

# THE ABBEYFIELD (RIPON AND DISTRICT) SOCIETY LTD

England & Wales · Charity number 501960

## Details

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Status	Registered
Legal form	Charitable company
Company number	01067487
Registered	1973-01-24
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Abbeyfield House Church Lane Ripon North Yorkshire HG4 2ES
Phone	01765605446
Email	<a href="mailto:INFO@ABBNEYFIELDRIPON.CO.UK">INFO@ABBNEYFIELDRIPON.CO.UK</a>
Website	<a href="https://www.abbeyfieldripon.co.uk">https://www.abbeyfieldripon.co.uk</a>

## Activities

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**Objects:** TJE RELIEF AND CARE OF ELDERLY PERSONS OF ALL CLASSES SUFFERING FROM THE DISABILITIES OF OLD AGE OR OTHERWISE IN NEED.FOR FURTHER DETAILS SEE MEMORANDUM OF ASSOCIATION.

**Activities:** Supported sheltered housing for elderly

## Classification

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- **How:** Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

- **Area of benefit:** RIPON AND DISTRICT
- North Yorkshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30	£141,698	£241,041	-	-
2024-09-30	£167,097	£209,670	-	-
2023-09-30	£128,661	£172,639	-	-
2022-09-30	£121,136	£140,601	-	-
2021-09-30	£113,275	£146,801	-	-
2020-09-30	£103,549	£119,967	-	-

## Trustees

Name	Role	Appointed
<b>Susan Anne Nichols</b>	Chair	2022-07-20
Janet Allon-Smith		2022-11-23
Janette Mary Newman		2020-02-19
Janice Marie Sherwood		2022-03-23
Kathryn Ann Bailey Mrs		2019-02-13
Paul Derek Stephens		2023-11-29

**THE ABBEYFIELD (RIPON AND DISTRICT) SOCIETY LTD**

England & Wales - Charity number 501960

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# Accounts

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2025**

**Company Registration Number: 01067487**

**Charity Registration Number: 501960**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**COMPANY INFORMATION**

Chairperson	-	Mrs SA Nichols	
Hon. Treasurer	-	Mr PD Stephens	
Administrator	-	Mrs S Mitchell	
Executive Committee	-	Mrs J Allon-Smith	
	-	Mrs K Bailey	
	-	Mrs J Newman	
	-	Mrs SA Nichols	Chair
	-	Mrs J Sherwood	
	-	Mr PD Stephens	Hon. Treasurer
	-	Mr A Taylor	resigned 4 April 2025
	-	Mr DA Williams	resigned 1 October 2024
	-	Mr J A Ward	appointed 10 November 2024 and resigned 29 January 2026
Company Number	-	01067487	
Charity Number	-	501960	
Registered Office	-	Abbeyfield House Church Lane Ripon HG4 2ES	
Bankers	-	HSBC Bank plc 34 Westgate Ripon HG4 4HG	
Solicitors	-	Messrs Eccles Heddon & Co Westgate Ripon HG4 2AT	
Independent Examiner	-	Mr S Kay ACA The Barker Partnership Chartered Accountants 44 Kirkgate Ripon HG4 1PB	

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**Abbeyfield Ripon Annual Report 2024/2025**

**Introduction**

The AGM report should be read in conjunction with previous reports in order to present a long term perspective and to recognise the continued work of the trustees over recent years. All the previous reports are lodged with both Companies House and the Charities Commission. Biographical details of trustees and staff members can be found on the website.

**Abbeyfield Ripon Residents**

Running the house at full capacity has always been an issue given the age of our residents. We have deliberately kept the number of residents down this financial year due to the work which was scheduled to be carried out to the building at the beginning of the 2025/26 financial year. The trustees wished to keep the upheaval for existing residents to a minimum. Sadly, one of our residents died in hospital at the time of the completion of the construction work but we have recently welcomed a new resident. In addition, there has been some initial interest from a number of potential new residents.

It is Abbeyfield Ripon's continued intention to provide independent living in a safe, friendly environment. Our dedicated team of staff and trustees help provide support to residents where appropriate and possible.

**Abbeyfield Ripon Trustees**

Over the last year financial year, the board of trustees has been stable but, sadly, two have had to step down recently due to other commitments. One has, however, stayed on as a volunteer when his commitments allow. We will be looking to recruit additional trustees, but we recognise that the commitment could be difficult for some potential interested parties. We have agreed that if we cannot find suitable full time trustees, we will seek a number of consultants who would be willing to give up their time on a more ad hoc basis.

We have increased the frequency of our meetings with a formal minuted meeting every two months and a less formal meeting every other month. The Trustees feel that two hours every other month is insufficient time to deal with some of the operating issues we have on an ongoing basis.

**Facilities and Refurbishment**

A large amount of the trustee's time, and that of the House Manager, was taken up over the last six months of the financial year with putting in place plans for significant upgrades to the building. These upgrades were necessary as a result of significant tighter regulations following the tragedy of the Grenfell Tower fire. As we highlighted in our last annual report, we engaged specialist consultants and architects to make sure that the work was carried out in a timely manner and met new regulations. This work was carried out in the first quarter of the new financial year. Other maintenance work was done only on the basis of immediate need as on going work would be covered by the anticipated major building works.

The trustees have identified a second phase of building work which will be a new extension to the side of the building. This will provide a lift, an internal fire escape and a place of refuge. However, given the cost of Phase 1 of the building programme we will have insufficient funds to proceed. The trustees will seek outside funding for this project as it is seen to be essential for the long term financial stability of Abbeyfield Ripon.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**Abbeyfield Ripon Annual Report 2024/2025**

**Finance**

The Charity's investments were managed by Irwin Mitchell but towards the end of the reporting period Irwin Mitchell were taken over by a much larger company, Shackleton. The trustees considered looking for a smaller more suitable manager but given the need to use a large proportion of our reserve to pay for the essential building work the trustees agreed that the capital should stay with Shackleton until after the building work had been completed.

The Sage accounting system has proved very successful and we are now able to analyse income and expenditure much more efficiently. This will help to set budgets for the next financial year, given that the Charity's reserves will be significantly depleted following the building programme.

Historically, Abbeyfield Ripon has operated four bank accounts. The trustees see no practical purpose to operating so many accounts. At the end of the financial year we applied to close two of the accounts, which have now been closed.

**Abbeyfield**

Abbeyfield Ripon continue to be part of the Abbeyfield Northern Hub. We also continue our association with other similar independent living Abbeyfield facilities in our local area. The reorganisation of Abbeyfield England has introduced us to a number of their new staff especially Michelle Wainwright, who is keen to guide us through fund raising for the next phase of our building programme. Abbeyfield England, the Abbeyfield Northern Hub and help from the team at Abbeyfield the Dales continue to be valuable resources for Abbeyfield Ripon as a small member of the wider Abbeyfield community.

