

THE ABBEYFIELD SALTASH SOCIETY LIMITED
REPORT OF THE EXECUTIVE COMMITTEE AND
AUDITED FINANCIAL STATEMENTS
YEAR ENDED 31st MARCH, 2023

Charity Registration Number 266208
Company Registration number 01117696

DAWE, HAWKEN & DODD
Chartered Certified Accountants
Callington, Cornwall

THE ABBEYFIELD SALTASH SOCIETY LIMITED

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FOR THE YEAR ENDED 31st MARCH, 2023

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THE ABBEYFIELD SALTASH SOCIETY LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31st MARCH, 2023

EXECUTIVE COMMITTEE: E.R. Distin Chairman
 I. Denton Vice Chairman
 D. Trembath Treasurer
 W.J. Walton
 B Stoyel

SECRETARY: K. Hopkins

REGISTERED OFFICE: 40 Callington Road
 Saltash
 Cornwall
 PL12 6DY

REGISTERED NUMBER: 01117696 (England and Wales)

AUDITORS: Dawe, Hawken & Dodd
 Chartered Certified Accountants
 52 Fore Street
 Callington
 Cornwall
 PL17 7AJ

BANKERS: Barclays Bank Plc

THE ABBEYFIELD SALTASH SOCIETY LIMITED
REPORT OF THE EXECUTIVE COMMITTEE
FOR THE YEAR ENDED 31st MARCH, 2023

The Executive Committee submits its annual report and audited financial statements for the Society for the year ended 31st March, 2023.

1 Principal Activity

The principal activity of the Society is to provide sheltered accommodation for the elderly in accordance with the aims and principles of the Abbeyfield Society Limited. These activities fall wholly within hostel housing activities as defined in the Housing and Regeneration Act 2008. The Society provides accommodation for nine residents at Cresta House, 40 Callington Road, Saltash and for four residents at Trewinney, 42 Callington Road, Saltash.

2 Status

The Society is a company limited by guarantee having no share capital and with solely charitable objectives. It is a registered charity (number 266208) and a member of the Tenant Services Authority (number H2295).

3 Public Benefit

The Executive Committee has complied with the duty in Section 17 (5) of the 2011 Charities Act to have due regard to guidance published by the Charities Commission. The Executive Committee have reviewed the objects, goals, services and objectives of the charity in the light of this requirement and can confirm that Abbeyfield Saltash Society Limited serves for the public benefit. This Executive Committee's annual report continues to evidence how the charity strives to meet need.

4 Financial Review

REVIEW OF THE YEAR ENDED 31st MARCH, 2023

In summary, the year was satisfactory in both financial and operational terms.

Over the year we averaged 98% occupancy (97% for the previous year). Our total revenue from ordinary operations in the year to 31 March 2023 was £217,499 compared with £203,088 in the year to 31st March, 2022. Our operating expenses for the year to 31st March, 2023 were £170,490 compared with £158,646 in the previous year.

Capital expenditure of £2,996 was incurred in the year.

We ended the year with cash balances of £327,923 (31st March, 2022 - £271,380), although it must be pointed out that this includes £105,744 of a recycled Housing Corporation Grant which is expected to be repaid within the next year – please see note 2(k) for more information.

Staff costs accounted for 49% (year ended 31st March, 2022 - 51%) of our operational costs. The Society, as a matter of policy, sets staff pay rates by reference to the “Living Wage” and not the statutory minimum wage rates.

Our maintenance expenditure for the year at £15,258 was £964 higher than the previous year.

THE ABBEYFIELD SALTASH SOCIETY LIMITED
REPORT OF THE EXECUTIVE COMMITTEE
FOR THE YEAR 31st MARCH, 2023

VALUE FOR MONEY ("VFM")

Through its structure of volunteer Trustees and others, the Society is able to maintain its fees at a level below that of other providers providing similar levels of service in the Society's geographical area. The Executive Committee are satisfied that its service users are being offered value for money.

VFM METRICS

In April 2018 the Regulator of Social Housing issued a new VFM Standard. The target figures for The Abbeyfield Society for 2022/23 are shown in the below table:

	ABBNEYFIELD SALTASH SOCIETY	THE ABBEYFIELD SOCIETY
1 Reinvestment	0.00%	2.6%
2 New supply delivered	0.00%	1.6%
3 Gearing	0.00%	(13.4)%
4 EBITDA interest cover	0.00%	(2,188)%
5 Headline Social Housing cost per unit	£13,114 (Annual equivalent)	£25,047
6 Operating margin		
- Social Housing lettings only	20.9%	(21.98)%
- Overall	21.6%	(10.93)%
7 Return on capital employed (excluding exceptional items)	6.4%	(4.2)%

5 Reserves Policy

The Trustees' policy is to retain sufficient reserves, which in the Trustees' judgement are adequate to cover future contingencies and liabilities, and which continue to provide essential services

6 Executive Committee

The members of the Executive Committee who served throughout the year were:
E.R. Distin (Chairman), D. Trembath (Treasurer), I. Denton, W.J. Walton and B Stoyel.

