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# Accounts

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**The Abbeyfield Basildon Society Limited**

**Financial Statements**

**Year Ended 31 March 2025**

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Homes and Communities Agency registration number: H0552

Company registration number: 1005700

Charity registration number: 262505

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# **The Abbeyfield Basildon Society Limited**

## **Financial Statements**

**Year Ended 31 March 2025**

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## **The Abbeyfield Basildon Society Limited**

### **Registered Social Housing Provider Information**

**Year Ended 31 March 2025**

<b>Company registration number</b>	1005700
<b>Charity registration number</b>	262505
<b>Homes and Communities Agency registration number</b>	H0552
<b>Members of the board</b>	Mr M Stanton-Dunne Mr R Thomson Mrs P Griffiths Mr A Nurbhai Mr S M Stanton-Dunne
<b>Registered office</b>	1 Sopwith Crescent Wickford Business Park Wickford Essex SS11 8YU
<b>Places of business</b>	Abbeyfield House 200 Timberlog Lane Basildon Essex SS14 1PG  The Octagon 41 Bridge Street Basildon Essex SS15 4AY
<b>Auditor</b>	Sygma Chartered Accountants Wickford Business Park 1 Sopwith Crescent Wickford Essex SS11 8YU
<b>Bankers</b>	Lloyds Bank plc 89 High Street Billericay Essex CM12 9AT

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

### **Year Ended 31 March 2025**

The board of The Abbeyfield Basildon Society Limited presents their report, and the audited financial statements of the Registered Social Housing Provider for the year ended 31 March 2025.

#### **Members of the board**

The members of the board who have served during the year were as follows:

Mr M Stanton-Dunne  
Mr R Thomson  
Mrs P Griffiths  
Mr A Nurbhai  
Mr S M Stanton-Dunne

In accordance with the Registered Rules of the Registered Social Housing Provider, Mr R Thomson and Mrs P Griffiths retire by rotation and, being eligible, offer themselves for re-election.

#### **Review of the business**

The principal activity of the Registered Social Housing Provider is to provide accommodation, care and companionship for senior citizens in accordance with the aims and principles of The Abbeyfield Society Limited.

The financial results for the year are as set out in the Statement of Comprehensive Income on page 11 and the position at the end of the year is shown in the Balance Sheet on page 12. The movements in reserves are shown on the Statement of Changes in Reserves on page 13.

The board consider that the state of affairs of the Registered Social Housing Provider is satisfactory.

#### **Objectives and strategies for achieving those objectives**

The Registered Social Housing Provider's objectives are to carry on for the benefit of the community the provision and management of housing, accommodation and assistance for the relief and care of elderly persons suffering from the disabilities of old age or otherwise being in need and in particular (but without limitation) by providing and maintaining (or assisting in providing and maintaining) houses and homes for such elderly persons and providing (or assisting in providing) amenities or services for the benefit of such elderly persons.

#### **Principal risks and uncertainties**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The board have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

#### **Analysis using financial and non-financial key performance indicators**

The Registered Social Housing Provider's income from housing properties reduced by 1% in comparison to the previous year. The trustees attribute this to the continuing precautions imposed by the pandemic.

## The Abbeyfield Basildon Society Limited

### Board Report

Year Ended 31 March 2025

#### Value for money

The Society is affiliated to The Abbeyfield Society and operates within its guidelines and principles. The value for money statement can be viewed at [www.abbeyfield.com](http://www.abbeyfield.com). The Society strives to deliver value for money throughout all of its activities. The Value for Money Metrics are:

	2025	2024
<b>Metric 1: Reinvestment</b>	0%	1%
<b>Metric 2a: New Supply (Social Housing Units)</b> During the year the Society did not develop nor acquire any social housing units (leasehold or other).	0%	0%
<b>Metric 2b: New Supply (Non-social Housing Units)</b> During the year the Society did not develop nor acquire any non-social housing units (leasehold or other).	0%	0%
<b>Metric 3: Gearing</b>	-57%	-55%
<b>Metric 4: Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover</b> During the year the Society did not capitalise nor pay any interest or other financing costs.	N/A	N/A
<b>Metric 5: Headline Social Housing Cost (per unit)</b>	£15,257	£14,657
<b>Metric 6a: Operating Margin (social housing lettings)</b>	-3%	-5%
<b>Metric 6b: Operating Margin (overall)</b>	-2%	-3%
<b>Metric 7: return on Capital Employed</b>	0%	0%

#### The Governance and Financial Viability Standard

The Society complies with the Governance and Financial Viability Standard issued by the Homes and Communities Agency.

#### Code of governance

The Registered Social Housing Provider is a company limited by guarantee registered under the Companies Act 2006 (number 1005700), having no share capital, and is registered as a charity (number 262505), and is registered with The Homes and Communities Agency as a registered social landlord (number H0552). The Registered Social Housing Provider's governing document is a Memorandum and Articles of Association.

The members of the Registered Social Housing Provider's board are responsible for the general control and management of the Registered Social Housing Provider. The members give their time freely and receive no remuneration or other financial benefits.

## **The Abbeyfield Basildon Society Limited**

### **Board Report**

#### **Year Ended 31 March 2025**

#### **Code of governance (continued)**

The members meet regularly and are responsible for all decisions taken in relation to the running of the housing properties and the services provided by the Registered Social Housing Provider.

The Registered Social Housing Provider complies with the Governance and Financial Viability Standard.

#### **Recruitment, appointment, induction and training of members of the Board**

The existing members of the board are responsible for the recruitment of new members. Potential members are invited to attend board meetings as observers and are given more details of the Registered Social Housing Provider's aims and activities and, if all agree, they are then proposed as new members at the subsequent board meeting. This process allows due consideration of the persons eligibility, personal competence, specialist knowledge and skills.

Following appointment, new members are made aware of their responsibilities under the Charities Act by the existing members of the board. They are assisted in their role by other members until the board considers them to be competent in their responsibilities.

#### **Public benefit statement**

In setting and reviewing our aims the board has given careful consideration to the Charity Commissions guidance on public benefit.

#### **Board's responsibilities**

The board are responsible for preparing the annual Report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice (UK GAAP).

Company law requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for the period. In preparing these financial statements the board are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The board are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Disclosure of information to the auditors**

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**The Abbeyfield Basildon Society Limited**

**Board Report**

**Year Ended 31 March 2025**

**Small company rules**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board



Mr M Stanton-Dunne, Chairman

Date: 17/09/25

# **The Abbeyfield Basildon Society Limited**

## **Independent Auditor's Report**

**Year Ended 31 March 2025**

### **Independent Auditor's Report to the Members of The Abbeyfield Basildon Society Limited**

#### **Opinion**

We have audited the financial statements of The Abbeyfield Basildon Society Limited (the 'society') for the year ended 31<sup>st</sup> March 2025 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Reserves and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "*The Financial Reporting Standard applicable in the UK and Republic of Ireland*" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31<sup>st</sup> March 2025 and of its incoming resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2022.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

# **The Abbeyfield Basildon Society Limited**

## **Independent Auditor's Report**

### **Year Ended 31 March 2025**

#### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the society and its environment obtained in the course of the audit, we have not identified material misstatements in the board report. We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

#### **Responsibilities of the board**

As explained more fully in the board's responsibilities statement set out on page 6, the board members (who are also the directors of the society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory requirements applicable to the society and considered that the most significant are the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.
- We obtained an understanding of how the society complies with these requirements by discussions with management and those charged with governance.

## The Abbeyfield Basildon Society Limited

### Independent Auditor's Report

Year Ended 31 March 2025

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### Use of our report

This report is made solely to the society's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Alan Brading FCA (Senior Statutory Auditor) for and on behalf of  
Sygma  
Chartered Accountants and Statutory Auditor  
1 Sopwith Crescent  
Wickford Business Park  
Wickford  
Essex SS11 8YU

17/09/2025

**The Abbeyfield Basildon Society Limited**

**Statement of Comprehensive Income (Including Income and Expenditure Account)**

**Year Ended 31 March 2025**

	Note	2025 £	2024 £
<b>Turnover</b>	2	368,777	350,261
Social housing activity expenditure		<u>(334,672)</u>	<u>(331,198)</u>
<b>Gross surplus</b>		34,105	19,063
Administrative expenditure		<u>(40,275)</u>	<u>(29,405)</u>
<b>Operating surplus</b>		(6,170)	(10,342)
Interest receivable and similar income	4	41,319	29,923
Interest payable and similar expenses	4	<u>(7,437)</u>	<u>(6,980)</u>
<b>Surplus on ordinary activities for the year</b>	5	27,712	12,601
Revaluation of fixed asset investments		<u>(27,514)</u>	<u>48,808</u>
<b>Total comprehensive income for the year</b>		<u>198</u>	<u>61,409</u>

These results relate wholly to continuing activities.

Signed on behalf of the board

Mr M Stanton-Dunne  
Chairman



Mr R Thomson



The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Balance Sheet

### Year Ended 31 March 2025


	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible fixed assets - housing properties	8	829,608	836,638
Tangible fixed assets - other	9	1,818	2,139
Investments	10	<u>852,875</u>	<u>864,551</u>
		<u>1,684,301</u>	<u>1,703,328</u>
<b>Current assets</b>			
Debtors	11	-	-
Cash at bank and in hand		<u>470,659</u>	<u>462,284</u>
		470,659	462,284
<b>Creditors: amounts falling due within one year</b>	12	<u>(34,182)</u>	<u>(39,112)</u>
<b>Net current assets</b>		<u>436,477</u>	<u>423,172</u>
<b>Total assets less current liabilities</b>		2,120,778	2,126,500
<b>Creditors: amounts falling due after more than one year</b>	13	<u>(332,877)</u>	<u>(338,797)</u>
<b>Total net assets</b>		<u>1,787,901</u>	<u>1,787,703</u>
<b>Reserves</b>			
Income and expenditure account	14	<u>1,787,901</u>	<u>1,787,703</u>
<b>Total reserves</b>		<u>1,787,901</u>	<u>1,787,703</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board on


17/09/25

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman

Mr R Thomson



Company registration number: 1005700

The notes on pages 14 to 22 form part of these accounts.

**The Abbeyfield Basildon Society Limited**

**Statement of Changes in Reserves**

**Year Ended 31 March 2025**

	Income and expenditure reserve £	Total £
<b>At 1 April 2023</b>	1,726,294	1,726,294
Surplus for the year	12,601	12,601
Revaluation of fixed asset investments	<u>48,808</u>	<u>48,808</u>
<b>Total comprehensive income</b>	<u>61,409</u>	<u>61,409</u>
<b>At 31 March 2024 and 1 April 2024</b>	<u>1,787,703</u>	<u>1,787,703</u>
Surplus for the year	27,712	27,712
Revaluation of fixed asset investments	<u>(27,514)</u>	<u>(27,514)</u>
<b>Total comprehensive income</b>	<u>198</u>	<u>198</u>
<b>At 31 March 2025</b>	<u>1,787,901</u>	<u>1,787,901</u>

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2025

### 1 Summary of significant accounting policies

#### (a) General information and basis of preparation

The Abbeyfield Basildon Society Limited is a company limited by guarantee, a registered charity and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Registered Social Housing Provider information on page 3 of these financial statements. The nature of the Registered Social Housing Provider's operations and principal activities is given in the Board Report on pages 4 to 7 of these financial statements.

The Registered Social Housing Provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the Registered Social Housing Provider.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

#### (b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing properties, land and houses	Depreciation is charged on the cost of housing land and properties at 1% per annum on the straight line basis. Housing land is not depreciated
Fixtures and fittings	Depreciation is charged at 15% per annum on the reducing balance basis.
Property plant and equipment	Depreciation is charged at 15% per annum on the reducing balance basis.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2025

### 1 Summary of significant accounting policies (continued)

Housing properties under construction are not depreciated until they are in use.

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

#### (c) Debtors and creditors receivable or payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

#### (d) Investments (including concessionary loans, such as HomeBuy loans)

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Concessionary loans (such as HomeBuy loans) include those receivable or payable to third parties which are interest free or below market interest rates. HomeBuy loans are considered to be concessionary loans. All loans where the loan is repayable on demand within one year are measured at cost, less impairment. Where the loan is repayable after more than one year, the loan is initially measured at fair value and subsequently measured at amortised cost using the effective interest rate method, less impairment.

#### (e) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

HomeBuy grants which are received from the government in order to fund all or part of a HomeBuy loan, will only be realised when the HomeBuy loan is redeemed and the grant is recycled for use to develop our own assets. Until this is redeemed this is therefore accounted for as deferred income as a government grant.

#### (f) Derivatives

Derivative financial instruments are initially measured at fair value at the date on which a derivative contract is entered into and are subsequently measured at fair value through the statement of comprehensive income.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2025

### 1 Summary of significant accounting policies (continued)

#### (g) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. For the purposes of assessing impairment, each of the Registered Social Housing Provider's properties (each consisting of multiple cash generating units) are reviewed.

If indication of impairment exists, the recoverable amount of each affected property is estimated and compared to the carrying amount of that property. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

The recoverable amount is determined by reference to the open market value of properties of similar condition size and in the same location or by reference to professional valuations if considered appropriate.

#### (h) Provisions

Provisions are recognised when the Registered Social Housing Provider has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

#### *Recycled Capital Grants Fund*

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within creditors: amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

#### *Disposal Proceeds Fund*

Net disposal proceeds including grant released on sale of a property under the right to acquire scheme and Voluntary Purchase Grant net disposal proceeds are credited to this fund which appears as a creditor until reinvested in appropriate new social housing.

#### (i) Tax

The activities of the Registered Social Housing Provider are exempt from Corporation Tax and VAT.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2025

#### 1 Summary of significant accounting policies (continued)

##### (j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

The disposal proceeds from the first tranche of shared ownership properties are included in turnover at the point of legal completion. The second and subsequent tranches are accounted for in administrative expenditure / operating income in the period in which the disposal occurs being the difference between the net sale proceeds and the net carrying value.

##### *Donated land*

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.

Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received.

The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

##### *Interest and dividends receivable*

Interest income is recognised using the effective interest method and dividend income is recognised as the Registered Social Housing Provider's right to receive payment is established.