**Volunteering**

The appointment of Helen Phillips as Clerk to the Trustees has been very beneficial. She has freed up valuable time for the House Manager and the trustees. She has also offered some useful advice and the trustees are grateful for her contribution. The wife of one of our former trustees continues to do some gardening for us and also spends time with the residents. We have recently recruited the husband of our House Manager as a volunteer. He has been very engaged on a practical level and was an enormous help at the party to celebrate fifty years of Abbeyfield Ripon.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**Abbeyfield Ripon Annual Report 2024/2025**

**Review of Objectives for 2024/2025**

- Unfortunately, we have not returned to full occupancy.
- Potential for improvements to the Abbeyfield site continue to be under review as this is a major undertaking.
- Work continues, as it always should, to conform to recommendations in any regulatory reports.
- The refurbishment programme is ongoing.
- Resident social activities and a welcome to volunteers continues. In the last year residents enjoyed performances from a Pianist and a Magician as well as taking part in a drumming workshop.
- Support to residents to maintain their health & well being has been achieved.
- Clarification to families of residents of their responsibilities has been made.
- The exploration of funding options has been put on hold until Stage 2 & 3 of the architectural survey have provided some indication of potential costs.
- A smooth transition of the Chair of Trustees has been achieved.

**Objectives for 2026**

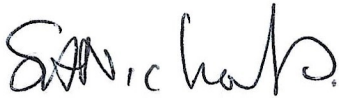
- The pursuit of full occupancy.
- The understanding of the full potential of Abbeyfield Ripon with the assistance of the architectural reports.
- The construction of a plan to secure the long term future of Abbeyfield Ripon.
- Continued work to keep up to date with ever changing regulations and maintain the building to high compliant standards.
- Continue refurbishment programme.
- Maintain resident social activities & opportunities for volunteering where feasible.
- Support residents to maintain their health & wellbeing.
- Clarify the responsibilities to the families of new residents.
- Explore funding options.

**Legal Statement**

There have been no serious incidents to report this year. The staff are all trained to recognise any incidents and record them. The aim is to resolve any incident quickly and effectively as has been done in the past.

**Conclusion**

This report will be made available to all residents and staff and a copy will be attached to the annual accounts.



Sue Nichols  
Chairperson  
Date



Paul Stephens  
Treasurer  
Date

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee submits its fifty third report and the accounts for the year ended 30 September 2025.

**1. EXECUTIVE COMMITTEE AND APPOINTMENTS**

The members of the Executive Committee who served during the year were:

Mrs SA Nichols	- Chairperson
Mr PD Stephens	Hon.Treasurer
Mrs J Allon-Smith	
Mrs K Bailey	
Mrs J Newman	
Mrs J Sherwood	
Mr A Taylor	(resigned 4 April 2025)
Mr DA Williams	(resigned 1 October 2024)
Mr J A Ward	(appointed 10 November 2024 and resigned 29 January 2026)

The members are appointed according to experience and expertise and remain in office until they are replaced.

**2. STATUS & GOVERNANCE**

The Society is registered as a Company Limited by Guarantee under the Companies Act 2006, it is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act 1974 (Registration Number H0229). The Society is governed by its Memorandum and Articles of Association.

**3. OBJECTIVES AND ACTIVITIES**

The principal activity of the Society is to enhance the quality of life for older people by providing residential care and support within a caring, open, honest and respectful community, 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 Act 1974. When reviewing the charity's objectives and activities and future plans we have referred to the guidance contained in the Charity Commission's general guidance on public benefit.

**4. ACHIEVEMENTS AND PERFORMANCE**

The results of the year are as set out in the Income and Expenditure account on page 12. It is pleasing to note that Abbeyfield House is at 90% occupancy. Trustees continue to be pleased with the very positive feedback from residents, both formally through the regular residents' meetings, and informally in conversation. Trustees assess the quality of Abbeyfield House against the national Abbeyfield Core Standard which is a mark of externally assessed high quality provision and which the Society achieved in 2015. Without being in any way complacent, Trustees consider that the state of affairs of the Society is very satisfactory.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**REPORT OF THE EXECUTIVE COMMITTEE**

**5. VALUE FOR MONEY**

Through the Trustee structure of the Society, it is able to maintain its fees at a level below that of other providers offering similar levels of care/service in its geographical locality. The Committee is therefore very content that its service users are being offered value for money. The Society's principal funding source is fees paid by our service users.

In response to the Regulator of Social Housing Technical note of April 2018 the society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note. The figures in brackets at the end of each metric represent those of The Abbeyfield Society (TAS) – Housing Association Number H1046.

**Metric 1 – Reinvestment %**

This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

The Society has not provided any new supply in year and hence this percentage effectively reflects the capitalised maintenance spend as a proportion of book cost.

The Society metric for reinvestment is 39.1% (2025 TAS 3.1%).

**Metric 2 – New supply delivered %**

No new supply has been delivered in the year of either social housing or non-social housing (2025 TAS 0.0%)

**Metric 3 – Gearing %**

Abbeyfield House is owned outright therefore the gearing is 0% (2025 TAS -26.8%).

**Metric 4 – Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The Society has not paid any interest so the metric is 0% (2025 TAS -3041%).

**Metric 5 – Headline social housing cost per unit**

Care accommodation cost per unit is £24,104 (2025 TAS £37,231).

**Metric 6 – Operating Margin %**

The operating margin for the society as a whole is -65.81% (2025 TAS -18.7%).

**Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating deficit to total assets less current liabilities which gives a figure of -22.47% (2025 TAS 2.1%).

**6. FIXED ASSETS**

Note 7 summarises the changes to the amounts of cost and depreciation on the Property.

The Committee is of the opinion that there is no significant difference between the book cost and the market value for the existing use of the property.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**REPORT OF THE EXECUTIVE COMMITTEE**

**7. FINANCIAL REVIEW**

During the year the charity made a deficit of £67,282 compared to a surplus of £29,898 in the previous year. This was mainly due to the start of renovations work and the installation of a lift. The funds at the year end are £414,921 (2024 £482,203).

**8. RESERVES**

The reinvestment and cyclical and major repair reserves are designated and shown as such on the Balance Sheet.

All other funds held by the Society at the Balance Sheet date are available for furtherance of the Society's aims and are therefore considered by the Committee to be unrestricted.

**9. FUTURE DEVELOPMENTS AND RISK REVIEW**

Trustees continue to consider the possibility of acquiring additional or replacement premises both to increase the amount of accommodation the Society can provide and also to continue to improve the quality of accommodation. In the meantime Trustees have completed several major improvements to the existing premises funded from reserves.

Funds not needed for immediate use have been invested for capital growth following advice from reputable financial advisors and income from funds held on deposit are used to contribute towards annual operating costs of the Society. Risks to the financial assets and well-being of the Society are minimised by spreading funds between different financial institutions as well as holding a minimum of 6 months' operating costs in reserve in case of a sudden reduction in occupancy.