7 Auditors

A resolution to dispense with the appointment of Independent Auditors and instead appoint an Independent Examiner will be proposed at the annual general meeting.

8 Risk Management

The Executive Committee have a duty to identify and review the risks to which the society is exposed and to ensure that appropriate controls are in place to provide reasonable assurance against fraud and error.

9 Statement of Responsibilities of the Executive Committee

Company law requires the Executive Committee 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 profit or loss of the company for that period. In preparing those financial statements, the Executive Committee is 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 Executive Committee is responsible for keeping proper 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.

In so far as the Executive Committee are aware:

- there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- the Executive Committee have taken all the steps that they ought to have taken in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.



(Director)

On behalf of the Executive Committee

Dated 5th December 2023

THE ABBEYFIELD SALTASH SOCIETY LIMITED

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF **THE ABBEYFIELD SALTASH SOCIETY LIMITED**

OPINION

We have audited the financial statements of The Abbeyfield Saltash Society Limited (the 'charitable company') for the year ended 31st March, 2023 which comprise the Statement of Financial Activities, the Balance Sheet and the notes to the financial statements. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS102 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view, of the state of the charitable company's affairs as at 31st March, 2023 and of its incoming resources and application of resources, including its income and expenditure, in 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 applicable law and International Standards on Auditing (UK) (ISAs (UK)). Our responsibilities under those standards are further described in the Auditors responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company 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. Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the board's use of 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 12 months from when the financial statements are authorised for issue.

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

OTHER INFORMATION

The Executive Committee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our Report of the Independent Auditors thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. 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.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where the Charities Act 2011 requires us to report to you if, in our opinion:

THE ABBEYFIELD SALTASH SOCIETY LIMITED

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
THE ABBEYFIELD SALTASH SOCIETY LIMITED

- the information given in the Report of the Executive Committee is inconsistent with the financial statements; or
- 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 Executive Committee 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 executive Committee 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 Report of the Executive Committee and take advantage of the Small Companies exemption from the requirement to prepare a strategic report.

RESPONSIBILITIES OF EXECUTIVE COMMITTEE

As explained more fully in the Statement of Responsibilities of the Executive Committee set out on page 4, the Executive Committee (who are also the directors of the charitable company 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 Executive Committee 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 Executive Committee is responsible for assessing the charitable company'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 Executive Committee either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

OUR 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 a Report of the Independent Auditors 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

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. This description forms part of our Report of the Independent Auditors.

This report is made solely to the charitable company's Executive Committee, as a body, in accordance with Section 144 of the Charities Act 2011 and regulations made under Section 154 of that Act and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the charitable company's Executive Committee those matters we are required to state to them in an Auditors' 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 charitable company's Executive Committee as a body, for our audit work, for this report, or for the opinions we have formed.

Andrew Farr (Senior Statutory Auditor)

For and on behalf of

Dawe, Hawken & Dodd

Chartered Certified Accountants

52 Fore Street

Callington

Cornwall

PL17 7AJ

Date: 6th December, 2023



THE ABBEYFIELD SALTASH SOCIETY LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31st MARCH, 2023

	Note	Unrestricted Funds £	Restricted Funds £	Total 2023 £	Total 2022 £
HOUSING ACTIVITIES					
Turnover	9	217499	-	217499	203088
Operating Costs	12	<u>170490</u>	<u>-</u>	<u>170490</u>	<u>158646</u>
Operating Surplus		47009		47009	44442
Exceptional Item - Costs relating to possible extension		10934	-	10934	-
Interest Receivable		<u>431</u>	<u>-</u>	<u>431</u>	<u>13</u>
Surplus for the Year/Period	13	36506	-	36506	44455
Total Funds brought forward		<u>701242</u>	<u>-</u>	<u>701242</u>	<u>656787</u>
Total Funds carried forward		<u>737748</u>	<u>-</u>	<u>737748</u>	<u>701242</u>

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes on pages 9 to 13 form part of these financial statements