##### (k) Government grants

Government grants (such as from a local authority) are received in respect of housing properties. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the accruals model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover. Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2025

### 1 Summary of significant accounting policies (continued)

#### (I) Employee benefits

When employees have rendered service to the Registered Social Housing Provider, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The Registered Social Housing Provider operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

### 2 Social housing turnover and costs

	2025 £	2024 £
Rents receivable excluding service charges	95,371	63,950
Service charges receivable	267,486	280,391
Amortised government grants	5,920	5,920
Social housing activity expenditure – Service costs	267,486	280,391
Social housing activity expenditure – Repairs and maintenance	58,400	41,980
Social housing activity expenditure – Depreciation	8,786	8,827
Operating surplus/(deficit) from social housing activities	34,105	19,603
Social housing activity expenditure – Administrative expenditure	40,275	29,405
Net deficit from social housing activities	(6,170)	(10,342)
Losses from vacancies	93,049	61,371

### 3 Accommodation owned and in management

	Number of units at 1 April 2024	Number of units at 31 March 2025
Completed units:		
Housing for older people	23	23
There are three units under development		
	<u>23</u>	<u>23</u>

#### Properties managed by agents

The Registered Social Housing Provider owns no property managed by other bodies.

The Registered Social Housing Provider manages no properties on behalf of others.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2025

#### 4 Interest and other finance income and charges

##### a) Interest receivable and similar income

	2025 £	2024 £
Donations received	178	150
Other miscellaneous income	-	-
Gains from the sale of investments	1,811	3,230
Interest receivable and returns from investments	39,330	26,543
	<u>41,319</u>	<u>29,923</u>

##### b) Interest payable and similar expenses

	2024 £	2024 £
Investment charges and commissions	7,257	10,892
Losses from the sale of investments	180	1,336
	<u>7,437</u>	<u>12,228</u>

#### 5 Surplus on ordinary activities

Surplus on ordinary activities is stated after charging/(crediting):

	2025 £	2024 £
Auditor's remuneration (including expenses and benefits in kind) for audit	3,960	3,840
Auditor's remuneration (including expenses and benefits in kind) for non-audit	2,000	2,000
Depreciation of tangible fixed assets	8,786	8,827
	<u></u>	<u></u>

#### 6 Board and key management personnel remuneration

Key management personnel neither received nor waived any remuneration during the year (2024: Nil).

#### 7 Staff costs

The average number of employees, including members of the executive team, calculated on a full time equivalent basis was 9 employees (2024: 9 employees).

There are no employees who received more than £60,000 as their employee package.

**The Abbeyfield Basildon Society Limited**

**Notes to the Financial Statements**

**Year Ended 31 March 2025**

**8 Tangible fixed assets – completed housing properties**

	Housing properties for letting £	Total £
Cost:		
At 1 April 2024	1,084,678	1,084,678
Additions – improvements to properties	1,435	1,435
	<u>1,086,113</u>	<u>1,086,113</u>
At 31 March 2025		
Depreciation:		
At 1 April 2024	248,040	248,040
Charge for year	8,465	8,465
	<u>256,505</u>	<u>256,505</u>
At 31 March 2025		
Net book value:		
At 31 March 2025	<u>829,608</u>	<u>829,608</u>
At 31 March 2024	<u>836,638</u>	<u>836,638</u>

The net book value of land and buildings comprised:

	2025 £	2024 £
Land and buildings:		
Freehold	<u>1,084,678</u>	<u>1,084,678</u>
	<u>1,084,678</u>	<u>1,084,678</u>

Freehold land and buildings were subject to independent professional valuation on 27 November 2015. The valuation was undertaken by Porter Glenny (Chartered Surveyors and RICS Registered Valuers) on a market value basis in accordance with the 8<sup>th</sup> Edition of the RICS Appraisal and Valuations Standards (The Red Book) together with Practice Statements and Definitions of Value contained in UKPS3 and UK Appendix 3. The assumption of vacant possession was used to ascertain the fair value of £1,550,000.

**The Abbeyfield Basildon Society Limited**

**Notes to the Financial Statements**

**Year Ended 31 March 2025**

**9 Tangible fixed assets – other**

	Fixtures, fittings and equipment £	Total £
Cost:		
At 1 April 2024	120,988	120,988
Additions	-	-
	<u>120,988</u>	<u>120,988</u>
At 31 March 2025		
Depreciation:		
At 1 April 2024	118,849	118,849
Charge for year	321	321
	<u>119,170</u>	<u>119,170</u>
At 31 March 2025		
Net book value:		
At 31 March 2025	<u>1,818</u>	<u>1,818</u>
At 31 March 2024	<u>2,139</u>	<u>2,139</u>

**10 Fixed asset investments**

	Listed investments £	Total £
Valuation:		
At 1 April 2024	864,551	864,551
Additions	119,117	119,117
Disposals	(103,279)	(103,279)
Revaluation	(27,514)	(27,514)
	<u>852,875</u>	<u>852,875</u>
At 31 March 2025		
Impairment:		
At 1 April 2024	-	-
At 31 March 2025	-	-
Carrying amount:		
At 31 March 2025	<u>852,875</u>	<u>852,875</u>
At 31 March 2024	<u>864,551</u>	<u>864,551</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2025

### 11 Debtors

	2025 £	2024 £
Trade debtors (gross social housing rent arrears)	-	-
Payments on account	-	-
Prepayments and accrued income	-	-
	<u>-</u>	<u>-</u>

### 12 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	6,310	10,817
Other tax and social security	2,450	2,107
Government grants	5,920	5,920
Accruals and deferred income	19,502	20,268
	<u>34,182</u>	<u>39,112</u>

### 13 Creditors: amounts falling due after more than one year

	2025 £	2024 £
Government grants	332,875	338,795
Other loans	2	2
	<u>332,877</u>	<u>338,797</u>

Other loans represent housing mortgage loans from The Housing Corporation and are secured by a charge on the Registered Social Housing Provider's freehold land and buildings. The full amount of the loans fall due after five years and are payable otherwise than by instalments. No interest is charged on the loans which are only repayable when the relevant properties are sold.

### 14 Reserves

#### a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surpluses and deficits net of other adjustments

### 15 Pensions and other post-retirement benefits

#### a) Defined contribution pension plans

The Registered Social Housing Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £3,552 (2024 – £3,191).

**The Abbeyfield Basildon Society Limited**

**Detailed Housing Property Revenue Account**

**Year Ended 31 March 2025**

	2025 £	2024 £
<b>Income</b>		
Residents' rental and other income	455,906	405,712
Amortisation of government grants	5,920	5,920
Losses arising from vacancies	<u>(93,049)</u>	<u>(61,371)</u>
<b>Turnover - net property income</b>	<u>368,777</u>	<u>350,261</u>
<b>Expenditure</b>		
<b>Administrative expenditure</b>		
Insurance	4,725	3,476
Telephone	3,445	3,213
Membership fee - The Abbeyfield Society	7,913	5,418
Auditor's remuneration	3,960	3,840
Bookkeeping	2,000	2,000
Travelling expenses	348	329
Advertising	6,898	5,503
Training and conferences	2,688	115
Other expenditure	5,546	2,657
Legal and professional fees	-	-
Careline	<u>2,752</u>	<u>2,854</u>
<b>Total administrative expenditure</b>	<u>40,275</u>	<u>29,405</u>
<b>Repairs and maintenance</b>		
Alarm costs and maintenance	840	1,644
Day-to-day repairs	12,545	10,796
Cyclical repairs	37,745	16,525
Empty room repairs	3,640	3,360
Maintenance/testing certification	<u>3,630</u>	<u>9,655</u>
	<u>58,400</u>	<u>41,980</u>
<b>Service costs</b>		
Care and catering:		
Employee costs	187,867	179,747
Food costs	27,980	26,566
Cleaning materials	2,971	3,225
Window cleaning	890	960
Garden maintenance	6,854	4,581
Council tax/rates	6,740	6,441
Water rates	4,340	4,810
Heating	14,253	23,016
Lighting	12,567	27,537
Waste disposal	495	400
Pest control	757	725
Uniforms and PPE	183	162
Sundry expenses	<u>1,589</u>	<u>2,221</u>
	<u>267,486</u>	<u>280,391</u>
<b>Depreciation</b>		
Housing properties	8,465	8,450
Fixtures, fittings and equipment	<u>321</u>	<u>377</u>
	<u>8,786</u>	<u>8,827</u>
<b>Total social housing activity expenditure</b>	<u>334,672</u>	<u>331,198</u>
<b>Operating surplus</b>	<u>(6,170)</u>	<u>(10,342)</u>



**THE ABBEYFIELD BASILDON SOCIETY LIMITED**

England & Wales - Charity number 262505

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# Accounts

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**The Abbeyfield Basildon Society Limited**

**Financial Statements**

**Year Ended 31 March 2024**

Homes and Communities Agency registration number: H0552

Company registration number: 1005700

Charity registration number: 262505

**The Abbeyfield Basildon Society Limited**

**Financial Statements**

**Year Ended 31 March 2024**

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The following page does not form part of the statutory Financial statements:

Detailed Housing Property Revenue Account	23
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**The Abbeyfield Basildon Society Limited**

**Registered Social Housing Provider Information**

**Year Ended 31 March 2024**

<b>Company registration number</b>	1005700
<b>Charity registration number</b>	262505
<b>Homes and Communities Agency registration number</b>	H0552
<b>Members of the board</b>	Mr M Stanton-Dunne Mr R Thomson Mrs P Griffiths Mr A Nurbhai Mr S M Stanton-Dunne
<b>Registered office</b>	1 Sopwith Crescent Wickford Business Park Wickford Essex SS11 8YU
<b>Places of business</b>	Abbeyfield House 200 Timberlog Lane Basildon Essex SS14 1PG  The Octagon 41 Bridge Street Basildon Essex SS15 4AY
<b>Auditor</b>	Syigma Chartered Accountants Wickford Business Park 1 Sopwith Crescent Wickford Essex SS11 8YU
<b>Bankers</b>	Lloyds Bank plc 89 High Street Billericay Essex CM12 9AT

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

### **Year Ended 31 March 2024**

The board of The Abbeyfield Basildon Society Limited presents their report, and the audited financial statements of the Registered Social Housing Provider for the year ended 31 March 2024.

#### **Members of the board**

The members of the board who have served during the year were as follows:

Mr M Stanton-Dunne  
Mr R Thomson  
Mrs P Griffiths  
Mr A Nurbhai  
Mr S M Stanton-Dunne

In accordance with the Registered Rules of the Registered Social Housing Provider, Mr M Stanton-Dunne and Mr A Nurbhai retire by rotation and, being eligible, offer themselves for re-election. Having been newly elected during the year, Mr S M Stanton-Dunne also retires and offers himself for re-election.

#### **Review of the business**

The principal activity of the Registered Social Housing Provider is to provide accommodation, care and companionship for senior citizens in accordance with the aims and principles of The Abbeyfield Society Limited.

The financial results for the year are as set out in the Statement of Comprehensive Income on page 11 and the position at the end of the year is shown in the Balance Sheet on page 12. The movements in reserves are shown on the Statement of Changes in Reserves on page 13.

The board consider that the state of affairs of the Registered Social Housing Provider is satisfactory.

#### **Objectives and strategies for achieving those objectives**

The Registered Social Housing Provider's objectives are to carry on for the benefit of the community the provision and management of housing, accommodation and assistance for the relief and care of elderly persons suffering from the disabilities of old age or otherwise being in need and in particular (but without limitation) by providing and maintaining (or assisting in providing and maintaining) houses and homes for such elderly persons and providing (or assisting in providing) amenities or services for the benefit of such elderly persons.

#### **Principal risks and uncertainties**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The board have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

#### **Analysis using financial and non-financial key performance indicators**

The Registered Social Housing Provider's income from housing properties reduced by 1% in comparison to the previous year. The trustees attribute this to the continuing precautions imposed by the pandemic.

# The Abbeyfield Basildon Society Limited

## Board Report

### Year Ended 31 March 2024

#### Value for money

The Society is affiliated to The Abbeyfield Society and operates within its guidelines and principles. The value for money statement can be viewed at [www.abbeyfield.com](http://www.abbeyfield.com). The Society strives to deliver value for money throughout all of its activities. The Value for Money Metrics are:

	2024	2023
<b>Metric 1: Reinvestment</b>	1%	0%
<b>Metric 2a: New Supply (Social Housing Units)</b> During the year the Society did not develop nor acquire any social housing units (leasehold or other).	0%	0%
<b>Metric 2b: New Supply (Non-social Housing Units)</b> During the year the Society did not develop nor acquire any non-social housing units (leasehold or other).	0%	0%
<b>Metric 3: Gearing</b>	-55%	-56%
<b>Metric 4: Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover</b> During the year the Society did not capitalise nor pay any interest or other financing costs.	N/A	N/A
<b>Metric 5: Headline Social Housing Cost (per unit)</b>	£14,657	£14,016
<b>Metric 6a: Operating Margin (social housing lettings)</b>	-5%	-35%
<b>Metric 6b: Operating Margin (overall)</b>	-3%	-32%
<b>Metric 7: return on Capital Employed</b>	0%	-4%

#### The Governance and Financial Viability Standard

The Society complies with the Governance and Financial Viability Standard issued by the Homes and Communities Agency.

#### Code of governance

The Registered Social Housing Provider is a company limited by guarantee registered under the Companies Act 2006 (number 1005700), having no share capital, and is registered as a charity (number 262505), and is registered with The Homes and Communities Agency as a registered social landlord (number H0552). The Registered Social Housing Provider's governing document is a Memorandum and Articles of Association.

The members of the Registered Social Housing Provider's board are responsible for the general control and management of the Registered Social Housing Provider. The members give their time freely and receive no remuneration or other financial benefits.

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

**Year Ended 31 March 2024**

### **Code of governance (continued)**

The members meet regularly and are responsible for all decisions taken in relation to the running of the housing properties and the services provided by the Registered Social Housing Provider.

The Registered Social Housing Provider complies with the Governance and Financial Viability Standard.

### **Recruitment, appointment, induction and training of members of the Board**

The existing members of the board are responsible for the recruitment of new members. Potential members are invited to attend board meetings as observers and are given more details of the Registered Social Housing Provider's aims and activities and, if all agree, they are then proposed as new members at the subsequent board meeting. This process allows due consideration of the persons eligibility, personal competence, specialist knowledge and skills.