**10. EXECUTIVE COMMITTEE RESPONSIBILITIES**

The Executive Committee (who are also directors of the charity for the purpose of company law) are responsible for preparing the Executive Committees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the Society and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlord 2008, Housing & Regeneration Act 2008 and Accounts Direction 2015. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the Executive Committee



Mrs S A Nichols

Dated:

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)  
FOR THE YEAR ENDED 30 SEPTEMBER 2025**

I report on the accounts of the Abbeyfield (Ripon & District) Society Ltd for the year ended 30 September 2025, which are set out on pages 11 to 18.

**Respective responsibilities of trustees and examiner**

The charity's trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by The Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by The Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 386 of the Companies Act 2006 and;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006, the methods and principals of the Statement of Recommended Practice Accounting and Reporting by Charities and the Housing & Regeneration Act 2008 and Accounts Direction 2015.
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*S. Kay*

Mr S Kay ACA  
The Barker Partnership  
Chartered Accountants  
44 Kirkgate  
Ripon  
North Yorkshire  
HG4 1PB

Date: 19.3.26

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 30 SEPTEMBER 2025**

	NOTES	2025 £	2024 £
<b>TURNOVER</b>	3	141,698	167,097
<b>LESS</b>			
Operating Costs	4	(241,041)	(209,670)
		<hr/>	<hr/>
<b>OPERATING SURPLUS/(DEFICIT)</b>		(99,343)	(42,573)
Interest receivable and other income	6	6,090	4,403
		<hr/>	<hr/>
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		(93,253)	(38,170)
Gains on disposal of investments		25,971	68,068
Transfer from Designated Accounts		60,000	-
		<hr/>	<hr/>
<b>DEFICIT FOR THE YEAR</b>		(7,282)	29,898
<b>INCOME AND EXPENDITURE ACCOUNT BROUGHT FORWARD</b>		62,203	32,305
		<hr/>	<hr/>
<b>INCOME AND EXPENDITURE ACCOUNT CARRIED FORWARD</b>		<u>54,921</u>	<u>62,203</u>

**CONTINUING OPERATIONS**

None of the Society's activities were acquired or discontinued during the current and previous years.

**TOTAL RECOGNISED GAINS AND LOSSES**

The Society has no recognised gains or losses other than the surplus for the current and previous years.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
( A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET**

**AT 30 SEPTEMBER 2025**

	NOTES	2025 £	2024 £
<b>TANGIBLE FIXED ASSETS</b>			
Housing, Land and Buildings	7	150,978	153,920
Furnishings and Equipment	7	3,116	3,465
Investments	8	223,285	273,057
		377,379	430,442
<b>CURRENT ASSETS</b>			
Cash at Bank and in Hand	9	53,457	60,613
		53,457	60,613
<b>CREDITORS</b>			
<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	10	15,915	8,852
<b>NET CURRENT ASSETS</b>		37,542	51,761
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		414,921	482,203
<b>UNRESTRICTED FUNDS</b>			
Designated Reserves	11	360,000	420,000
Income and Expenditure Account		54,921	62,203
		414,921	482,203

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

Balance sheet (continued)

**Directors' statements required by Section 475(2) and (3)  
for the year ended 30 September 2025**

For the year ended 30 September 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the accounts.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These accounts were approved by the directors on \_\_\_\_\_, and are signed on their behalf by :



**Mrs S A Nichols**  
Chairperson

**Registration number 01067487**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**NOTES TO THE ACCOUNTS**

**1 STATUS OF THE SOCIETY**

The Society is a private company limited by guarantee, registered in England and Wales. It is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act (Registration Number H0229) and is wholly engaged in Housing Activities as defined in that Act. The address of the registered office is Abbeyfield House, Church Lane, Ripon, HG4 2ES.

**2 ACCOUNTING POLICIES**

**2.1 General**

The Principal Accounting Policies of the Society are set out in the following subparagraphs.

**2.2 Accounting Basis**

The financial statements are prepared under the historical cost convention, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), The Housing SORP 2014, Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**2.3 Income**

Income represents rental income receivable net of rent losses from voids and service charges receivable.

**2.4 Finance**

The Accounts have been prepared on the basis that the Property referred to in Note 7 to the Accounts, has been financed by grant aid and also the Society's own resources.

**2.5 Depreciation**

Furnishings and Equipment are depreciated at 20% per annum on a reducing balance basis in order to write off the assets over their estimated useful life.

Housing, Land and Buildings are depreciated over 50 years on a straight line basis. Freehold Land is not depreciated.

**2.6 Investments**

Fixed asset investments are stated at cost.

**2.7 Social Housing Grant (SHG) and Other Grants**

Where SHG is received as a contribution towards the capital costs of a scheme and the properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

**2.8 Corporation Tax and Value Added Tax**

The Society is exempt from Corporation Tax and VAT due to its charitable status.

**2.9 Cash Flow Statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the Society qualifies as a small company.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2025**

**2.10 Designated Reserves**

Designated reserves are part of unrestricted reserves which have been earmarked by the Executive Committee for a particular purpose. Such designations may be reversed by future Executive Committee decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>3 TURNOVER</b>		
Residential Charges Receivable	141,698	167,097

The turnover and surplus are attributable to the one principal activity of the society.

**4 OPERATING COSTS**

Staff Costs (note 5)	90,466	82,686
Response Services	3,177	4,500
Food, Household and Cleaning	13,975	21,015
Repairs and Maintenance	77,251	63,152
Rates and Water	5,985	5,903
Light and Heat	11,612	13,945
Insurance	3,044	2,975
Miscellaneous Expenditure	21,324	5,197
Depreciation:		
- Building	2,942	2,942
- Furnishings and Equipment	779	869
Telephone	2,457	767
Affiliation Fee	3,323	2,033
Accounting and Payroll Services	2,103	1,596
Independent Examination	1,600	1,500
Advertising	238	-
Stationery	572	383
Bank Charges	193	207
	241,041	209,670

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2025**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>5 STAFF COSTS</b>		
Salaries and Wages	83,364	77,239
Social Security Costs	6,062	4,374
Pension	1,040	1,073
	<u>90,466</u>	<u>82,686</u>

No director received any remuneration or expenses in the year.

The average weekly number of employees during the year was as follows:

	<b>Number</b>	<b>Number</b>
Hostel Staff	<u>8</u>	<u>7</u>

**6 INTEREST RECEIVABLE AND OTHER INCOME**

HSBC Bank plc	28	29
Investment Income	-	-
HMRC Employers allowance	6,062	4,374
	<u>6,090</u>	<u>4,403</u>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2025**

**7 TANGIBLE FIXED ASSETS**

<b>COST OR VALUATION</b>	<b>HOUSING PROPERTIES FOR LETTING</b>	<b>FURNISHINGS AND EQUIPMENT</b>	<b>TOTAL</b>
	£	£	£
At 1.10.2024	197,078	61,635	258,713
Additions	-	430	430
At 30.9.2025	<u>197,078</u>	<u>62,065</u>	<u>259,143</u>
<b>DEPRECIATION</b>			
At 1.10.2024	43,158	58,170	101,328
Charge for the Year	2,942	779	3,721
At 30.9.2025	<u>46,100</u>	<u>58,949</u>	<u>105,049</u>
<b>NET BOOK VALUES</b>			
At 30.9.2025	<u>150,978</u>	<u>3,116</u>	<u>154,094</u>
At 30.9.2024	<u>153,920</u>	<u>3,465</u>	<u>157,385</u>

The cost of Housing Properties for Letting is shown net of Social Housing Grant received in the past of £41,204.  
Included in Housing Properties for Letting is £49,987 of land.