THE ABBEYFIELD SALTASH SOCIETY LIMITED

BALANCE SHEET AS AT 31st MARCH, 2023

Charity Registration Number 266208
Company Registration Number 01117696

	<u>Note</u>	<u>2023</u>		<u>2023</u>	<u>2022</u>
		<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Total</u>
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
FIXED ASSETS					
Housing land and buildings	3	314301	-	314301	321013
Improvements to property	3	180675	-	180675	185671
Fixtures and fittings	3	<u>27682</u>	<u>-</u>	<u>27682</u>	<u>28075</u>
		<u>522658</u>	<u>-</u>	<u>522658</u>	<u>534759</u>
CURRENT ASSETS					
Debtors	4	3428	-	3428	8128
Cash at bank		<u>222179</u>	<u>105744</u>	<u>327923</u>	<u>271380</u>
		225607	105744	331351	279508
CURRENT LIABILITIES:					
Amounts falling due within one year	5	<u>10517</u>	<u>105744</u>	<u>116261</u>	<u>113025</u>
NET CURRENT ASSETS		<u>215090</u>	<u>-</u>	<u>215090</u>	<u>166483</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		737748	-	737748	701242
CREDITORS:					
Amounts falling due after more than one year	5	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET ASSETS		<u>737748</u>	<u>-</u>	<u>737748</u>	<u>701242</u>
FUNDS					
Unrestricted Revenue Reserve	6			712748	676242
Designated Property Maintenance Reserve	7			25000	25000
Recycled Housing Corporation Grant	8			<u>-</u>	<u>-</u>
TOTAL FUNDS				<u>712748</u>	<u>701242</u>

The Executive Committee acknowledge their responsibilities for:

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company at the end of each financial period and of its surplus or deficit for each financial period in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies act 2006 relating to charitable small companies.

These financial statements were approved by the Executive Committee on *5th December 2023*
by:


E. Distin – Chairman


D. Trembath – Treasurer

The notes on pages 9 to 13 form part of these financial statements

THE ABBEYFIELD SALTASH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31st MARCH, 2023**

1 Status of Society

The Abbeyfield Saltash Society Limited is registered under the Companies Act and is a registered charity.

The company is one limited by guarantee and not having a share capital. Every member of the company undertakes to guarantee the liabilities of the company up to an amount not exceeding one pound each.

2 Accounting Policies

Basis of Preparing the Financial Statements

The financial statements are prepared under the historical cost convention, and are in accordance with applicable Accounting Standards in the United Kingdom and in accordance with the Statement of Recommended Practice issued by the National Federation of Housing Associations, the Welsh Federation of Housing Associations and the Scottish Federation of Housing Associations, and with the Accounting Requirements for Registered Social Landlords General Determination 2000.

a) Social Housing Grants (SHGs)

SHGs are made by the Department of the Environment and are utilised to reduce the amount of mortgage loans to a level that can be financed from the equivalent fair rental income available. The grants are made direct to the lending authority and are reflected in the Society's accounts only when the payment has been made and the relevant mortgage loan reduced.

b) Housing, Land and Buildings: SHG – Assisted Schemes

Cost, irrespective of the source of finance, includes cost of acquisition, development expenditure, interest on mortgage and other loan financing up to date of completion of project for occupation, and other costs if these are covered by a SHG grant.

c) Housing, Land and Buildings: Other Schemes

Cost includes acquisition and development expenditure, and interest on loan financing up to the date of completion of project for occupation.

d) Incoming Resources

Grant Income

Capital grants which are given for a specific purpose and have conditions imposed are treated as restricted fund income.

e) Fixtures, Fittings and Equipment

Assets donated to the Society are not included in the balance sheet, other assets are included at cost.

THE ABBEYFIELD SALTASH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st MARCH, 2023

f) Depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on a straight line basis

Fixtures & fittings - 10% of written down value

No depreciation is provided on freehold land. Depreciation is charged so as to write down the cost (net of social housing grant) of freehold properties other than freehold land to their estimated residual value on a straight line basis over the expected useful economic lives.

g) Donations

Donations are recorded in the financial statements according to the period in which they are received.

h) Apportionment of Management Expenses (see Note 12)

Direct employee, administration and operating costs have been apportioned to the property revenue account and the relevant sections of the income and expenditure account on the basis of costs of the staff to the extent that they are directly engaged in each of the operations dealt with in these accounts.

i) Pension Costs

A workplace pension scheme was introduced in April 2016 and all employees have chosen to enrol in this scheme. Contributions by employees and employer are set at the highest level rather than the minimum level required by law.

j) Property Maintenance Reserve

A specific designated reserve has been established to allocate funds for future major repairs. It is estimated that the cycle of repairs is a five year period.

For this period an estimate of £5,000 has been calculated as the likely annual repair bill in each of the next five years.

k) Recycled Housing Corporation Grant

Following cessation of operations at Abbeyfield Liskeard their remaining funds were transferred to The Abbeyfield Saltash Society Limited. These funds included a Recycled Housing Corporation Grant at 31 March, 2022 of £105,584, which can only be used to provide additional sheltered accommodation units. Interest earned in the year of £160 has been added to these funds giving a total of £105,744. If these funds are not used within three years from the time of receipt they have to be repaid, and as it is unlikely that these funds will be able to be used within this time frame, these funds have been included accrued in creditors due after more than one year.