Following appointment, new members are made aware of their responsibilities under the Charities Act by the existing members of the board. They are assisted in their role by other members until the board considers them to be competent in their responsibilities.

### **Public benefit statement**

In setting and reviewing our aims the board has given careful consideration to the Charity Commissions guidance on public benefit.

### **Board's responsibilities**

The board are responsible for preparing the annual Report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice (UK GAAP).

Company law requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for the period. In preparing these financial statements the board are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The board are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Disclosure of information to the auditors**

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**The Abbeyfield Basildon Society Limited**

**Board Report**

**Year Ended 31 March 2024**

**Small company rules**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board

A handwritten signature in black ink, appearing to read "Michael Dunne". The signature is written in a cursive style with a large, sweeping initial 'M'.

Mr M Stanton-Dunne, Chairman

Date:

16/10/24

# **The Abbeyfield Basildon Society Limited**

## **Independent Auditor's Report**

**Year Ended 31 March 2024**

### **Independent Auditor's Report to the Members of The Abbeyfield Basildon Society Limited**

#### **Opinion**

We have audited the financial statements of The Abbeyfield Basildon Society Limited (the 'society') for the year ended 31<sup>st</sup> March 2023 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Reserves and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "*The Financial Reporting Standard applicable in the UK and Republic of Ireland*" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31<sup>st</sup> March 2024
- and of its incoming resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2022.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## **The Abbeyfield Basildon Society Limited**

### **Independent Auditor's Report**

#### **Year Ended 31 March 2024**

#### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the society and its environment obtained in the course of the audit, we have not identified material misstatements in the board report. We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

#### **Responsibilities of the board**

As explained more fully in the board's responsibilities statement set out on page 6, the board members (who are also the directors of the society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory requirements applicable to the society and considered that the most significant are the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.
- We obtained an understanding of how the society complies with these requirements by discussions with management and those charged with governance.

## The Abbeyfield Basildon Society Limited

### Independent Auditor's Report

Year Ended 31 March 2024

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### Use of our report

This report is made solely to the society's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Alan Brading FCA (Senior Statutory Auditor) for and on behalf of  
Sygma  
Chartered Accountants and Statutory Auditor  
1 Sopwith Crescent  
Wickford Business Park  
Wickford  
Essex SS11 8YU

16/10/2024

**The Abbeyfield Basildon Society Limited**

**Statement of Comprehensive Income (Including Income and Expenditure Account)**

**Year Ended 31 March 2024**

	Note	2024 £	2023 £
<b>Turnover</b>	2	350,261	262,452
Social housing activity expenditure		<u>(331,198)</u>	<u>(318,173)</u>
<b>Gross surplus</b>		19,063	(55,721)
Administrative expenditure		<u>(29,405)</u>	<u>(27,014)</u>
<b>Operating surplus</b>		(10,342)	(82,735)
Interest receivable and similar income	4	29,923	10,288
Interest payable and similar expenses	4	<u>(6,980)</u>	<u>(12,228)</u>
<b>Surplus on ordinary activities for the year</b>	5	12,601	(84,675)
Revaluation of fixed asset investments		<u>48,808</u>	<u>2,285</u>
<b>Total comprehensive income for the year</b>		<u>61,409</u>	<u>(82,390)</u>

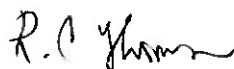
These results relate wholly to continuing activities.

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman

Mr R Thomson



The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Balance Sheet

Year Ended 31 March 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible fixed assets - housing properties	8	836,638	836,520
Tangible fixed assets - other	9	2,139	2,516
Investments	10	<u>864,551</u>	<u>800,385</u>
		<u>1,703,328</u>	<u>1,639,421</u>
<b>Current assets</b>			
Debtors	11	-	-
Cash at bank and in hand		<u>462,284</u>	<u>470,707</u>
		462,284	470,707
<b>Creditors: amounts falling due within one year</b>	12	<u>(39,112)</u>	<u>(39,117)</u>
<b>Net current assets</b>		<u>423,172</u>	<u>431,590</u>
<b>Total assets less current liabilities</b>		2,126,500	2,071,011
<b>Creditors: amounts falling due after more than one year</b>	13	<u>(338,797)</u>	<u>(344,717)</u>
<b>Total net assets</b>		<u>1,787,703</u>	<u>1,726,294</u>
<b>Reserves</b>			
Income and expenditure account	14	<u>1,787,703</u>	<u>1,726,294</u>
<b>Total reserves</b>		<u>1,787,703</u>	<u>1,726,294</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.


The financial statements were approved and authorised for issue by the board on 16-10-24

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman

Mr R Thomson



Company registration number: 1005700

The notes on pages 14 to 22 form part of these accounts.

## The Abbeyfield Basildon Society Limited

### Statement of Changes in Reserves

#### Year Ended 31 March 2024

	Income and expenditure reserve £	Total £
<b>At 1 April 2022</b>	1,808,684	1,808,684
Surplus for the year	(84,675)	(84,675)
Revaluation of fixed asset investments	<u>2,285</u>	<u>2,285</u>
<b>Total comprehensive income</b>	<u>(82,390)</u>	<u>(82,390)</u>
<b>At 31 March 2023 and 1 April 2023</b>	<u>1,726,294</u>	<u>1,726,294</u>
Surplus for the year	12,601	12,601
Revaluation of fixed asset investments	<u>48,808</u>	<u>48,808</u>
<b>Total comprehensive income</b>	<u>61,409</u>	<u>61,409</u>
<b>At 31 March 2024</b>	<u>1,787,703</u>	<u>1,787,703</u>

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2024

### 1 Summary of significant accounting policies

#### (a) General information and basis of preparation

The Abbeyfield Basildon Society Limited is a company limited by guarantee, a registered charity and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Registered Social Housing Provider information on page 3 of these financial statements. The nature of the Registered Social Housing Provider's operations and principal activities is given in the Board Report on pages 4 to 7 of these financial statements.

The Registered Social Housing Provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the Registered Social Housing Provider.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

#### (b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing properties, land and houses	Depreciation is charged on the cost of housing land and properties at 1% per annum on the straight line basis. Housing land is not depreciated
Fixtures and fittings	Depreciation is charged at 15% per annum on the reducing balance basis.
Property plant and equipment	Depreciation is charged at 15% per annum on the reducing balance basis.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2024

### 1 Summary of significant accounting policies (continued)

Housing properties under construction are not depreciated until they are in use.

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

#### (c) Debtors and creditors receivable or payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

#### (d) Investments (including concessionary loans, such as HomeBuy loans)

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Concessionary loans (such as HomeBuy loans) include those receivable or payable to third parties which are interest free or below market interest rates. HomeBuy loans are considered to be concessionary loans. All loans where the loan is repayable on demand within one year are measured at cost, less impairment. Where the loan is repayable after more than one year, the loan is initially measured at fair value and subsequently measured at amortised cost using the effective interest rate method, less impairment.

#### (e) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

HomeBuy grants which are received from the government in order to fund all or part of a HomeBuy loan, will only be realised when the HomeBuy loan is redeemed and the grant is recycled for use to develop our own assets. Until this is redeemed this is therefore accounted for as deferred income as a government grant.

#### (f) Derivatives

Derivative financial instruments are initially measured at fair value at the date on which a derivative contract is entered into and are subsequently measured at fair value through the statement of comprehensive income.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2024

### 1 Summary of significant accounting policies (continued)

#### (g) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. For the purposes of assessing impairment, each of the Registered Social Housing Provider's properties (each consisting of multiple cash generating units) are reviewed.

If indication of impairment exists, the recoverable amount of each affected property is estimated and compared to the carrying amount of that property. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

The recoverable amount is determined by reference to the open market value of properties of similar condition size and in the same location or by reference to professional valuations if considered appropriate.

#### (h) Provisions

Provisions are recognised when the Registered Social Housing Provider has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

#### *Recycled Capital Grants Fund*

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within creditors: amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

#### *Disposal Proceeds Fund*

Net disposal proceeds including grant released on sale of a property under the right to acquire scheme and Voluntary Purchase Grant net disposal proceeds are credited to this fund which appears as a creditor until reinvested in appropriate new social housing.

#### (i) Tax

The activities of the Registered Social Housing Provider are exempt from Corporation Tax and VAT.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2024

### 1 Summary of significant accounting policies (continued)

#### (j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

The disposal proceeds from the first tranche of shared ownership properties are included in turnover at the point of legal completion. The second and subsequent tranches are accounted for in administrative expenditure / operating income in the period in which the disposal occurs being the difference between the net sale proceeds and the net carrying value.

#### *Donated land*

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.

Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received.

The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

#### *Interest and dividends receivable*

Interest income is recognised using the effective interest method and dividend income is recognised as the Registered Social Housing Provider's right to receive payment is established.

#### (k) Government grants

Government grants (such as from a local authority) are received in respect of housing properties. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the accruals model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover. Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2024

#### 1 Summary of significant accounting policies (continued)

##### (I) Employee benefits

When employees have rendered service to the Registered Social Housing Provider, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The Registered Social Housing Provider operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

#### 2 Social housing turnover and costs

	2024 £	2023 £
Rents receivable excluding service charges	63,950	32,269
Service charges receivable	280,391	224,263
Amortised government grants	5,920	5,920
Social housing activity expenditure – Service costs	280,391	224,263
Social housing activity expenditure – Repairs and maintenance	41,980	85,101
Social housing activity expenditure – Depreciation	8,827	8,809
Operating surplus/(deficit) from social housing activities	19,063	(55,721)
Social housing activity expenditure – Administrative expenditure	29,405	27,014
Net deficit from social housing activities	(10,342)	(82,735)
Losses from vacancies	61,371	147,196

#### 3 Accommodation owned and in management

	Number of units at 1 April 2023	Number of units at 31 March 2024
Completed units:		
Housing for older people	23	23
There are three units under development		
	<u>23</u>	<u>23</u>

##### Properties managed by agents

The Registered Social Housing Provider owns no property managed by other bodies.

The Registered Social Housing Provider manages no properties on behalf of others.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2024

#### 4 Interest and other finance income and charges

##### a) Interest receivable and similar income

	2024 £	2023 £
Donations received	150	3,440
Other miscellaneous income	-	-
Gains from the sale of investments	3,230	-
Interest receivable and returns from investments	<u>26,543</u>	<u>6,848</u>
	<u>29,923</u>	<u>10,288</u>

##### b) Interest payable and similar expenses

	2023 £	2023 £
Investment charges and commissions	6,980	10,892
Losses from the sale of investments	-	1,336
	<u>6,980</u>	<u>12,228</u>

#### 5 Surplus on ordinary activities

Surplus on ordinary activities is stated after charging/(crediting):

	2024 £	2023 £
Auditor's remuneration (including expenses and benefits in kind) for audit	3,840	3,840
Auditor's remuneration (including expenses and benefits in kind) for non-audit	2,000	2,000
Depreciation of tangible fixed assets	8,827	8,809

#### 6 Board and key management personnel remuneration

Key management personnel neither received nor waived any remuneration during the year (2023: Nil).

#### 7 Staff costs

The average number of employees, including members of the executive team, calculated on a full time equivalent basis was 9 employees (2023: 8 employees).

There are no employees who received more than £60,000 as their employee package.

**The Abbeyfield Basildon Society Limited**

**Notes to the Financial Statements**

**Year Ended 31 March 2024**

**8 Tangible fixed assets – completed housing properties**

	Housing properties for letting £	Total £
Cost:		
At 1 April 2023	1,076,110	1,076,110
Additions – improvements to properties	<u>8,568</u>	<u>8,568</u>
At 31 March 2024	<u>1,084,678</u>	<u>1,084,678</u>
Depreciation:		
At 1 April 2023	239,590	239,590
Charge for year	<u>8,450</u>	<u>8,450</u>
At 31 March 2024	<u>248,040</u>	<u>248,040</u>
Net book value:		
At 31 March 2024	<u>836,638</u>	<u>836,638</u>
At 31 March 2023	<u>836,520</u>	<u>836,520</u>

The net book value of land and buildings comprised:

	2023 £	2023 £
Land and buildings:		
Freehold	<u>1,084,678</u>	<u>1,076,110</u>
	<u>1,084,678</u>	<u>1,076,110</u>

Freehold land and buildings were subject to independent professional valuation on 27 November 2015. The valuation was undertaken by Porter Glenny (Chartered Surveyors and RICS Registered Valuers) on a market value basis in accordance with the 8<sup>th</sup> Edition of the RICS Appraisal and Valuations Standards (The Red Book) together with Practice Statements and Definitions of Value contained in UKPS3 and UK Appendix 3. The assumption of vacant possession was used to ascertain the fair value of £1,550,000.

**The Abbeyfield Basildon Society Limited**

**Notes to the Financial Statements**

**Year Ended 31 March 2024**

**9 Tangible fixed assets – other**

	Fixtures, fittings and equipment £	Total £
Cost:		
At 1 April 2023	120,988	120,988
Additions	-	-
	<hr/>	<hr/>
At 31 March 2024	<u>120,988</u>	<u>120,988</u>
Depreciation:		
At 1 April 2023	118,472	118,472
Charge for year	377	377
	<hr/>	<hr/>
At 31 March 2024	<u>118,849</u>	<u>118,849</u>
Net book value:		
At 31 March 2024	<u>2,139</u>	<u>2,139</u>
At 31 March 2023	<u>2,516</u>	<u>2,516</u>

**10 Fixed asset investments**

	Listed investments £	Total £
Valuation:		
At 1 April 2023	404,364	800,385
Additions	162,753	162,753
Disposals	(147,395)	(147,395)
Revaluation	48,808	48,808
	<hr/>	<hr/>
At 31 March 2024	<u>864,551</u>	<u>864,551</u>
Impairment:		
At 1 April 2023	-	-
	<hr/>	<hr/>
At 31 March 2024	<u>-</u>	<u>-</u>
Carrying amount:		
At 31 March 2024	<u>864,551</u>	<u>864,551</u>
At 31 March 2023	<u>800,385</u>	<u>800,385</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2024

### 11 Debtors

	2024 £	2023 £
Trade debtors (gross social housing rent arrears)	-	-
Payments on account	-	-
Prepayments and accrued income	-	-
	<u>-</u>	<u>-</u>

### 12 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	10,817	12,215
Other tax and social security	2,107	1,926
Government grants	5,920	5,920
Accruals and deferred income	20,268	19,056
	<u>39,112</u>	<u>39,117</u>

### 13 Creditors: amounts falling due after more than one year

	2024 £	2023 £
Government grants	338,795	344,715
Other loans	2	2
	<u>338,797</u>	<u>344,717</u>

Other loans represent housing mortgage loans from The Housing Corporation and are secured by a charge on the Registered Social Housing Provider's freehold land and buildings. The full amount of the loans fall due after five years and are payable otherwise than by instalments. No interest is charged on the loans which are only repayable when the relevant properties are sold.