**8 INVESTMENTS**

<b>COST</b>	<b>LISTED INVESTMENTS</b>	<b>CCLA INVESTMENT</b>	<b>ATKINSON WHITE ACCOUNT</b>	<b>TOTAL</b>
	£	£	£	£
At 1.10.2024	-	-	273,057	273,057
Additions	-	-	-	-
Disposals	-	-	(49,772)	(49,772)
At 30.9.2025	<u>-</u>	<u>-</u>	<u>223,285</u>	<u>223,285</u>

The market value of the investments as at 30.09.25 was £225,134.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2025**

		2025 £	2024 £
9	<b>CASH AT BANK AND IN HAND</b>		
	<b>Bank Accounts:</b>		
	HSBC Current Account	52,867	45,147
	HSBC Switching Funds Account	171	1,513
	<b>House Management Accounts:</b>		
	Wages Account	23	10,977
	Housekeeping Account	192	2,908
	<b>Cash:</b>		
	House Float	204	68
		53,457	60,613
10	<b>CREDITORS</b> <b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
	Trade Creditors and Accruals	15,715	8,652
	Other Creditors	200	200
		15,915	8,852
11	<b>DESIGNATED RESERVES</b>		
	<b>Reinvestment Reserve</b>		
	Opening Balance	370,000	370,000
	Transfers	(60,000)	-
	Closing Balance	310,000	370,000
	<b>Cyclical and Major Repair Reserve</b>		
	Opening Balance	50,000	50,000
	Transfers	-	-
	Closing Balance	50,000	50,000
		360,000	420,000
12	<b>SHARE CAPITAL</b>		
	The society, being limited by guarantee has no share capital. The number of members, each of whose liability is limited to £1 is 10 (2024 - 10).		
13	<b>CAPITAL COMMITMENTS</b>		
	During the forthcoming years to 30 September 2026, the organisation is commitment to spend £150k on improvements to the premises to build in a lift as well as an internal fire escape, it will also include re-wiring the building.		

**THE ABBEYFIELD (RIPON AND DISTRICT) SOCIETY LTD**

England & Wales - Charity number 501960

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# Accounts

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED**

**30 SEPTEMBER 2024**

**Company Registration Number: 01067487**

**Charity Registration Number: 501960**

ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)

ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**COMPANY INFORMATION**

Chairperson	-	Mrs SA Nichols	
Hon. Treasurer	-	Mr PD Stephens	
Administrator	-	Mrs S Mitchell	
Executive Committee			
	-	Mrs J Allon-Smith	
	-	Mrs K Bailey	
	-	Mrs J Newman	
	-	Mrs SA Nichols	Chair
	-	Mrs J Sherwood	
	-	Mr A Taylor	
	-	Mr DA Williams	resigned 1 October 2024
	-	Mr PD Stephens	Hon. Treasurer, appointed 29 November 2023
	-	Mr J A Ward	appointed 10 November 2024
Company Number	-	01067487	
Charity Number	-	501960	
Registered Office	-	Abbeyfield House Church Lane Ripon HG4 2ES	
Bankers	-	HSBC Bank plc 34 Westgate Ripon HG4 4HG	
Solicitors	-	Messrs Eccles Heddon & Co Westgate Ripon HG4 2AT	
Independent Examiner	-	Mr S Kay ACA The Barker Partnership Chartered Accountants 44 Kirkgate Ripon HG4 1PB	

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**Abbeyfield Ripon Annual Report 2023/2024**

**Introduction**

The AGM report should be read in conjunction with previous reports in order to present a long term perspective and to recognise the continued work of the trustees over recent years. All the previous reports are lodged with both Companies House and the Charities Commission. Biographical details of trustees and staff members can be found on the website.

**Abbeyfield Ripon Residents**

Running the house to its full capacity will always be an issue given the age of our residents. Since the end of the reporting period, when we were running at near capacity, we have seen two residents move location due to family issues. Another resident with a long term condition has had to move into full time nursing care as he found it difficult to continue to live independently. The loss of these lively personalities has been felt by the whole community at Abbeyfield. However, a new resident moved in very recently and there is increasing interest being shown by a number of other potential residents who have properties to sell.

It is Abbeyfield Ripon's continued intention to provide independent living in a safe friendly environment. Our dedicated team of staff & trustees help provide support to residents where appropriate and possible.

**Abbeyfield Ripon Trustees**

There have been a number of changes to the Board of Trustees over the last couple of years. It is the intention that we maintain a balance of skills within our committed team but as a Board we recognise that we are lacking in certain areas of expertise. As a result, we have brought in outside expertise when necessary. Abbeyfield Ripon has 8 trustees who work well together as a team. The trustees have taken on different responsibilities with regards to the running of Abbeyfield Ripon. We continue to come together every 2 months to discuss issues and form strategy. Smaller sub committees meet more regularly, for example, the Task & Finish Group which looks at detailed issues regarding the fabric of the building. Other members are responsible for things such as monitoring the health of our residents, staff welfare and resident engagement. As the new chairman I am delighted with the way the Board of Trustees works together and enthusiastically carry out their roles.

**Facilities and Refurbishment**

As rooms are vacated Abbeyfield Ripon continues to carry out work to upgrade rooms where necessary. Rooms are all deep cleaned before a new resident moves in and, if appropriate, redecorated.

A number of issues with the building were highlighted as a result of inspections following the recent tightening up of regulations. The building as it stands was converted from a Warehouse 50 years ago and has undergone some modifications over the years. Over the years work had been carried out on a Ad Hoc basis and the trustees believe that it is time to look at the overall structure of the building in order to assess the viability and long term future of Abbeyfield Ripon. The services of an architectural practice were commissioned at the start of the new financial year to carry out the assessment. They have agreed to work in phases and the first phase of the report was completed at the beginning of 2025. The architectural consultant was able to assure the Board of Trustees that the building is viable but needs work. At the last trustees meeting in January it was agreed that phase 2 of the report should be commissioned. It is our expectation that the next phase of the report will give the Board sufficient information to form a workable strategy going forward.

Once the Task & Finish Group have had time to assess phase 2, which is due in February 2025, the Board will convene a special meeting regarding the ongoing strategy for improving the fabric of the Abbeyfield Ripon building.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**Abbeyfield Ripon Annual Report 2023/2024**

**Finance**

Most of the Charity's investments were transferred to Andrews Gwynne in 2023, now part of Irwin Mitchell, following a review of the previous manager of the investments. Andrews Gwynne made a presentation to the Board of Trustees in September 2024 and confirmed that the aim is to preserve, as much as possible, the capital & income from inflation. The Board continue to be happy with the management of this resource but accept that in the short term investments can go down as well as up.