THE ABBEYFIELD SALTASH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st MARCH, 2023

3 Fixed Assets

	Freehold Property £	Improvements to Property £	Fixtures & Fittings £	Total £
Cost				
At 1 April 2022	392608	249797	60232	702637
Additions			2996	2996
Disposals			1105	1105
At 31 March, 2023	<u>392608</u>	<u>249797</u>	<u>62123</u>	<u>704528</u>
Depreciation				
At 1 April 2022	71595	64126	32157	167878
Charge for the Year	6712	4996	3054	14762
Relating to Disposals			770	770
At 31 March 2023	<u>78307</u>	<u>69122</u>	<u>34441</u>	<u>181870</u>
Net Book Value				
At 1 st April 2022	<u>321013</u>	<u>185671</u>	<u>28075</u>	<u>534759</u>
At 31 st March 2023	<u>314301</u>	<u>180675</u>	<u>27682</u>	<u>522658</u>

4 Debtors: Due within one year	2023	2022
	£	£
Prepayments	3428	8128
Loan to the Abbeyfield Liskeard Society	-	-
	<u>3428</u>	<u>8128</u>

5 Creditors: a) Due within one year	2023	2022
	£	£
Creditors	7216	4566
Recycled Housing Corporation Grant	105744	105584
Accruals	3301	2875
	<u>116261</u>	<u>113025</u>

b) Due after more than one year

	£	£
Recycled Housing Corporation Grant	<u>-</u>	<u>-</u>

THE ABBEYFIELD SALTASH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st MARCH, 2023

6	Revenue Reserve	<u>2023</u>	<u>2022</u>
		£	£
	Balance at 1 st April 2022	676242	631787
	Surplus for the period	36506	44455
	Balance at 31 st March 2023	<u>712748</u>	<u>676242</u>
7	Designated Property Maintenance Reserve	<u>2023</u>	<u>2022</u>
		£	£
	Balance at 31 st March 2022 and 31 st March 2023	<u>25000</u>	<u>25000</u>
8	Recycled Housing Corporation Grant (see note 2(k))	<u>2023</u>	<u>2022</u>
		£	£
	Received on cessation of operations at Abbeyfield Liskeard	105584	105574
	Interest Received	160	10
	Less: Accrual provided to reflect expected repayment of grant	<u>(105744)</u>	<u>(105584)</u>
	Balance at 31 st March, 2023	<u>-</u>	<u>-</u>
9	Turnover	<u>2023</u>	<u>2022</u>
		£	£
	Residential charges receivable	218100	207480
	Losses arising from vacancies	<u>(2646)</u>	<u>(5815)</u>
	Net income from residential charges	215454	201665
	Other Income	<u>2045</u>	<u>1423</u>
	Total Income	<u>217499</u>	<u>203088</u>
10	Employee Costs	<u>2023</u>	<u>2022</u>
		£	£
	Employee Wages	82453	80435
	Pension costs	<u>942</u>	<u>956</u>
		<u>83395</u>	<u>81391</u>
		<u>2023</u>	<u>2022</u>
		Number	Number
	Average number of persons employed during the year		
	(Full time equivalents)	<u>5</u>	<u>5</u>

THE ABBEYFIELD SALTASH SOCIETY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st MARCH, 2023

11 Directors' Emoluments

No remuneration was paid to any of the Society's directors during the year.

12 Operating Costs

	Management	Services	Current Maintenance	Finance & Management	2023	2022
					Total	Total
	£	£	£	£	£	£
Insurances & Rates	10402				10402	9245
Training costs		594			594	-
Membership fee				4192	4192	3870
Audit				1140	1140	1200
Payroll						
Administration				1357	1357	1041
Employee costs		83395			83395	81391
Food & other household costs		23638			23638	21012
Heat & light		12669			12669	7672
Telephone		16			16	2405
Depreciation		14762			14762	14807
Loss on Disposal of Assets		335			335	-
Repairs & renewals			15258		15258	14294
Covid Costs		66			66	-
Sundries		2538			2538	1574
Bank Charges				128	128	135
	10402	138013	15258	6817	170490	158646

13 Surplus for the Year

	<u>2023</u>	<u>2022</u>
	£	£
The surplus for the period is after charging:		
Audit fee	1140	1200
Depreciation written off tangible fixed assets	14762	14807
Loss on Disposal of Assets	<u>335</u>	<u>-</u>

14 Housing Stock

	Units in Management	
	<u>2023</u>	<u>2022</u>
	Number	Number
Hostel accommodation – number of bed spaces	<u>13</u>	<u>13</u>