### 14 Reserves

#### a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surpluses and deficits net of other adjustments

### 15 Pensions and other post-retirement benefits

#### a) Defined contribution pension plans

The Registered Social Housing Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £3,191 (2023 – £3,657).

## The Abbeyfield Basildon Society Limited

### Detailed Housing Property Revenue Account

#### Year Ended 31 March 2024

	2024 £	2023 £
<b>Income</b>		
Residents' rental and other income	405,712	403,728
Amortisation of government grants	5,920	5,920
Losses arising from vacancies	(61,371)	(147,196)
<b>Turnover - net property income</b>	<u>350,261</u>	<u>262,452</u>
<b>Expenditure</b>		
<b>Administrative expenditure</b>		
Insurance	3,476	-
Telephone	3,213	2,737
Membership fee - The Abbeyfield Society	5,418	6,772
Auditor's remuneration	3,840	3,840
Bookkeeping	2,000	2,000
Travelling expenses	329	262
Advertising	5,503	6,145
Training and conferences	115	1,373
Other expenditure	2,657	1,997
Legal and professional fees	-	690
Careline	2,854	1,198
<b>Total administrative expenditure</b>	<u>29,405</u>	<u>27,014</u>
<b>Repairs and maintenance</b>		
Alarm costs and maintenance	1,644	1,986
Day-to-day repairs	10,796	18,904
Cyclical repairs	16,525	64,211
Empty room repairs	3,360	-
Maintenance/testing certification	9,655	-
	<u>41,980</u>	<u>85,101</u>
<b>Service costs</b>		
Care and catering:		
Employee costs	179,747	154,996
Food costs	26,566	22,627
Cleaning materials	3,225	-
Window cleaning	960	955
Garden maintenance	4,581	2,448
Council tax/rates	6,441	6,203
Water rates	4,810	3,971
Heating	23,016	18,899
Lighting	27,537	10,487
Waste disposal	400	630
Pest control	725	690
Uniforms and PPE	162	212
Sundry expenses	2,221	2,145
	<u>280,391</u>	<u>224,263</u>
<b>Depreciation</b>		
Housing properties	8,450	8,365
Fixtures, fittings and equipment	377	444
	<u>8,827</u>	<u>8,809</u>
<b>Total social housing activity expenditure</b>	<u>331,198</u>	<u>318,173</u>
<b>Operating surplus</b>	<u>(10,342)</u>	<u>(82,735)</u>

**THE ABBEYFIELD BASILDON SOCIETY LIMITED**

England & Wales - Charity number 262505

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# Accounts

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**The Abbeyfield Basildon Society Limited**

**Financial Statements**

**Year Ended 31 March 2023**

Homes and Communities Agency registration number: H0552

Company registration number: 1005700

Charity registration number: 262505

# The Abbeyfield Basildon Society Limited

## Financial Statements

Year Ended 31 March 2023

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The following page does not form part of the statutory Financial statements:

Detailed Housing Property Revenue Account	23
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# The Abbeyfield Basildon Society Limited

## Registered Social Housing Provider Information

Year Ended 31 March 2023

<b>Company registration number</b>	1005700
<b>Charity registration number</b>	262505
<b>Homes and Communities Agency registration number</b>	H0552
<b>Members of the board</b>	Mr M Stanton-Dunne Mr R Thomson Mrs P Griffiths Mr A Nurbhai
<b>Registered office</b>	1 Sopwith Crescent Wickford Business Park Wickford Essex SS11 8YU
<b>Places of business</b>	Abbeyfield House 200 Timberlog Lane Basildon Essex SS14 1PG  The Octagon 41 Bridge Street Basildon Essex SS15 4AY
<b>Auditor</b>	Syigma Chartered Accountants Wickford Business Park 1 Sopwith Crescent Wickford Essex SS11 8YU
<b>Bankers</b>	Lloyds Bank plc 89 High Street Billericay Essex CM12 9AT

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

### **Year Ended 31 March 2023**

The board of The Abbeyfield Basildon Society Limited presents their report, and the audited financial statements of the Registered Social Housing Provider for the year ended 31 March 2023.

#### **Members of the board**

The members of the board who have served during the year were as follows:

Mr M Stanton-Dunne

Mr R Thomson

Mrs P Griffiths

Mr A Nurbhai

In accordance with the Registered Rules of the Registered Social Housing Provider, Mrs P Griffiths and Mr R Thomson retire by rotation and, being eligible, offer themselves for re-election.

#### **Review of the business**

The principal activity of the Registered Social Housing Provider is to provide accommodation, care and companionship for senior citizens in accordance with the aims and principles of The Abbeyfield Society Limited.

The financial results for the year are as set out in the Statement of Comprehensive Income on page 11 and the position at the end of the year is shown in the Balance Sheet on page 12. The movements in reserves are shown on the Statement of Changes in Reserves on page 13.

The board consider that the state of affairs of the Registered Social Housing Provider is satisfactory.

#### **Objectives and strategies for achieving those objectives**

The Registered Social Housing Provider's objectives are to carry on for the benefit of the community the provision and management of housing, accommodation and assistance for the relief and care of elderly persons suffering from the disabilities of old age or otherwise being in need and in particular (but without limitation) by providing and maintaining (or assisting in providing and maintaining) houses and homes for such elderly persons and providing (or assisting in providing) amenities or services for the benefit of such elderly persons.

#### **Principal risks and uncertainties**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The board have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

#### **Analysis using financial and non-financial key performance indicators**

The Registered Social Housing Provider's income from housing properties reduced by 1% in comparison to the previous year. The trustees attribute this to the continuing precautions imposed by the pandemic.

# The Abbeyfield Basildon Society Limited

## Board Report

### Year Ended 31 March 2023

#### Value for money

The Society is affiliated to The Abbeyfield Society and operates within its guidelines and principles. The value for money statement can be viewed at [www.abbeyfield.com](http://www.abbeyfield.com). The Society strives to deliver value for money throughout all of its activities. The Value for Money Metrics are:

	2023	2022
<b>Metric 1: Reinvestment</b>	0%	1%
<b>Metric 2a: New Supply (Social Housing Units)</b> During the year the Society did not develop nor acquire any social housing units (leasehold or other).	0%	0%
<b>Metric 2b: New Supply (Non-social Housing Units)</b> During the year the Society did not develop nor acquire any non-social housing units (leasehold or other).	0%	0%
<b>Metric 3: Gearing</b>	-56%	-112%
<b>Metric 4: Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover</b> During the year the Society did not capitalise nor pay any interest or other financing costs.	N/A	N/A
<b>Metric 5: Headline Social Housing Cost (per unit)</b>	£14,016	£10,741
<b>Metric 6a: Operating Margin (social housing lettings)</b>	-35%	-3%
<b>Metric 6b: Operating Margin (overall)</b>	-32%	-1%
<b>Metric 7: return on Capital Employed</b>	-4%	0%

#### The Governance and Financial Viability Standard

The Society complies with the Governance and Financial Viability Standard issued by the Homes and Communities Agency.

#### Code of governance

The Registered Social Housing Provider is a company limited by guarantee registered under the Companies Act 2006 (number 1005700), having no share capital, and is registered as a charity (number 262505), and is registered with The Homes and Communities Agency as a registered social landlord (number H0552). The Registered Social Housing Provider's governing document is a Memorandum and Articles of Association.

The members of the Registered Social Housing Provider's board are responsible for the general control and management of the Registered Social Housing Provider. The members give their time freely and receive no remuneration or other financial benefits.

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

**Year Ended 31 March 2023**

### **Code of governance (continued)**

The members meet regularly and are responsible for all decisions taken in relation to the running of the housing properties and the services provided by the Registered Social Housing Provider.

The Registered Social Housing Provider complies with the Governance and Financial Viability Standard.

### **Recruitment, appointment, induction and training of members of the Board**

The existing members of the board are responsible for the recruitment of new members. Potential members are invited to attend board meetings as observers and are given more details of the Registered Social Housing Provider's aims and activities and, if all agree, they are then proposed as new members at the subsequent board meeting. This process allows due consideration of the persons eligibility, personal competence, specialist knowledge and skills.

Following appointment, new members are made aware of their responsibilities under the Charities Act by the existing members of the board. They are assisted in their role by other members until the board considers them to be competent in their responsibilities.

### **Public benefit statement**

In setting and reviewing our aims the board has given careful consideration to the Charity Commissions guidance on public benefit.

### **Board's responsibilities**

The board are responsible for preparing the annual Report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice (UK GAAP).

Company law requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for the period. In preparing these financial statements the board are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The board are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Disclosure of information to the auditors**

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**The Abbeyfield Basildon Society Limited**


**Board Report**

**Year Ended 31 March 2023**

**Small company rules**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board

A handwritten signature in cursive script that reads "Michael Dunne".

Mr M Stanton-Dunne, Chairman

Date: 23/08/2023

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2023

### Independent Auditor's Report to the Members of The Abbeyfield Basildon Society Limited

#### Opinion

We have audited the financial statements of The Abbeyfield Basildon Society Limited (the 'society') for the year ended 31<sup>st</sup> March 2023 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Reserves and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "*The Financial Reporting Standard applicable in the UK and Republic of Ireland*" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31<sup>st</sup> March 2023 and of its incoming resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

#### Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2023

### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report has been prepared in accordance with applicable legal requirements.

### Matters on which we are required to report by exception

In the light of our knowledge and understanding of the society and its environment obtained in the course of the audit, we have not identified material misstatements in the board report. We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

### Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 6, the board members (who are also the directors of the society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory requirements applicable to the society and considered that the most significant are the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.
- We obtained an understanding of how the society complies with these requirements by discussions with management and those charged with governance.

## The Abbeyfield Basildon Society Limited

### Independent Auditor's Report

Year Ended 31 March 2023

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### Use of our report

This report is made solely to the society's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Alan Brading FCA (Senior Statutory Auditor) for and on behalf of  
Sygma  
Chartered Accountants and Statutory Auditor  
1 Sopwith Crescent  
Wickford Business Park  
Wickford  
Essex SS11 8YU

23/04/2023

The Abbeyfield Basildon Society Limited

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2023

	Note	2023 £	2022 £
Turnover	2	262,452	264,079
Social housing activity expenditure		<u>(318,173)</u>	<u>(237,547)</u>
<b>Gross surplus</b>		(55,721)	26,532
Administrative expenditure		<u>(27,014)</u>	<u>(29,081)</u>
<b>Operating surplus</b>		(82,735)	(2,549)
Interest receivable and similar income	4	10,288	2,104
Interest payable and similar expenses	4	<u>(12,228)</u>	<u>-</u>
<b>Surplus on ordinary activities for the year</b>	5	(84,675)	(445)
Revaluation of fixed asset investments		<u>2,285</u>	<u>(14,378)</u>
<b>Total comprehensive income for the year</b>		<u>(82,390)</u>	<u>(14,823)</u>

These results relate wholly to continuing activities.

Signed on behalf of the board

Mr M Stanton-Dunne  
Chairman



Mr R Thomson



The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Balance Sheet

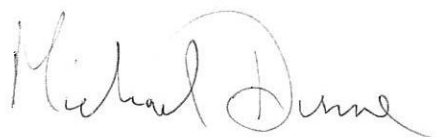
Year Ended 31 March 2023

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible fixed assets - housing properties	8	836,520	841,811
Tangible fixed assets - other	9	2,516	2,960
Investments	10	<u>800,385</u>	<u>404,364</u>
		<u>1,639,421</u>	<u>1,249,135</u>
<b>Current assets</b>			
Debtors	11	-	-
Cash at bank and in hand		<u>470,707</u>	<u>940,546</u>
		470,707	940,546
<b>Creditors: amounts falling due within one year</b>	12	<u>(39,117)</u>	<u>(30,360)</u>
<b>Net current assets</b>		<u>431,590</u>	<u>910,186</u>
<b>Total assets less current liabilities</b>		2,071,011	2,159,321
<b>Creditors: amounts falling due after more than one year</b>	13	<u>(344,717)</u>	<u>(350,637)</u>
<b>Total net assets</b>		<u>1,726,294</u>	<u>1,808,684</u>
<b>Reserves</b>			
Income and expenditure account	14	<u>1,726,294</u>	<u>1,808,684</u>
<b>Total reserves</b>		<u>1,726,294</u>	<u>1,808,684</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board on 23/08/2023

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman



Mr R Thomson

Company registration number: 1005700

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Statement of Changes in Reserves

### Year Ended 31 March 2023

	Income and expenditure reserve £	Total £
<b>At 1 April 2021</b>	1,823,507	1,823,507
Surplus for the year	(445)	(445)
Revaluation of fixed asset investments	<u>(14,378)</u>	<u>(14,378)</u>
<b>Total comprehensive income</b>	<u>(14,823)</u>	<u>(14,823)</u>
<b>At 31 March 2022 and 1 April 2022</b>	<u>1,808,684</u>	<u>1,808,684</u>
Surplus for the year	(84,675)	(84,675)
Revaluation of fixed asset investments	<u>2,285</u>	<u>2,285</u>
<b>Total comprehensive income</b>	<u>(82,390)</u>	<u>(82,390)</u>
<b>At 31 March 2023</b>	<u>1,726,294</u>	<u>1,726,294</u>

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2023

### 1 Summary of significant accounting policies

#### (a) General information and basis of preparation

The Abbeyfield Basildon Society Limited is a company limited by guarantee, a registered charity and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Registered Social Housing Provider information on page 3 of these financial statements. The nature of the Registered Social Housing Provider's operations and principal activities is given in the Board Report on pages 4 to 7 of these financial statements.