In order to fund the removal of asbestos and other immediate work to comply with regulations it was necessary to sell the holding in the CCLA Ethical Fund. There is a sufficient amount of money still available in the bank account to carry out the architectural survey work and some of the potential expenditure which will inevitably follow. It should also be noted that void periods inevitably lead to the necessity to draw down on investment funds. The trustees may have to consider drawing down on some of the investment funds in order to carry out work to the building. However, the trustees will consider making applications for grants to help pay for the costs of building work.

Abbeyfield Ripon have started to use the Sage system of accounting which will help considerably in the future assessment of income & expenditure. Costs have continued to rise and it has been decided by the Board of Trustees to increase wages by 2.5% and rents by 5.57%. These increases reflect the rise in the cost of living and the increasing costs in utilities, energy and food. There are also the increasing costs associated with compliance with regulations such as those to do with fire and legionella.

**Abbeyfield**

The trustees have recently engaged more with the wider Abbeyfield family. Philip Birkinshaw of Abbeyfield the Dales has been a great deal of assistance with offers of advice and contacts for suitable contractors. Trustees have been attending meetings of the Abbeyfield Northern Hub which discusses problems and can offer solutions to some of those problems through networking. Abbeyfield England often attend and this provides a useful insight into the workings of the Abbeyfield corporate structure. We have discovered a number of resources which we can access. Many Abbeyfield managers attend these meetings, and the trustees have encouraged our House Manager to take part. We have identified three other similar independent Abbeyfield Independent Living charities in our area and are forming a loose but fruitful association.

**Volunteering**

We have had a number of young people wanting to volunteer, often to form part of their Duke of Edinburgh Award. Unfortunately, many require supervision and our staff have limited time to do this. We are taking on a new mature volunteer who will take on the role of Clerk to the Trustees. She will take responsibility for the minutes of meetings freeing up the House Manager and trustees to give their full attention to meetings. The wife of one of our trustees undertakes some gardening on a volunteer basis for Abbeyfield Ripon.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**Abbeyfield Ripon Annual Report 2023/2024**

**Review of Objectives for 2023/2024**

- Unfortunately, we have not returned to full occupancy.
- Potential for improvements to the Abbeyfield site continue to be under review as this is a major undertaking.
- Work continues, as it always should, to conform to recommendations in any regulatory reports.
- The refurbishment programme is ongoing.
- Resident social activities and a welcome to volunteers continues. In the last year residents enjoyed performances from a Pianist and a Magician as well as taking part in a drumming workshop.
- Support to residents to maintain their health & well being has been achieved.
- Clarification to families of residents of their responsibilities has been made.
- The exploration of funding options has been put on hold until Stage 2 & 3 of the architectural survey have provided some indication of potential costs.
- A smooth transition of the Chair of Trustees has been achieved.

**Objectives for 2025**

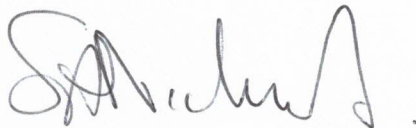
- The pursuit of full occupancy.
- The understanding of the full potential of Abbeyfield Ripon with the assistance of the architectural reports.
- The construction of a plan to secure the long term future of Abbeyfield Ripon.
- Continued work to keep up to date with ever changing regulations and maintain the building to high compliant standards.
- Continue refurbishment programme.
- Maintain resident social activities & opportunities for volunteering where feasible.
- Support residents to maintain their health & wellbeing.
- Clarify the responsibilities to the families of new residents.
- Explore funding options.

**Legal Statement**

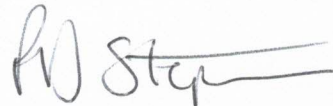
There have been no serious incidents to report this year. The staff are all trained to recognise any incidents and record them. The aim is to resolve any incident quickly and effectively as has been done in the past.

**Conclusion**

This report will be made available to all residents and staff and a copy will be attached to the annual accounts.



Sue Nichols  
Chairperson  
Date 19/3/25



Paul Stephens  
Treasurer  
Date 19/3/25

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee submits its fifty second report and the accounts for the year ended 30 September 2024.

**1. EXECUTIVE COMMITTEE AND APPOINTMENTS**

The members of the Executive Committee who served during the year were:

Mrs SA Nichols	- Chairperson
Mr PD Stephens	Hon.Treasuer (appointed 29 November 2023)
Mrs J Allon-Smith	
Mrs K Bailey	
Mrs J Newman	
Mrs J Sherwood	
Mr A Taylor	
Mr DA Williams	(resigned 1 October 2024)
Mr J A Ward	(appointed 10 November 2024)

The members are appointed according to experience and expertise and remain in office until they are replaced.

**2. STATUS & GOVERNANCE**

The Society is registered as a Company Limited by Guarantee under the Companies Act 2006, it is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act 1974 (Registration Number H0229). The Society is governed by its Memorandum and Articles of Association.

**3. OBJECTIVES AND ACTIVITIES**

The principal activity of the Society is to enhance the quality of life for older people by providing residential care and support within a caring, open, honest and respectful community, 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 Act 1974. When reviewing the charity's objectives and activities and future plans we have referred to the guidance contained in the Charity Commission's general guidance on public benefit.

**4. ACHIEVEMENTS AND PERFORMANCE**

The results of the year are as set out in the Income and Expenditure account on page 12. It is pleasing to note that Abbeyfield House is at 90% occupancy. Trustees continue to be pleased with the very positive feedback from residents, both formally through the regular residents' meetings, and informally in conversation. Trustees assess the quality of Abbeyfield House against the national Abbeyfield Core Standard which is a mark of externally assessed high quality provision and which the Society achieved in 2015. Without being in any way complacent, Trustees consider that the state of affairs of the Society is very satisfactory.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**REPORT OF THE EXECUTIVE COMMITTEE**

**5. VALUE FOR MONEY**

Through the Trustee structure of the Society, it is able to maintain its fees at a level below that of other providers offering similar levels of care/service in its geographical locality. The Committee is therefore very content that its service users are being offered value for money. The Society's principal funding source is fees paid by our service users.

In response to the Regulator of Social Housing Technical note of April 2018 the society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note. The figures in brackets at the end of each metric represent those of The Abbeyfield Society (TAS) – Housing Association Number H1046.

**Metric 1 – Reinvestment %**

This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

The Society has not provided any new supply in year and hence this percentage effectively reflects the capitalised maintenance spend as a proportion of book cost.

The Society metric for reinvestment is 30.2% (2024 TAS 4.0%).

**Metric 2 – New supply delivered %**

No new supply has been delivered in the year of either social housing or non-social housing (2024 TAS 0.0%)

**Metric 3 – Gearing %**

Abbeyfield House is owned outright therefore the gearing is 0% (2024 TAS -12.0%).

**Metric 4 – Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The Society has not paid any interest so the metric is 0% (2024 TAS -3979%).

**Metric 5 – Headline social housing cost per unit**

Care accommodation cost per unit is £20,967 (2024 TAS £27,378).