The Registered Social Housing Provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the Registered Social Housing Provider.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

#### (b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing properties, land and houses	Depreciation is charged on the cost of housing land and properties at 1% per annum on the straight line basis. Housing land is not depreciated
Fixtures and fittings	Depreciation is charged at 15% per annum on the reducing balance basis.
Property plant and equipment	Depreciation is charged at 15% per annum on the reducing balance basis.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2023

#### 1 Summary of significant accounting policies (continued)

Housing properties under construction are not depreciated until they are in use.

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

##### (c) Debtors and creditors receivable or payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

##### (d) Investments (including concessionary loans, such as HomeBuy loans)

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Concessionary loans (such as HomeBuy loans) include those receivable or payable to third parties which are interest free or below market interest rates. HomeBuy loans are considered to be concessionary loans. All loans where the loan is repayable on demand within one year are measured at cost, less impairment. Where the loan is repayable after more than one year, the loan is initially measured at fair value and subsequently measured at amortised cost using the effective interest rate method, less impairment.

##### (e) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

HomeBuy grants which are received from the government in order to fund all or part of a HomeBuy loan, will only be realised when the HomeBuy loan is redeemed and the grant is recycled for use to develop our own assets. Until this is redeemed this is therefore accounted for as deferred income as a government grant.

##### (f) Derivatives

Derivative financial instruments are initially measured at fair value at the date on which a derivative contract is entered into and are subsequently measured at fair value through the statement of comprehensive income.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2023

### 1 Summary of significant accounting policies (continued)

#### (g) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. For the purposes of assessing impairment, each of the Registered Social Housing Provider's properties (each consisting of multiple cash generating units) are reviewed.

If indication of impairment exists, the recoverable amount of each affected property is estimated and compared to the carrying amount of that property. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

The recoverable amount is determined by reference to the open market value of properties of similar condition size and in the same location or by reference to professional valuations if considered appropriate.

#### (h) Provisions

Provisions are recognised when the Registered Social Housing Provider has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

#### *Recycled Capital Grants Fund*

Capital grants can be recycled under certain condition, if a property is sold; or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within creditors: amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

#### *Disposal Proceeds Fund*

Net disposal proceeds including grant released on sale of a property under the right to acquire scheme and Voluntary Purchase Grant net disposal proceeds are credited to this fund which appears as a creditor until reinvested in appropriate new social housing.

#### (i) Tax

The activities of the Registered Social Housing Provider are exempt from Corporation Tax and VAT.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2023

### 1 Summary of significant accounting policies (continued)

#### (j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

The disposal proceeds from the first tranche of shared ownership properties are included in turnover at the point of legal completion. The second and subsequent tranches are accounted for in administrative expenditure / operating income in the period in which the disposal occurs being the difference between the net sale proceeds and the net carrying value.

#### *Donated land*

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.

Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received.

The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

#### *Interest and dividends receivable*

Interest income is recognised using the effective interest method and dividend income is recognised as the Registered Social Housing Provider's right to receive payment is established.

#### (k) Government grants

Government grants (such as from a local authority) are received in respect of housing properties. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the accruals model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover. Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2023

### 1 Summary of significant accounting policies (continued)

#### (I) Employee benefits

When employees have rendered service to the Registered Social Housing Provider, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The Registered Social Housing Provider operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

### 2 Social housing turnover and costs

	2023 £	2022 £
Rents receivable excluding service charges	38,189	58,874
Service charges receivable	224,263	199,285
Amortised government grants	5,920	5,920
Social housing activity expenditure – Service costs	224,263	199,285
Social housing activity expenditure – Repairs and maintenance	85,101	29,406
Social housing activity expenditure – Depreciation	8,809	8,856
Operating (deficit)/surplus from social housing activities	(55,721)	26,532
Social housing activity expenditure – Administrative expenditure	27,014	29,081
Net (deficit)/surplus from social housing activities	(82,735)	(2,549)
Losses from vacancies	147,196	139,405

### 3 Accommodation owned and in management

	Number of units at 1 April 2022	Number of units at 31 March 2023
Completed units:		
Housing for older people	24	24
There are no units under development		
	<u>24</u>	<u>24</u>

#### Properties managed by agents

The Registered Social Housing Provider owns no property managed by other bodies.

The Registered Social Housing Provider manages no properties on behalf of others.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2023

#### 4 Interest and other finance income and charges

##### a) Interest receivable and similar income

	2023 £	2022 £
Donations received	3,440	1,025
Other miscellaneous income	-	-
Interest receivable and returns from investments	<u>6,848</u>	<u>1,079</u>
	<u>10,288</u>	<u>2,104</u>

##### b) Interest payable and similar expenses

	2023 £	2022 £
Investment charges and commissions	10,892	-
Other miscellaneous charges	<u>1,336</u>	<u>-</u>
	<u>12,228</u>	<u>-</u>

#### 5 Surplus on ordinary activities

Surplus on ordinary activities is stated after charging/(crediting):

	2023 £	2022 £
Auditor's remuneration (including expenses and benefits in kind) for audit	3,840	3,840
Auditor's remuneration (including expenses and benefits in kind) for non-audit	2,000	2,000
Depreciation of tangible fixed assets	8,809	8,856
	<u></u>	<u></u>

#### 6 Board and key management personnel remuneration

Key management personnel neither received nor waived any remuneration during the year (2022: Nil).

#### 7 Staff costs

The average number of employees, including members of the executive team, calculated on a full time equivalent basis was 8 employees (2022: 8 employees).

There are no employees who received more than £60,000 as their employee package.

The Abbeyfield Basildon Society Limited

Notes to the Financial Statements

Year Ended 31 March 2023

8 Tangible fixed assets – completed housing properties

	Housing properties for letting £	Total £
Cost:		
At 1 April 2022	1,073,036	1,073,036
Additions – improvements to properties	3,074	3,074
	<u>1,076,110</u>	<u>1,076,110</u>
At 31 March 2023		
Depreciation:		
At 1 April 2022	231,225	231,225
Charge for year	8,365	8,365
	<u>239,590</u>	<u>239,590</u>
At 31 March 2023		
Net book value:		
At 31 March 2023	<u>836,520</u>	<u>836,520</u>
At 31 March 2022	<u>841,811</u>	<u>841,811</u>

The net book value of land and buildings comprised:

	2023 £	2022 £
Land and buildings:		
Freehold	<u>1,076,110</u>	<u>1,073,036</u>
	<u>1,076,110</u>	<u>1,073,036</u>

Freehold land and buildings were subject to independent professional valuation on 27 November 2015. The valuation was undertaken by Porter Glenny (Chartered Surveyors and RICS Registered Valuers) on a market value basis in accordance with the 8<sup>th</sup> Edition of the RICS Appraisal and Valuations Standards (The Red Book) together with Practice Statements and Definitions of Value contained in UKPS3 and UK Appendix 3. The assumption of vacant possession was used to ascertain the fair value of £1,550,000.

The Abbeyfield Basildon Society Limited

Notes to the Financial Statements

Year Ended 31 March 2023

9 Tangible fixed assets – other

	Fixtures, fittings and equipment £	Total £
Cost:		
At 1 April 2022	120,988	120,988
Additions	-	-
At 31 March 2023	<u>120,988</u>	<u>120,988</u>
Depreciation:		
At 1 April 2022	118,028	118,028
Charge for year	444	444
At 31 March 2023	<u>118,472</u>	<u>118,472</u>
Net book value:		
At 31 March 2023	<u>2,516</u>	<u>2,516</u>
At 31 March 2022	<u>2,960</u>	<u>2,960</u>

10 Fixed asset investments

	Listed investments £	Total £
Valuation:		
At 1 April 2022	404,364	404,364
Additions	411,846	411,846
Disposals	(18,110)	(18,110)
Revaluation	2,285	2,285
At 31 March 2023	<u>800,385</u>	<u>800,385</u>
Impairment:		
At 1 April 2022	-	-
At 31 March 2023	<u>-</u>	<u>-</u>
Carrying amount:		
At 31 March 2023	<u>800,385</u>	<u>800,385</u>
At 31 March 2022	<u>404,364</u>	<u>404,364</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2023

### 11 Debtors

	2023 £	2022 £
Trade debtors (gross social housing rent arrears)	-	-
Payments on account	-	-
Prepayments and accrued income	-	-
	<u>-</u>	<u>-</u>

### 12 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	12,215	6,835
Other tax and social security	1,926	782
Government grants	5,920	5,920
Accruals and deferred income	19,056	16,823
	<u>39,117</u>	<u>30,360</u>

### 13 Creditors: amounts falling due after more than one year

	2023 £	2022 £
Government grants	344,715	350,635
Other loans	2	2
	<u>344,717</u>	<u>350,637</u>

Other loans represent housing mortgage loans from The Housing Corporation and are secured by a charge on the Registered Social Housing Provider's freehold land and buildings. The full amount of the loans fall due after five years and are payable otherwise than by instalments. No interest is charged on the loans which are only repayable when the relevant properties are sold.

### 14 Reserves

#### a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surpluses and deficits net of other adjustments

### 15 Pensions and other post-retirement benefits

#### a) Defined contribution pension plans

The Registered Social Housing Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £3,657 (2022 – £2,603).

The Abbeyfield Basildon Society Limited

Detailed Housing Property Revenue Account

Year Ended 31 March 2023

	2023 £	2022 £
<b>Income</b>		
Residents' rental and other income	403,728	397,564
Amortisation of government grants	5,920	5,920
Losses arising from vacancies	<u>(147,196)</u>	<u>(139,405)</u>
<b>Turnover - net property income</b>	<u>262,452</u>	<u>264,079</u>
<b>Expenditure</b>		
<b>Administrative expenditure</b>		
Insurance	-	3,478
Telephone	2,737	2,240
Membership fee - The Abbeyfield Society	6,772	6,772
Auditor's remuneration	3,840	3,840
Bookkeeping	2,000	2,000
Travelling expenses	262	250
Advertising	6,145	5,527
Training and conferences	1,373	1,573
Other expenditure	1,997	1,615
Legal and professional fees	690	575
Careline	<u>1,198</u>	<u>1,211</u>
<b>Total administrative expenditure</b>	<u>27,014</u>	<u>29,081</u>
<b>Repairs and maintenance</b>		
Alarm costs and maintenance	1,986	2,133
Day-to-day repairs	18,904	12,650
Cyclical repairs	<u>64,211</u>	<u>14,623</u>
	<u>85,101</u>	<u>29,406</u>
<b>Service costs</b>		
Care and catering:		
Employee costs	154,996	142,472
Food costs and cleaning materials	22,627	24,013
Window cleaning	955	905
Garden maintenance	2,448	1,873
Council tax/rates	6,203	5,980
Water rates	3,971	3,859
Heating	18,899	10,975
Lighting	10,487	6,486
Waste disposal	630	570
Pest control	690	716
Uniforms and PPE	212	204
Sundry expenses	<u>2,145</u>	<u>1,232</u>
	<u>224,263</u>	<u>199,285</u>
<b>Depreciation</b>		
Housing properties	8,365	8,334
Fixtures, fittings and equipment	<u>444</u>	<u>522</u>
	<u>8,809</u>	<u>8,856</u>
<b>Total social housing activity expenditure</b>	<u>318,173</u>	<u>237,547</u>
<b>Operating surplus</b>	<u>(82,735)</u>	<u>(2,549)</u>



**THE ABBEYFIELD BASILDON SOCIETY LIMITED**

England & Wales - Charity number 262505

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# Accounts

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**The Abbeyfield Basildon Society Limited**

**Financial Statements**

**Year Ended 31 March 2022**

Homes and Communities Agency registration number: H0552

Company registration number: 1005700

Charity registration number: 262505

# The Abbeyfield Basildon Society Limited

## Financial Statements

Year Ended 31 March 2022

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The following page does not form part of the statutory Financial statements:

Detailed Housing Property Revenue Account	23
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# The Abbeyfield Basildon Society Limited

## Registered Social Housing Provider Information

Year Ended 31 March 2022

<b>Company registration number</b>	1005700
<b>Charity registration number</b>	262505
<b>Homes and Communities Agency registration number</b>	H0552
<b>Members of the board</b>	Mr M Stanton-Dunne Mr R Thomson Mrs P Griffiths Mrs R Blake Mr A Nurbhai
<b>Registered office</b>	1 Sopwith Crescent Wickford Business Park Wickford Essex SS11 8YU
<b>Places of business</b>	Abbeyfield House 200 Timberlog Lane Basildon Essex SS14 1PG  The Octagon 41 Bridge Street Basildon Essex SS15 4AY
<b>Auditor</b>	Syigma Chartered Accountants Wickford Business Park 1 Sopwith Crescent Wickford Essex SS11 8YU
<b>Bankers</b>	Lloyds Bank plc 89 High Street Billericay Essex CM12 9AT

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

### **Year Ended 31 March 2022**

The board of The Abbeyfield Basildon Society Limited presents their report, and the audited financial statements of the Registered Social Housing Provider for the year ended 31 March 2022.

#### **Members of the board**

The members of the board who have served during the year were as follows:

Mr M Stanton-Dunne  
Mr R Thomson  
Mrs P Griffiths  
Mrs R Blake  
Mrs P Edwards (resigned on 30<sup>th</sup> July 2021)  
Mr A Nurbhai

In accordance with the Registered Rules of the Registered Social Housing Provider, Mr M Stanton-Dunne and Mr A Nurbhai retire by rotation and, being eligible, offer themselves for re-election.

#### **Review of the business**

The principal activity of the Registered Social Housing Provider is to provide accommodation, care and companionship for senior citizens in accordance with the aims and principles of The Abbeyfield Society Limited.

The financial results for the year are as set out in the Statement of Comprehensive Income on page 11 and the position at the end of the year is shown in the Balance Sheet on page 12. The movements in reserves are shown on the Statement of Changes in Reserves on page 13.

The board consider that the state of affairs of the Registered Social Housing Provider is satisfactory.

#### **Objectives and strategies for achieving those objectives**

The Registered Social Housing Provider's objectives are to carry on for the benefit of the community the provision and management of housing, accommodation and assistance for the relief and care of elderly persons suffering from the disabilities of old age or otherwise being in need and in particular (but without limitation) by providing and maintaining (or assisting in providing and maintaining) houses and homes for such elderly persons and providing (or assisting in providing) amenities or services for the benefit of such elderly persons.

#### **Principal risks and uncertainties**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The board have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

#### **Analysis using financial and non-financial key performance indicators**

The Registered Social Housing Provider's income from housing properties reduced by 13% in comparison to the previous year. The trustees attribute this to the restrictions imposed by the pandemic.

# The Abbeyfield Basildon Society Limited

## Board Report

### Year Ended 31 March 2022

#### Value for money

The Society is affiliated to The Abbeyfield Society and operates within its guidelines and principles. The value for money statement can be viewed at [www.abbeyfield.com](http://www.abbeyfield.com). The Society strives to deliver value for money throughout all of its activities. The Value for Money Metrics are:

	2022	2021
<b>Metric 1: Reinvestment</b>	1%	1%
<b>Metric 2a: New Supply (Social Housing Units)</b> During the year the Society did not develop nor acquire any social housing units (leasehold or other).	0%	0%
<b>Metric 2b: New Supply (Non-social Housing Units)</b> During the year the Society did not develop nor acquire any non-social housing units (leasehold or other).	0%	0%
<b>Metric 3: Gearing</b>	-157%	-159%
<b>Metric 4: Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover</b> During the year the Society did not capitalise nor pay any interest or other financing costs.	N/A	N/A
<b>Metric 5: Headline Social Housing Cost (per unit)</b>	£10,741	£11,424
<b>Metric 6a: Operating Margin (social housing lettings)</b>	-3%	14%
<b>Metric 6b: Operating Margin (overall)</b>	-1%	16%
<b>Metric 7: return on Capital Employed</b>	0%	2%

#### The Governance and Financial Viability Standard

The Society complies with the Governance and Financial Viability Standard issued by the Homes and Communities Agency.

#### Code of governance

The Registered Social Housing Provider is a company limited by guarantee registered under the Companies Act 2006 (number 1005700), having no share capital, and is registered as a charity (number 262505), and is registered with The Homes and Communities Agency as a registered social landlord (number H0552). The Registered Social Housing Provider's governing document is a Memorandum and Articles of Association.

The members of the Registered Social Housing Provider's board are responsible for the general control and management of the Registered Social Housing Provider. The members give their time freely and receive no remuneration or other financial benefits.

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

**Year Ended 31 March 2022**

### **Code of governance (continued)**

The members meet regularly and are responsible for all decisions taken in relation to the running of the housing properties and the services provided by the Registered Social Housing Provider.

The Registered Social Housing Provider complies with the Governance and Financial Viability Standard.

### **Recruitment, appointment, induction and training of members of the Board**

The existing members of the board are responsible for the recruitment of new members. Potential members are invited to attend board meetings as observers and are given more details of the Registered Social Housing Provider's aims and activities and, if all agree, they are then proposed as new members at the subsequent board meeting. This process allows due consideration of the persons eligibility, personal competence, specialist knowledge and skills.

Following appointment, new members are made aware of their responsibilities under the Charities Act by the existing members of the board. They are assisted in their role by other members until the board considers them to be competent in their responsibilities.

### **Public benefit statement**

In setting and reviewing our aims the board has given careful consideration to the Charity Commissions guidance on public benefit.

### **Board's responsibilities**

The board are responsible for preparing the annual Report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice (UK GAAP).

Company law requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for the period. In preparing these financial statements the board are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The board are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Disclosure of information to the auditors**

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**The Abbeyfield Basildon Society Limited**

**Board Report**

**Year Ended 31 March 2022**

**Small company rules**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board

A handwritten signature in black ink that reads "Michael Dunne". The signature is written in a cursive style with a large, prominent 'M' and 'D'.

Mr M Stanton-Dunne, Chairman

Date: 30.11.22

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2022

### Independent Auditor's Report to the Members of The Abbeyfield Basildon Society Limited

#### Opinion

We have audited the financial statements of The Abbeyfield Basildon Society Limited (the 'society') for the year ended 31<sup>st</sup> March 2022 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Reserves and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "*The Financial Reporting Standard applicable in the UK and Republic of Ireland*" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31<sup>st</sup> March 2022 and of its incoming resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

#### Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2022

### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report has been prepared in accordance with applicable legal requirements.

### Matters on which we are required to report by exception

In the light of our knowledge and understanding of the society and its environment obtained in the course of the audit, we have not identified material misstatements in the board report. We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

### Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 6, the board members (who are also the directors of the society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory requirements applicable to the society and considered that the most significant are the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.
- We obtained an understanding of how the society complies with these requirements by discussions with management and those charged with governance.

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2022

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### Use of our report

This report is made solely to the society's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Alan Brading FCA (Senior Statutory Auditor) for and on behalf of  
Sygma  
Chartered Accountants and Statutory Auditor  
1 Sopwith Crescent  
Wickford Business Park  
Wickford  
Essex SS11 8YU

05/12/2022

# The Abbeyfield Basildon Society Limited

## Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2022

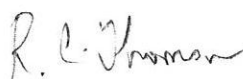
	Note	2022 £	2021 £
<b>Turnover</b>	2	264,079	335,280
Social housing activity expenditure		<u>(237,547)</u>	<u>(257,260)</u>
<b>Gross surplus</b>		26,532	78,020
Administrative expenditure		<u>(29,081)</u>	<u>(25,793)</u>
<b>Operating surplus</b>		(2,549)	52,227
Interest receivable and similar income	4	<u>2,104</u>	<u>5,651</u>
<b>Surplus on ordinary activities for the year</b>	5	(445)	57,878
Revaluation of fixed asset investments		<u>(14,378)</u>	<u>3,263</u>
<b>Total comprehensive income for the year</b>		<u>(14,823)</u>	<u>61,141</u>

These results relate wholly to continuing activities.

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman



Mr R Thomson

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Balance Sheet

### Year Ended 31 March 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible fixed assets - housing properties	8	841,811	842,789
Tangible fixed assets - other	9	2,960	3,482
Investments	10	<u>404,364</u>	<u>18,742</u>
		<u>1,249,135</u>	<u>865,013</u>
<b>Current assets</b>			
Debtors	11	-	460
Cash at bank and in hand		<u>940,546</u>	<u>1,341,465</u>
		940,546	1,341,925
<b>Creditors: amounts falling due within one year</b>	12	<u>(30,360)</u>	<u>(26,874)</u>
<b>Net current assets</b>		<u>910,186</u>	<u>1,315,051</u>
<b>Total assets less current liabilities</b>		2,159,321	2,180,064
<b>Creditors: amounts falling due after more than one year</b>	13	<u>(350,637)</u>	<u>(356,557)</u>
<b>Total net assets</b>		<u>1,808,684</u>	<u>1,823,507</u>
<b>Reserves</b>			
Income and expenditure account	14	<u>1,808,684</u>	<u>1,823,507</u>
<b>Total reserves</b>		<u>1,808,684</u>	<u>1,823,507</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board on 30/11/2022

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman



Mr R Thomson

Company registration number: 1005700

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Statement of Changes in Reserves

### Year Ended 31 March 2022

	Income and expenditure reserve £	Total £
<b>At 1 April 2020</b>	1,762,366	1,762,366
Surplus for the year	57,878	57,878
Revaluation of fixed asset investments	<u>3,263</u>	<u>3,263</u>
<b>Total comprehensive income</b>	<u>61,141</u>	<u>61,141</u>
<b>At 31 March 2021 and 1 April 2021</b>	<u>1,823,507</u>	<u>1,823,507</u>
Surplus for the year	(445)	(445)
Revaluation of fixed asset investments	<u>(14,378)</u>	<u>(14,378)</u>
<b>Total comprehensive income</b>	<u>(14,823)</u>	<u>(14,823)</u>
<b>At 31 March 2022</b>	<u>1,808,684</u>	<u>1,808,684</u>

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 1 Summary of significant accounting policies

#### (a) General information and basis of preparation

The Abbeyfield Basildon Society Limited is a company limited by guarantee, a registered charity and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Registered Social Housing Provider information on page 3 of these financial statements. The nature of the Registered Social Housing Provider's operations and principal activities is given in the Board Report on pages 4 to 7 of these financial statements.

The Registered Social Housing Provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the Registered Social Housing Provider.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

#### (b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing properties, land and houses	Depreciation is charged on the cost of housing land and properties at 1% per annum on the straight line basis. Housing land is not depreciated
Fixtures and fittings	Depreciation is charged at 15% per annum on the reducing balance basis.
Property plant and equipment	Depreciation is charged at 15% per annum on the reducing balance basis.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 1 Summary of significant accounting policies (continued)

Housing properties under construction are not depreciated until they are in use.

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

#### (c) Debtors and creditors receivable or payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

#### (d) Investments (including concessionary loans, such as HomeBuy loans)

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Concessionary loans (such as HomeBuy loans) include those receivable or payable to third parties which are interest free or below market interest rates. HomeBuy loans are considered to be concessionary loans. All loans where the loan is repayable on demand within one year are measured at cost, less impairment. Where the loan is repayable after more than one year, the loan is initially measured at fair value and subsequently measured at amortised cost using the effective interest rate method, less impairment.

#### (e) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

HomeBuy grants which are received from the government in order to fund all or part of a HomeBuy loan, will only be realised when the HomeBuy loan is redeemed and the grant is recycled for use to develop our own assets. Until this is redeemed this is therefore accounted for as deferred income as a government grant.

#### (f) Derivatives

Derivative financial instruments are initially measured at fair value at the date on which a derivative contract is entered into and are subsequently measured at fair value through the statement of comprehensive income.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 1 Summary of significant accounting policies (continued)

#### (g) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. For the purposes of assessing impairment, each of the Registered Social Housing Provider's properties (each consisting of multiple cash generating units) are reviewed.

If indication of impairment exists, the recoverable amount of each affected property is estimated and compared to the carrying amount of that property. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

The recoverable amount is determined by reference to the open market value of properties of similar condition size and in the same location or by reference to professional valuations if considered appropriate.

#### (h) Provisions

Provisions are recognised when the Registered Social Housing Provider has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

#### *Recycled Capital Grants Fund*

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within creditors: amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

#### *Disposal Proceeds Fund*

Net disposal proceeds including grant released on sale of a property under the right to acquire scheme and Voluntary Purchase Grant net disposal proceeds are credited to this fund which appears as a creditor until reinvested in appropriate new social housing.

#### (i) Tax

The activities of the Registered Social Housing Provider are exempt from Corporation Tax and VAT.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 1 Summary of significant accounting policies (continued)

#### (j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

The disposal proceeds from the first tranche of shared ownership properties are included in turnover at the point of legal completion. The second and subsequent tranches are accounted for in administrative expenditure / operating income in the period in which the disposal occurs being the difference between the net sale proceeds and the net carrying value.

#### *Donated land*

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.

Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received.

The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

#### *Interest and dividends receivable*

Interest income is recognised using the effective interest method and dividend income is recognised as the Registered Social Housing Provider's right to receive payment is established.

#### (k) Government grants

Government grants (such as from a local authority) are received in respect of housing properties. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the accruals model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover. Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 1 Summary of significant accounting policies (continued)

#### (I) Employee benefits

When employees have rendered service to the Registered Social Housing Provider, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The Registered Social Housing Provider operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

### 2 Social housing turnover and costs

	2022 £	2021 £
Rents receivable excluding service charges	58,874	108,556
Service charges receivable	199,285	220,804
Amortised government grants	5,920	5,920
Social housing activity expenditure – Service costs	199,285	220,804
Social housing activity expenditure – Repairs and maintenance	29,406	27,581
Social housing activity expenditure – Depreciation	8,856	8,875
Operating surplus from social housing activities	26,532	78,020
Social housing activity expenditure – Administrative expenditure	29,081	25,793
Net (deficit)/surplus from social housing activities	(2,549)	52,227
Losses from vacancies	139,405	66,568

### 3 Accommodation owned and in management

	Number of units at 1 April 2021	Number of units at 31 March 2022
Completed units: Housing for older people	24	24
There are no units under development		
	<u>24</u>	<u>24</u>

#### Properties managed by agents

The Registered Social Housing Provider owns no property managed by other bodies.

The Registered Social Housing Provider manages no properties on behalf of others.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2022

#### 4 Interest and other finance income and charges

##### a) Interest receivable and similar income

	2022 £	2021 £
Donations received	1,025	-
Other miscellaneous income	-	-
Bank interest receivable	1,079	5,651
	<u>2,104</u>	<u>5,651</u>

#### 5 Surplus on ordinary activities

Surplus on ordinary activities is stated after charging/(crediting):

	2022 £	2021 £
Auditor's remuneration (including expenses and benefits in kind) for audit	3,840	3,840
Auditor's remuneration (including expenses and benefits in kind) for non-audit	-	-
Depreciation of tangible fixed assets	8,856	8,875
	<u>8,856</u>	<u>8,875</u>

#### 6 Board and key management personnel remuneration

Key management personnel neither received nor waived any remuneration during the year (2021: Nil).

#### 7 Staff costs

The average number of employees, including members of the executive team, calculated on a full time equivalent basis was 8 employees (2021: 10 employees).

There are no employees who received more than £60,000 as their employee package.