**Metric 6 – Operating Margin %**

The operating margin for the society as a whole is -22.84% (2024 TAS -16.21%).

**Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating deficit to total assets less current liabilities which gives a figure of -7.92% (2024 TAS -7.1%).

**6. FIXED ASSETS**

Note 7 summarises the changes to the amounts of cost and depreciation on the Property. The Committee is of the opinion that there is no significant difference between the book cost and the market value for the existing use of the property.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**REPORT OF THE EXECUTIVE COMMITTEE**

**7. FINANCIAL REVIEW**

During the year the charity made a surplus of £29,898 compared to a deficit of £31,856 in the previous year. This was mainly due to the gains on investments of £68,068. The funds at the year end are £482,203 (2023 £452,305).

**8. RESERVES**

The reinvestment and cyclical and major repair reserves are designated and shown as such on the Balance Sheet.

All other funds held by the Society at the Balance Sheet date are available for furtherance of the Society's aims and are therefore considered by the Committee to be unrestricted.

**9. FUTURE DEVELOPMENTS AND RISK REVIEW**

Trustees continue to consider the possibility of acquiring additional or replacement premises both to increase the amount of accommodation the Society can provide and also to continue to improve the quality of accommodation. In the meantime Trustees have completed several major improvements to the existing premises funded from reserves.

Funds not needed for immediate use have been invested for capital growth following advice from reputable financial advisors and income from funds held on deposit are used to contribute towards annual operating costs of the Society. Risks to the financial assets and well-being of the Society are minimised by spreading funds between different financial institutions as well as holding a minimum of 6 months' operating costs in reserve in case of a sudden reduction in occupancy.

**10. EXECUTIVE COMMITTEE RESPONSIBILITIES**

The Executive Committee (who are also directors of the charity for the purpose of company law) are responsible for preparing the Executive Committees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

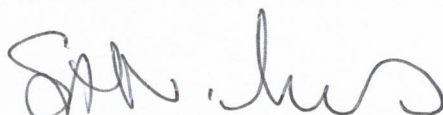
**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the Society and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlord 2008, Housing & Regeneration Act 2008 and Accounts Direction 2015. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the Executive Committee



Mrs S A Nichols

Dated: 19/3/25

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)  
FOR THE YEAR ENDED 30 SEPTEMBER 2024**

I report on the accounts of the Abbeyfield (Ripon & District) Society Ltd for the year ended 30 September 2024, which are set out on pages 11 to 18.

**Respective responsibilities of trustees and examiner**

The charity's trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by The Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by The Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 386 of the Companies Act 2006 and;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006, the methods and principals of the Statement of Recommended Practice Accounting and Reporting by Charities and the Housing & Regeneration Act 2008 and Accounts Direction 2015.
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Skj*  
Mr S Kay ACA  
The Barker Partnership  
Chartered Accountants  
44 Kirkgate  
Ripon  
North Yorkshire  
HG4 1PB

Date: 24.3.25

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 30 SEPTEMBER 2024**

	NOTES	2024 £	2023 £
<b>TURNOVER</b>	3	167,097	128,661
<b>LESS</b>			
Operating Costs	4	(209,670)	(172,639)
		<hr/>	<hr/>
<b>OPERATING SURPLUS/(DEFICIT)</b>		(42,573)	(43,978)
Interest receivable and other income	6	4,403	4,086
		<hr/>	<hr/>
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		(38,170)	(39,892)
Gains on disposal of investments		68,068	8,036
Transfer to Designated Accounts		-	-
		<hr/>	<hr/>
<b>DEFICIT FOR THE YEAR</b>		29,898	(31,856)
<b>INCOME AND EXPENDITURE ACCOUNT BROUGHT FORWARD</b>		32,305	64,161
		<hr/>	<hr/>
<b>INCOME AND EXPENDITURE ACCOUNT CARRIED FORWARD</b>		<u>62,203</u>	<u>32,305</u>

**CONTINUING OPERATIONS**

None of the Society's activities were acquired or discontinued during the current and previous years.

**TOTAL RECOGNISED GAINS AND LOSSES**

The Society has no recognised gains or losses other than the surplus for the current and previous years.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
( A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET**

**AT 30 SEPTEMBER 2024**

	NOTES	2024 £	2023 £
<b>TANGIBLE FIXED ASSETS</b>			
Housing, Land and Buildings	7	153,920	156,862
Furnishings and Equipment	7	3,465	3,161
Investments	8	273,057	275,566
		430,442	435,589
<b>CURRENT ASSETS</b>			
Cash at Bank and in Hand	9	60,613	30,060
		60,613	30,060
<b>CREDITORS</b>			
<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	10	8,852	13,344
<b>NET CURRENT ASSETS</b>		51,761	16,716
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		482,203	452,305
<b>UNRESTRICTED FUNDS</b>			
Designated Reserves	11	420,000	420,000
Income and Expenditure Account		62,203	32,305
		482,203	452,305

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

Balance sheet (continued)

**Directors' statements required by Section 475(2) and (3)  
for the year ended 30 September 2024**

For the year ended 30 September 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the accounts.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These accounts were approved by the directors on 19/3/25, and are signed on their behalf by :



**Mrs S A Nichols**  
Chairperson

**Registration number 01067487**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2024**

**NOTES TO THE ACCOUNTS**

**1 STATUS OF THE SOCIETY**

The Society is a private company limited by guarantee, registered in England and Wales. It is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act (Registration Number H0229) and is wholly engaged in Housing Activities as defined in that Act. The address of the registered office is Abbeyfield House, Church Lane, Ripon, HG4 2ES.

**2 ACCOUNTING POLICIES**

**2.1 General**

The Principal Accounting Policies of the Society are set out in the following sub-paragraphs.

**2.2 Accounting Basis**

The financial statements are prepared under the historical cost convention, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), The Housing SORP 2014, Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**2.3 Income**

Income represents rental income receivable net of rent losses from voids and service charges receivable.

**2.4 Finance**

The Accounts have been prepared on the basis that the Property referred to in Note 7 to the Accounts, has been financed by grant aid and also the Society's own resources.

**2.5 Depreciation**

Furnishings and Equipment are depreciated at 20% per annum on a reducing balance basis in order to write off the assets over their estimated useful life.

Housing, Land and Buildings are depreciated over 50 years on a straight line basis. Freehold Land is not depreciated.

**2.6 Investments**

Fixed asset investments are stated at cost.

**2.7 Social Housing Grant (SHG) and Other Grants**

Where SHG is received as a contribution towards the capital costs of a scheme and the properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

**2.8 Corporation Tax and Value Added Tax**

The Society is exempt from Corporation Tax and VAT due to its charitable status.

**2.9 Cash Flow Statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the Society qualifies as a small company.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2024**

**2.10 Designated Reserves**

Designated reserves are part of unrestricted reserves which have been earmarked by the Executive Committee for a particular purpose. Such designations may be reversed by future Executive Committee decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>3 TURNOVER</b>		
Residential Charges Receivable	<u>167,097</u>	<u>128,661</u>

The turnover and surplus are attributable to the one principal activity of the society.