**The Abbeyfield Basildon Society Limited**

**Notes to the Financial Statements**

**Year Ended 31 March 2022**

**8 Tangible fixed assets – completed housing properties**

	Housing properties for letting £	Total £
Cost:		
At 1 April 2021	1,065,680	1,065,680
Additions – improvements to properties	<u>7,356</u>	<u>7,356</u>
At 31 March 2022	<u>1,073,036</u>	<u>1,073,036</u>
Depreciation:		
At 1 April 2021	222,891	222,891
Charge for year	<u>8,334</u>	<u>8,334</u>
At 31 March 2022	<u>231,225</u>	<u>231,225</u>
Net book value:		
At 31 March 2022	<u>841,811</u>	<u>841,811</u>
At 31 March 2021	<u>842,789</u>	<u>842,789</u>

The net book value of land and buildings comprised:

	2022 £	2021 £
Land and buildings:		
Freehold	<u>1,073,036</u>	<u>1,065,680</u>
	<u>1,073,036</u>	<u>1,065,680</u>

Freehold land and buildings were subject to independent professional valuation on 27 November 2015. The valuation was undertaken by Porter Glenny (Chartered Surveyors and RICS Registered Valuers) on a market value basis in accordance with the 8<sup>th</sup> Edition of the RICS Appraisal and Valuations Standards (The Red Book) together with Practice Statements and Definitions of Value contained in UKPS3 and UK Appendix 3. The assumption of vacant possession was used to ascertain the fair value of £1,550,000.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 9 Tangible fixed assets – other

	Fixtures, fittings and equipment £	Total £
Cost:		
At 1 April 2021	120,988	120,988
Additions	-	-
	<hr/>	<hr/>
At 31 March 2022	<u>120,988</u>	<u>120,988</u>
Depreciation:		
At 1 April 2021	117,506	117,506
Charge for year	522	522
	<hr/>	<hr/>
At 31 March 2022	<u>118,028</u>	<u>118,028</u>
Net book value:		
At 31 March 2022	<u>2,960</u>	<u>2,960</u>
At 31 March 2021	<u>3,482</u>	<u>3,482</u>

### 10 Fixed asset investments

	Listed investments £	Total £
Valuation:		
At 1 April 2021	18,742	18,742
Additions	400,000	400,000
Revaluation	(14,378)	(14,378)
	<hr/>	<hr/>
At 31 March 2022	<u>404,364</u>	<u>404,364</u>
Impairment:		
At 1 April 2021	-	-
	<hr/>	<hr/>
At 31 March 2022	<u>-</u>	<u>-</u>
Carrying amount:		
At 31 March 2022	<u>404,364</u>	<u>404,364</u>
At 31 March 2021	<u>18,742</u>	<u>18,742</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2022

### 11 Debtors

	2022 £	2021 £
Trade debtors (gross social housing rent arrears)	-	-
Payments on account	-	-
Prepayments and accrued income	-	460
	<u>-</u>	<u>460</u>

### 12 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	6,835	2,847
Other tax and social security	782	1,678
Government grants	5,920	5,920
Accruals and deferred income	16,823	16,429
	<u>30,360</u>	<u>26,874</u>

### 13 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Government grants	350,635	356,555
Other loans	2	2
	<u>350,637</u>	<u>356,557</u>

Other loans represent housing mortgage loans from The Housing Corporation and are secured by a charge on the Registered Social Housing Provider's freehold land and buildings. The full amount of the loans fall due after five years and are payable otherwise than by instalments. No interest is charged on the loans which are only repayable when the relevant properties are sold.

### 14 Reserves

#### a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surpluses and deficits net of other adjustments

### 15 Pensions and other post-retirement benefits

#### a) Defined contribution pension plans

The Registered Social Housing Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £2,603 (2021 – £2,456).

## The Abbeyfield Basildon Society Limited

### Detailed Housing Property Revenue Account

#### Year Ended 31 March 2022

	2022 £	2021 £
<b>Income</b>		
Residents' charges and other rental income	397,564	395,928
Amortisation of government grants	5,920	5,920
Losses arising from vacancies	<u>(139,405)</u>	<u>(66,568)</u>
<b>Turnover - net property income</b>	<u>264,079</u>	<u>335,280</u>
<b>Expenditure</b>		
<b>Administrative expenditure</b>		
Insurance	3,478	3,546
Telephone	2,240	2,054
Membership fee - The Abbeyfield Society	6,772	6,705
Auditor's remuneration	3,840	3,840
Bookkeeping	2,000	2,808
Travelling expenses	250	73
Advertising	5,527	3,645
Training and conferences	1,573	813
Other expenditure	1,615	753
Legal and professional fees	575	35
Careline	<u>1,211</u>	<u>1,521</u>
<b>Total administrative expenditure</b>	<u>29,081</u>	<u>25,793</u>
<b>Repairs and maintenance</b>		
Alarm costs and maintenance	2,133	-
Day-to-day repairs	12,650	19,632
Cyclical repairs	<u>14,623</u>	<u>7,949</u>
	<u>29,406</u>	<u>27,581</u>
<b>Service costs</b>		
Care and catering:		
Employee costs	142,472	157,023
Food costs and cleaning materials	24,013	30,205
Window cleaning	905	530
Garden maintenance	1,873	2,004
Council tax/rates	5,980	5,950
Water rates	3,859	4,233
Heating	10,975	6,038
Lighting	6,486	11,238
Waste disposal	570	954
Pest control	716	502
Uniforms and PPE	204	638
Sundry expenses	<u>1,232</u>	<u>1,489</u>
	<u>199,285</u>	<u>220,804</u>
<b>Depreciation</b>		
Housing properties	8,334	8,260
Fixtures, fittings and equipment	<u>522</u>	<u>615</u>
	<u>8,856</u>	<u>8,875</u>
<b>Total social housing activity expenditure</b>	<u>237,547</u>	<u>257,260</u>
<b>Operating surplus</b>	<u>(2,549)</u>	<u>52,227</u>

**THE ABBEYFIELD BASILDON SOCIETY LIMITED**

England & Wales - Charity number 262505

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# Accounts

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**The Abbeyfield Basildon Society Limited**

**Financial Statements**

**Year Ended 31 March 2021**

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Homes and Communities Agency registration number: H0552

Company registration number: 1005700

Charity registration number: 262505

# The Abbeyfield Basildon Society Limited

## Financial Statements

Year Ended 31 March 2021

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The following page does not form part of the statutory Financial statements:

Detailed Housing Property Revenue Account	23
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# The Abbeyfield Basildon Society Limited

## Registered Social Housing Provider Information

Year Ended 31 March 2021

<b>Company registration number</b>	1005700
<b>Charity registration number</b>	262505
<b>Homes and Communities Agency registration number</b>	H0552
<b>Members of the board</b>	Mr M Stanton-Dunne Mr R Thomson Mrs P Griffiths Mrs R Blake Mrs P Edwards Mr A Nurbhai
<b>Registered office</b>	1 Sopwith Crescent Wickford Business Park Wickford Essex SS11 8YU
<b>Places of business</b>	Abbeyfield House 200 Timberlog Lane Basildon Essex SS14 1PG  The Octagon 41 Bridge Street Basildon Essex SS15 4AY
<b>Auditor</b>	Sygma Chartered Accountants Wickford Business Park 1 Sopwith Crescent Wickford Essex SS11 8YU
<b>Bankers</b>	Lloyds Bank plc 89 High Street Billericay Essex CM12 9AT

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

### **Year Ended 31 March 2021**

The board of The Abbeyfield Basildon Society Limited presents their report, and the audited financial statements of the Registered Social Housing Provider for the year ended 31 March 2021.

#### **Members of the board**

The members of the board who have served during the year were as follows:

Mr M Stanton-Dunne  
Mr R Thomson  
Mrs P Griffiths  
Mrs R Blake  
Mrs P Edwards  
Mr A Nurbhai

In accordance with the Registered Rules of the Registered Social Housing Provider, Mr R Thompson and Mrs P Edwards retire by rotation and, being eligible, offer themselves for re-election.

#### **Review of the business**

The principal activity of the Registered Social Housing Provider is to provide accommodation, care and companionship for senior citizens in accordance with the aims and principles of The Abbeyfield Society Limited.

The financial results for the year are as set out in the Statement of Comprehensive Income on page 11 and the position at the end of the year is shown in the Balance Sheet on page 12. The movements in reserves are shown on the Statement of Changes in Reserves on page 13.

The board consider that the state of affairs of the Registered Social Housing Provider is satisfactory.

#### **Objectives and strategies for achieving those objectives**

The Registered Social Housing Provider's objectives are to carry on for the benefit of the community the provision and management of housing, accommodation and assistance for the relief and care of elderly persons suffering from the disabilities of old age or otherwise being in need and in particular (but without limitation) by providing and maintaining (or assisting in providing and maintaining) houses and homes for such elderly persons and providing (or assisting in providing) amenities or services for the benefit of such elderly persons.

#### **Principal risks and uncertainties**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining reserves at current levels, combined with an annual review of the controls over key financial systems, will provide sufficient resources in the event of adverse conditions. The board have also examined other operational and business risks faced by the charity and confirm that they have established systems to mitigate the significant risks.

#### **Analysis using financial and non-financial key performance indicators**

The Registered Social Housing Provider's income from housing properties reduced by 13% in comparison to the previous year. The trustees attribute this to the restrictions imposed by the pandemic.

# The Abbeyfield Basildon Society Limited

## Board Report

Year Ended 31 March 2021

### Value for money

The Society is affiliated to The Abbeyfield Society and operates within its guidelines and principles. The value for money statement can be viewed at [www.abbeyfield.com](http://www.abbeyfield.com). The Society strives to deliver value for money throughout all of its activities. The Value for Money Metrics are:

	2021	2020
<b>Metric 1: Reinvestment</b>	1%	9%
<b>Metric 2a: New Supply (Social Housing Units)</b> During the year the Society did not develop nor acquire any social housing units (leasehold or other).	0%	0%
<b>Metric 2b: New Supply (Non-social Housing Units)</b> During the year the Society did not develop nor acquire any non-social housing units (leasehold or other).	0%	0%
<b>Metric 3: Gearing</b>	-159%	-154%
<b>Metric 4: Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover</b> During the year the Society did not capitalise nor pay any interest or other financing costs.	N/A	N/A
<b>Metric 5: Headline Social Housing Cost (per unit)</b>	£11,424	£14,950
<b>Metric 6a: Operating Margin (social housing lettings)</b>	14%	3%
<b>Metric 6b: Operating Margin (overall)</b>	16%	5%
<b>Metric 7: return on Capital Employed</b>	2%	1%

### The Governance and Financial Viability Standard

The Society complies with the Governance and Financial Viability Standard issued by the Homes and Communities Agency.

### Code of governance

The Registered Social Housing Provider is a company limited by guarantee registered under the Companies Act 2006 (number 1005700), having no share capital, and is registered as a charity (number 262505), and is registered with The Homes and Communities Agency as a registered social landlord (number H0552). The Registered Social Housing Provider's governing document is a Memorandum and Articles of Association.

The members of the Registered Social Housing Provider's board are responsible for the general control and management of the Registered Social Housing Provider. The members give their time freely and receive no remuneration or other financial benefits.

# **The Abbeyfield Basildon Society Limited**

## **Board Report**

**Year Ended 31 March 2021**

### **Code of governance (continued)**

The members meet regularly and are responsible for all decisions taken in relation to the running of the housing properties and the services provided by the Registered Social Housing Provider.

The Registered Social Housing Provider complies with the Governance and Financial Viability Standard.

### **Recruitment, appointment, induction and training of members of the Board**

The existing members of the board are responsible for the recruitment of new members. Potential members are invited to attend board meetings as observers and are given more details of the Registered Social Housing Provider's aims and activities and, if all agree, they are then proposed as new members at the subsequent board meeting. This process allows due consideration of the persons eligibility, personal competence, specialist knowledge and skills.

Following appointment, new members are made aware of their responsibilities under the Charities Act by the existing members of the board. They are assisted in their role by other members until the board considers them to be competent in their responsibilities.

### **Public benefit statement**

In setting and reviewing our aims the board has given careful consideration to the Charity Commissions guidance on public benefit.

### **Board's responsibilities**

The board are responsible for preparing the annual Report and the financial statements in accordance with applicable law and UK Generally Accepted Accounting Practice (UK GAAP).

Company law requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for the period. In preparing these financial statements the board are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The board are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Disclosure of information to the auditors**

We, the directors of the company who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the company's auditors are unaware; and
- we have taken all the steps that we ought to have taken as directors in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**The Abbeyfield Basildon Society Limited**

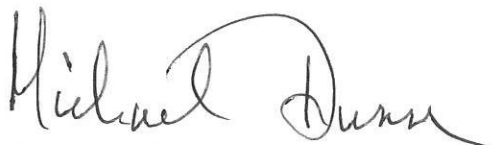
**Board Report**

**Year Ended 31 March 2021**

**Small company rules**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board

A handwritten signature in black ink, reading "Michael Dunne". The signature is written in a cursive style with a large, sweeping initial 'M'.

Mr M Stanton-Dunne, Chairman

Date: 30/07/2021

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2021

### Independent Auditor's Report to the Members of The Abbeyfield Basildon Society Limited

#### Opinion

We have audited the financial statements of The Abbeyfield Basildon Society Limited (the 'society') for the year ended 31<sup>st</sup> March 2021 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Reserves and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "*The Financial Reporting Standard applicable in the UK and Republic of Ireland*" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31<sup>st</sup> March 2021 and of its incoming resources, including its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

#### Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

Year Ended 31 March 2021

### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the board report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the board report has been prepared in accordance with applicable legal requirements.

### Matters on which we are required to report by exception

In the light of our knowledge and understanding of the society and its environment obtained in the course of the audit, we have not identified material misstatements in the board report. We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of board members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

### Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 6, the board members (who are also the directors of the society for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory requirements applicable to the society and considered that the most significant are the Companies Act 2006, the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019.

# The Abbeyfield Basildon Society Limited

## Independent Auditor's Report

### Year Ended 31 March 2021

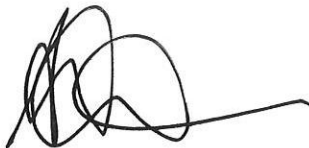
- We obtained an understanding of how the society complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### Use of our report

This report is made solely to the society's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.



Alan Jeffrey Brading (Senior Statutory Auditor) for and on behalf of  
Sygma  
Chartered Accountants and Statutory Auditor  
1 Sopwith Crescent  
Wickford Business Park  
Wickford  
Essex SS11 8YU

02/08/2021

The Abbeyfield Basildon Society Limited

Statement of Comprehensive Income (Including Income and Expenditure Account)

Year Ended 31 March 2021

	Note	2021 £	2020 £
Turnover	2	335,280	385,964
Social housing activity expenditure		<u>(257,260)</u>	<u>(338,983)</u>
<b>Gross surplus</b>		78,020	46,981
Administrative expenditure		<u>(25,793)</u>	<u>(28,689)</u>
<b>Operating surplus</b>		52,227	18,292
Interest receivable and similar income	4	<u>5,651</u>	<u>9,167</u>
<b>Surplus on ordinary activities for the year</b>	5	57,878	27,459
Revaluation of fixed asset investments		<u>3,263</u>	<u>(4,045)</u>
<b>Total comprehensive income for the year</b>		<u>61,141</u>	<u>23,414</u>

These results relate wholly to continuing activities.