**4 OPERATING COSTS**

Staff Costs (note 5)	82,686	77,416
HBC Response Services	4,500	3,380
Food, Household and Cleaning	21,015	21,253
Repairs and Maintenance	63,152	32,981
Rates and Water	5,903	5,889
Light and Heat	13,945	13,369
Insurance	2,975	2,920
Miscellaneous Expenditure	5,197	4,559
Depreciation:		
- Building	2,942	2,942
- Furnishings and Equipment	869	790
Telephone	767	601
Affiliation Fee	2,033	2,902
Accounting and Payroll Services	1,596	708
Independent Examination	1,500	2,340
Advertising	-	-
Stationery	383	335
Bank Charges	207	254
	<u>209,670</u>	<u>172,639</u>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2024**

		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
<b>5</b>	<b>STAFF COSTS</b>		
	Salaries and Wages	77,239	72,139
	Social Security Costs	4,374	4,062
	Pension	1,073	1,215
		<u>82,686</u>	<u>77,416</u>

No director received any remuneration or expenses in the year.

The average weekly number of employees during the year was as follows:

	<b>Number</b>	<b>Number</b>
Hostel Staff	<u>7</u>	<u>6</u>

**6 INTEREST RECEIVABLE AND OTHER INCOME**

HSBC Bank plc	29	24
Investment Income	-	-
HMRC Employers allowance	4,374	4,062
	<u>4,403</u>	<u>4,086</u>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2024**

**7 TANGIBLE FIXED ASSETS**

<b>COST OR VALUATION</b>	<b>HOUSING PROPERTIES FOR LETTING</b>	<b>FURNISHINGS AND EQUIPMENT</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>
At 1.10.2023	197,078	60,464	257,542
Additions		<u>1,171</u>	<u>1,171</u>
At 30.9.2024	<u>197,078</u>	<u>61,635</u>	<u>258,713</u>
<b>DEPRECIATION</b>			
At 1.10.2023	40,216	57,303	97,519
Charge for the Year	2,942	867	3,809
At 30.9.2024	<u>43,158</u>	<u>58,170</u>	<u>101,328</u>
<b>NET BOOK VALUES</b>			
At 30.9.2024	<u>153,920</u>	<u>3,465</u>	<u>157,385</u>
At 30.9.2023	<u>156,862</u>	<u>3,161</u>	<u>160,023</u>

The cost of Housing Properties for Letting is shown net of Social Housing Grant received in the past of £41,204.  
Included in Housing Properties for Letting is £49,987 of land.

**8 INVESTMENTS**

<b>COST</b>	<b>LISTED INVESTMENTS</b>	<b>CCLA INVESTMENT</b>	<b>ATKINSON WHITE ACCOUNT</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1.10.2023	-	50,000	225,566	275,566
Additions	-	-	47,491	47,491
Disposals	-	<u>(50,000)</u>	-	<u>(50,000)</u>
At 30.9.2024	<u>-</u>	<u>-</u>	<u>273,057</u>	<u>273,057</u>

The market value of the investments as at 30.09.24 was £284,339.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2024**

		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
9	<b>CASH AT BANK AND IN HAND</b>		
	<b>Bank Accounts:</b>		
	HSBC Current Account	45,147	15,780
	HSBC Switching Funds Account	1,513	1,484
	<b>House Management Accounts:</b>		
	Wages Account	10,977	10,984
	Housekeeping Account	2,908	1,762
	<b>Cash:</b>		
	House Float	68	50
		<u>60,613</u>	<u>30,060</u>
		<u>60,613</u>	<u>30,060</u>
10	<b>CREDITORS</b>		
	<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
	Trade Creditors and Accruals	8,652	13,144
	Other Creditors	200	200
		<u>8,852</u>	<u>13,344</u>
		<u>8,852</u>	<u>13,344</u>
11	<b>DESIGNATED RESERVES</b>		
	<b>Reinvestment Reserve</b>		
	Opening Balance	370,000	370,000
	Transfers	-	-
	Closing Balance	<u>370,000</u>	<u>370,000</u>
		<u>370,000</u>	<u>370,000</u>
	<b>Cyclical and Major Repair Reserve</b>		
	Opening Balance	50,000	50,000
	Transfers	-	-
	Closing Balance	<u>50,000</u>	<u>50,000</u>
		<u>50,000</u>	<u>50,000</u>
		<u>420,000</u>	<u>420,000</u>

12 **SHARE CAPITAL**

The society, being limited by guarantee has no share capital. The number of members, each of whose liability is limited to £1 is 10 (2023 - 10).

13 **CAPITAL COMMITMENTS**

During the forthcoming years to 30 September 2026, the organisation is commitment to spend £200k on improvements to the premises to build in a lift as well as an internal fire escape, it will also include re-wiring the building.

**THE ABBEYFIELD (RIPON AND DISTRICT) SOCIETY LTD**

England & Wales - Charity number 501960

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# Accounts

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2022**

**Company Registration Number: 01067487**

**Charity Registration Number: 501960**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2022**

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**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**COMPANY INFORMATION**

Chairman	-	Mr DA Williams	
Hon. Treasurer	-	Mrs SA Nichols	
Administrator	-	Mrs S Mitchell	
Executive Committee			
	-	Mr RJ Ankcorn	resigned 23 March 2022
	-	Mr D Bates	resigned 30 September 2022
	-	Dr I P Dimery	resigned 23 March 2022
	-	Mrs K Bailey	
	-	Mr DA Williams	chair
	-	Mr P Leivers	
	-	Mrs Y Leivers	
	-	Mrs J Newman	
	-	Dr SK Sharma	appointed 17 November 2021
	-	Mrs J Sherwood	appointed 24 March 2022
	-	Mrs SA Nichols	appointed 20 July 2022
	-	Mrs J Allon-Smith	appointed 14 December 2022
Company Number	-	01067487	
Charity Number	-	501960	
Registered Office	-	Abbeyfield House Church Lane Ripon HG4 2ES	
Bankers	-	HSBC Bank plc 34 Westgate Ripon HG4 4HG	
Solicitors	-	Messrs Eccles Heddon & Co Westgate Ripon HG4 2AT	
Independent Examiner	-	Mr S Kay FCCA ACA The Barker Partnership Chartered Accountants 44 Kirkgate Ripon HG4 1PB	

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**Abbeyfield Ripon Annual Report 2021/2022**

**Introduction**

Abbeyfield Ripon has ten units of accommodation for older people, providing meals, thereby allowing residents to live independently. Independent living is difficult to define, for on taking up residence health can and does decline. We are proud that we have individual residents, with significant health needs, that continue to thrive over many years in a welcoming and friendly 'family'. There is no overnight staffing or nursing care. Residents have pendants linking to a support centre. During day-time hours a recently appointed Administrator oversees the organisation and well-being of our residents

**Standards**

The framework we operate is classed as the Abbeyfield Quality Standard (AQS). Self-assessment is undertaken every three years and our process was timetabled for 2022, but deferred because of the pandemic. As a Trustee Board we are concerned as to the annual levy and are seeking a meeting with corporate Abbeyfield representatives to determine whether the significant annual payment is value for money.