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman



Mr R Thomson

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Balance Sheet

### Year Ended 31 March 2021

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible fixed assets - housing properties	8	842,789	840,167
Tangible fixed assets - other	9	3,482	4,097
Investments	10	<u>18,742</u>	<u>15,479</u>
		<u>865,013</u>	<u>859,743</u>
<b>Current assets</b>			
Debtors	11	460	2,094
Cash at bank and in hand		<u>1,341,465</u>	<u>1,290,716</u>
		1,341,925	1,292,810
<b>Creditors: amounts falling due within one year</b>	12	<u>(26,874)</u>	<u>(27,710)</u>
<b>Net current assets</b>		<u>1,315,051</u>	<u>1,265,100</u>
<b>Total assets less current liabilities</b>		2,180,064	2,124,843
<b>Creditors: amounts falling due after more than one year</b>	13	<u>(356,557)</u>	<u>(362,477)</u>
<b>Total net assets</b>		<u>1,823,507</u>	<u>1,762,366</u>
<b>Reserves</b>			
Income and expenditure account	14	<u>1,823,507</u>	<u>1,762,366</u>
<b>Total reserves</b>		<u>1,823,507</u>	<u>1,762,366</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board on 30/07/2021.

Signed on behalf of the board



Mr M Stanton-Dunne  
Chairman



Mr R Thomson

Company registration number: 1005700

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Statement of Changes in Reserves

### Year Ended 31 March 2021

	Income and expenditure reserve £	Total £
<b>At 1 April 2019</b>	1,738,952	1,738,952
Surplus for the year	27,459	27,459
Revaluation of fixed asset investments	<u>(4,045)</u>	<u>(4,045)</u>
<b>Total comprehensive income</b>	<u>23,414</u>	<u>23,414</u>
<b>At 31 March 2020 and 1 April 2020</b>	<u>1,762,366</u>	<u>1,762,366</u>
Surplus for the year	57,878	57,878
Revaluation of fixed asset investments	<u>3,263</u>	<u>3,263</u>
<b>Total comprehensive income</b>	<u>61,141</u>	<u>61,141</u>
<b>At 31 March 2021</b>	<u>1,823,507</u>	<u>1,823,507</u>

The notes on pages 14 to 22 form part of these accounts.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2021

### 1 Summary of significant accounting policies

#### (a) General information and basis of preparation

The Abbeyfield Basildon Society Limited is a company limited by guarantee, a registered charity and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the Registered Social Housing Provider information on page 3 of these financial statements. The nature of the Registered Social Housing Provider's operations and principal activities is given in the Board Report on pages 4 to 7 of these financial statements.

The Registered Social Housing Provider constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2014, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling which is the functional currency of the Registered Social Housing Provider.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

#### (b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing properties, land and houses	Depreciation is charged on the cost of housing land and properties at 1% per annum on the straight line basis. Housing land is not depreciated
Fixtures and fittings	Depreciation is charged at 15% per annum on the reducing balance basis.
Property plant and equipment	Depreciation is charged at 15% per annum on the reducing balance basis.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2021

#### 1 Summary of significant accounting policies (continued)

Housing properties under construction are not depreciated until they are in use.

Major components of housing properties have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives and are included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

##### (c) Debtors and creditors receivable or payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party (such as local authority) are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

##### (d) Investments (including concessionary loans, such as HomeBuy loans)

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Concessionary loans (such as HomeBuy loans) include those receivable or payable to third parties which are interest free or below market interest rates. HomeBuy loans are considered to be concessionary loans. All loans where the loan is repayable on demand within one year are measured at cost, less impairment. Where the loan is repayable after more than one year, the loan is initially measured at fair value and subsequently measured at amortised cost using the effective interest rate method, less impairment.

##### (e) Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

HomeBuy grants which are received from the government in order to fund all or part of a HomeBuy loan, will only be realised when the HomeBuy loan is redeemed and the grant is recycled for use to develop our own assets. Until this is redeemed this is therefore accounted for as deferred income as a government grant.

##### (f) Derivatives

Derivative financial instruments are initially measured at fair value at the date on which a derivative contract is entered into and are subsequently measured at fair value through the statement of comprehensive income.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2021

### 1 Summary of significant accounting policies (continued)

#### (g) Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. For the purposes of assessing impairment, each of the Registered Social Housing Provider's properties (each consisting of multiple cash generating units) are reviewed.

If indication of impairment exists, the recoverable amount of each affected property is estimated and compared to the carrying amount of that property. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in expenditure through the statement of comprehensive income.

The recoverable amount is determined by reference to the open market value of properties of similar condition size and in the same location or by reference to professional valuations if considered appropriate.

#### (h) Provisions

Provisions are recognised when the Registered Social Housing Provider has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

#### *Recycled Capital Grants Fund*

Capital grants can be recycled under certain condition, if a property is sold, or if another relevant event takes place. Recycled grants can be used for projects approved by the Homes and Communities Agency (HCA) and they are credited to the Recycled Capital Grant Fund within liabilities.

In certain circumstances, such as the sale of housing properties, capital grants may be repayable, and, in that event, is subordinated to the repayment of other loans by agreement with the Homes and Communities Agency (HCA). It is accounted for as soon as the liability arises within creditors: amounts falling due within one year. When any grant to be recycled or repaid is less than the grant relating to the disposal, the difference is treated as abated grant. Abated capital grants are treated as a component of the surplus or deficit on disposal.

#### *Disposal Proceeds Fund*

Net disposal proceeds including grant released on sale of a property under the right to acquire scheme and Voluntary Purchase Grant net disposal proceeds are credited to this fund which appears as a creditor until reinvested in appropriate new social housing.

#### (i) Tax

The activities of the Registered Social Housing Provider are exempt from Corporation Tax and VAT.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2021

#### 1 Summary of significant accounting policies (continued)

##### (j) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

The disposal proceeds from the first tranche of shared ownership properties are included in turnover at the point of legal completion. The second and subsequent tranches are accounted for in administrative expenditure / operating income in the period in which the disposal occurs being the difference between the net sale proceeds and the net carrying value.

##### *Donated land*

Donated land which is unconnected with any intended development is measured at current value and recognised in turnover with other donations, where the donation is from a non-public body and as a government grant where it is from a public body.

Where land is donated or transferred at a price less than its open market value, or where it has been donated as part of a development scheme, it is included at its current value on the date it is received.

The difference between the current value and the transfer price of land transferred from central or local government or other public authorities is treated as a government grant. Where land is donated or transferred by a non-public body the difference is recognised in turnover.

##### *Interest and dividends receivable*

Interest income is recognised using the effective interest method and dividend income is recognised as the Registered Social Housing Provider's right to receive payment is established.

##### (k) Government grants

Government grants (such as from a local authority) are received in respect of housing properties. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the accruals model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover. Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2021

#### 1 Summary of significant accounting policies (continued)

##### (l) Employee benefits

When employees have rendered service to the Registered Social Housing Provider, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The Registered Social Housing Provider operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

#### 2 Social housing turnover and costs

	2020 £	2019 £
Rents receivable excluding service charges	108,556	138,445
Service charges receivable	220,804	241,599
Amortised government grants	5,920	5,920
Social housing activity expenditure – Service costs	220,804	241,599
Social housing activity expenditure – Repairs and maintenance	27,581	88,510
Social housing activity expenditure – Depreciation	8,875	8,874
Operating surplus from social housing activities	78,020	46,981
Social housing activity expenditure – Administrative expenditure	25,793	28,689
Net surplus from social housing activities	52,227	18,292
Losses from vacancies	66,568	14,948

#### 3 Accommodation owned and in management

	Number of units at 1 April 2020	Number of units at 31 March 2021
Completed units:		
Housing for older people	24	24
There are no units under development		
	<u>24</u>	<u>24</u>

##### Properties managed by agents

The Registered Social Housing Provider owns no property managed by other bodies.

The Registered Social Housing Provider manages no properties on behalf of others.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2021

#### 4 Interest and other finance income and charges

a) Interest receivable and similar income

	2021 £	2020 £
Donations received	-	20
Other miscellaneous income	-	-
Bank interest receivable	5,561	9,147
	<u>5,651</u>	<u>9,167</u>

#### 5 Surplus on ordinary activities

Surplus on ordinary activities is stated after charging/(crediting):

	2021 £	2020 £
Auditor's remuneration (including expenses and benefits in kind) for audit	3,840	3,840
Auditor's remuneration (including expenses and benefits in kind) for non-audit	-	-
Depreciation of tangible fixed assets	8,875	8,874
	<u>8,875</u>	<u>8,874</u>

#### 6 Board and key management personnel remuneration

Key management personnel neither received nor waived any remuneration during the year (2020: Nil).

#### 7 Staff costs

The average number of employees, including members of the executive team, calculated on a full time equivalent basis was 10 employees (2020: 10 employees).

There are no employees who received more than £60,000 as their employee package.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2021

#### 8 Tangible fixed assets – completed housing properties

	Housing properties for letting £	Total £
Cost:		
At 1 April 2020	1,054,798	1,054,798
Additions – improvements to properties	<u>10,882</u>	<u>10,882</u>
At 31 March 2021	<u>1,065,680</u>	<u>1,065,680</u>
Depreciation:		
At 1 April 2020	214,631	214,631
Charge for year	<u>8,260</u>	<u>8,260</u>
At 31 March 2021	<u>222,891</u>	<u>222,891</u>
Net book value:		
At 31 March 2021	<u>842,789</u>	<u>842,789</u>
At 31 March 2020	<u>840,167</u>	<u>840,167</u>

The net book value of land and buildings comprised:

	2021 £	2020 £
Land and buildings:		
Freehold	<u>1,065,680</u>	<u>1,054,798</u>
	<u>1,065,680</u>	<u>1,054,798</u>

Freehold land and buildings were subject to independent professional valuation on 27 November 2015. The valuation was undertaken by Porter Glenny (Chartered Surveyors and RICS Registered Valuers) on a market value basis in accordance with the 8<sup>th</sup> Edition of the RICS Appraisal and Valuations Standards (The Red Book) together with Practice Statements and Definitions of Value contained in UKPS3 and UK Appendix 3. The assumption of vacant possession was used to ascertain the fair value of £1,550,000.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

### Year Ended 31 March 2021

#### 9 Tangible fixed assets – other

	Fixtures, fittings and equipment £	Total £
Cost:		
At 1 April 2020	120,988	120,988
Additions	-	-
At 31 March 2021	<u>120,988</u>	<u>120,988</u>
Depreciation:		
At 1 April 2020	116,891	116,891
Charge for year	615	615
At 31 March 2021	<u>117,506</u>	<u>117,506</u>
Net book value:		
At 31 March 2021	<u>3,482</u>	<u>3,482</u>
At 31 March 2020	<u>4,097</u>	<u>4,097</u>

#### 10 Fixed asset investments

	Listed investments £	Total £
Valuation:		
At 1 April 2020	15,479	15,479
Revaluation	3,263	3,263
At 31 March 2021	<u>18,742</u>	<u>18,742</u>
Impairment:		
At 1 April 2020	-	-
At 31 March 2021	<u>-</u>	<u>-</u>
Carrying amount:		
At 31 March 2021	<u>18,742</u>	<u>18,742</u>
At 31 March 2020	<u>15,479</u>	<u>15,479</u>

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

# The Abbeyfield Basildon Society Limited

## Notes to the Financial Statements

Year Ended 31 March 2021

### 11 Debtors

	2021 £	2020 £
Trade debtors (gross social housing rent arrears)	-	-
Payments on account	-	-
Prepayments and accrued income	460	2,094
	<u>460</u>	<u>2,094</u>

### 12 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	2,847	502
Other tax and social security	1,678	3,433
Government grants	5,920	5,920
Accruals and deferred income	16,429	17,855
	<u>26,874</u>	<u>27,710</u>

### 13 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Government grants	356,555	362,475
Other loans	2	2
	<u>356,557</u>	<u>362,477</u>

Other loans represent housing mortgage loans from The Housing Corporation and are secured by a charge on the Registered Social Housing Provider's freehold land and buildings. The full amount of the loans fall due after five years and are payable otherwise than by instalments. No interest is charged on the loans which are only repayable when the relevant properties are sold.

### 14 Reserves

#### a) Income and expenditure reserve

The income and expenditure reserve represents cumulative surpluses and deficits net of other adjustments

### 15 Pensions and other post-retirement benefits

#### a) Defined contribution pension plans

The Registered Social Housing Provider operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £2,456 (2020 – £3,750).

## The Abbeyfield Basildon Society Limited

### Detailed Housing Property Revenue Account

#### Year Ended 31 March 2021

	2021 £	2020 £
<b>Income</b>		
Residents' charges and other rental income	395,928	394,992
Amortisation of government grants	5,920	5,920
Losses arising from vacancies	<u>(66,568)</u>	<u>(14,948)</u>
<b>Turnover - net property income</b>	<u>335,280</u>	<u>385,964</u>
<b>Expenditure</b>		
<b>Administrative expenditure</b>		
Insurance	3,546	3,916
Telephone	2,054	2,298
Membership fee - The Abbeyfield Society	6,705	6,606
Auditor's remuneration	3,840	3,840
Travelling expenses	73	547
Advertising	3,645	3,673
Training and conferences	813	1,613
Other expenditure	753	807
Legal and professional fees	2,843	3,658
Careline	<u>1,521</u>	<u>1,731</u>
<b>Total administrative expenditure</b>	<u>25,793</u>	<u>28,689</u>
<b>Repairs and maintenance</b>		
Day-to-day repairs	19,632	20,673
Cyclical repairs	<u>7,949</u>	<u>67,837</u>
	<u>27,581</u>	<u>88,510</u>
<b>Service costs</b>		
Care and catering:		
Employee costs	157,023	170,176
Food costs and cleaning materials	30,205	34,494
Window cleaning	530	636
Garden maintenance	2,004	3,591
Council tax/rates	5,950	6,493
Water rates	4,233	3,062
Heating	6,038	7,335
Lighting	11,238	12,430
Sundry expenses	<u>3,583</u>	<u>3,382</u>
	<u>220,804</u>	<u>241,599</u>
<b>Depreciation</b>		
Housing properties	8,260	8,151
Fixtures, fittings and equipment	<u>615</u>	<u>723</u>
	<u>8,875</u>	<u>8,874</u>
<b>Total social housing activity expenditure</b>	<u>257,260</u>	<u>338,983</u>
<b>Operating surplus</b>	<u>52,227</u>	<u>18,292</u>