The Food Standards Agency recently awarded a 5 Star rating for our kitchen facilities and hygiene management.

**Links with The Abbeyfield Society**

Physical links with the North East have been suspended and current arrangements (principally by email) risk a significant disconnect.

**Trustees**

This year has witnessed a significant change in the composition of our Board. Rob Ankcorn resigned as Chairman at the AGM after twelve years as a Trustee, along with Dr Ian Dimery who had offered all his medical experience in General Practice. Our Treasurer, Dennis Bates, resigned in September 2022, after protecting our financial position over the past 4 years, and ensuring a sound contractual position on our energy usage. We are grateful for their individual contribution they made to our Abbeyfield community.

I am delighted to have welcomed new Trustees, Dr Steve Sharma, who joins the Medical Team, Jan Sherwood who leads on Resident Engagement, Volunteering, PR and Comms, Sue Nichols, with a considerable financial services pedigree takes over as Treasurer, and Jan Allon-Smith, who will support Jan Sherwood. Peter & Yvonne Leivers have managed the Staffing portfolio and dealt very adequately with some difficult staffing issues and recruited some very capable staff. Jan Newman and Kathryn Bailey have offered the continuing Medical and Clinical experience so vital to the well-being of our residents. Each of their amended brief reports are set out below. I wish to place on record how indebted I am to all our Trustees, past and present.

**Finance and Refurbishment Programme**

Previous Annual Reports have covered the general commitment to levels of income and expenditure. Our income is generated by rents from our Residents and from investments. Income and investments provide funds to maintain the premises in good condition and to make improvements. The Trustees decided that a refurbishment plan was required and rooms have been updated, principally the bathroom areas, and to kitchenettes to reduce risk and ensure safety.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**Abbeyfield Ripon Annual Report 2021/2022**

Reserves are held in an independently managed investment portfolio which is drawn down to fund exceptional capital projects, or as a contingency against sudden or unforeseen emergency expenses. The Treasurer has reviewed our appointed external financial adviser role and investment strategy and we anticipate a series of Trustee decisions which will place our investments under new fund management, in what has proved in wider economic terms a very uncertain trading world. The accounts are examined annually by a local Practice – the Barker Partnership, who have been involved with Abbeyfield Ripon for many years. Barkers is satisfied that our finances are competently managed and as such our trading and investment accounts are financially sound. The annual accounts are attached.

A Rent Review and Staff Salary assessment have been completed and signed off at the January 2023 Trustee Meeting.

**Duty of Care and Medical Needs of Prospective and Potential Residents**

This is one of the most challenging features of our work. The reality of declining health offers challenges as to whether to accept a new resident, and separately to determine whether a resident can continue living at Abbeyfield Ripon. Two major life-changing decisions: whether to leave their home and come to Abbeyfield Ripon; and then later to leave us to seek a higher level of care.

Given this background the Medical Team have explored the assessment process. The Zoom Medical Assessments developed during the Covid Pandemic were not judged fit for purpose and did not offer an accurate picture of the potential resident's abilities and often resulted in decisions which had to be revisited.

The Medical team has now designed an independent living Questionnaire for completion by the applicant (supported by their family), coupled with an updated request form for medical information from the General Practitioner. These provide the basis for decision-making prior to visiting the resident in their own home or making further assessments within Abbeyfield, as the place they would like to reside. The Medical team have also reviewed and prepared a Flow Chart simplifying admission procedures and decision-making points. It has been agreed that the Trustee for Resident Engagement, (Jan Sherwood), would join the Medical Team to represent other Trustees and Abbeyfield Staff who potentially have shared responsibility at the point of admission and continuing residency. 'My Life' procedures have been revised and updated and continue on a six-monthly basis for all residents, offering an important check on whether Abbeyfield meets the health, welfare and safety needs of individual residents.

Duty of Care, Health, Safety and Welfare checks are undertaken regularly and the next audit will be in early 2023. These checks are supported by external agencies under the Regulatory provisions as required by law.

**Staffing**

During 2022 a major review of Staffing has been undertaken by Peter and Yvonne. To protect personal confidentiality this summary marks the major changes which occurred. All the staff worked magnificently during the two years of Covid and protected the residents through strict guidance and close adherence by limiting access and through appropriate personal protection measures.

A review was undertaken of the administration role and a new managerial job description was agreed, in line with similar roles at Abbeyfield sites at Northallerton and Thirsk. Staff appraisals were completed in March, the first time since Peter & Yvonne assumed responsibility for staffing matters. Regular meetings have been held with staff and a consultation process was initiated in terms of design of a new kitchen, this work continuing in 2023.

**ABBEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**Abbeyfield Ripon Annual Report 2021/2022**

During March and April 2022 our staff were affected by Covid. Real pressures existed on all work fronts and Trustees provided mealtime cover. The House-keeping (HK) staff recovered quickly and their work was supplemented by a part-time employee.

On the basis of a long period of absence the Administrative Officer resigned by email on 17<sup>th</sup> July 2022. This was a matter of regret. Interviews were planned and on 14<sup>th</sup> June the Staffing Trustees appointed a new Administrative Officer, who commenced work for 4 days a week from 21<sup>st</sup> June. There were a number of serious legacy issues, and a serious breakdown in the handover between the previous postholder and the new appointment. The Trustees are delighted to report that despite many difficulties the new arrangements are working very well and the gap in organisational knowledge and memory has been closed effectively. Already we are seeing the benefits of an individual seeing Abbeyfield Ripon 'through fresh eyes'.

In late July a number of interviews were held to bolster our HK catering team. An appointment with considerable catering experience was confirmed and has proved a first-class addition to an excellent HK team.

Other staff have been deployed on a part-time basis, in terms of call-off employment. In 2023 the Staffing Trustees will continue a search for 'bank' catering staff, to bolster our resources. Additionally, we have issued a permanent contract to our cleaner, making a significant saving on agency costs. As the Trustees responsible we judge we are in a far more stable employment position than we experienced during the course of this year. We anticipate changes affecting our permanent House-keeping staff and as such our work in finding suitable, experienced candidates continues.

**Resident Engagement and Publicising the work of Abbeyfield Ripon**

During the year there have inevitably been changes to the Abbeyfield Community. There is sadness in saying 'Goodbye', but also 'Joy' in welcoming new residents. One of our Trustees, Jan Sherwood, has taken responsibility for the 'front-facing' activities of Abbeyfield Ripon: meeting new potential residents and their families, liaising with the Medical Team, and coming to grips with our publicity, with a new website and updated news.

The residents have enjoyed a number of Group activities, including attendance at Holy Trinity to celebrate Queen Elizabeth's Jubilee in June, with a memorable tea and entertainment. In September we held at Church Lane a thank you event for our retiring Trustees. Christmas Lunch was served on 14<sup>th</sup> December by the Trustees to the Residents and Staff. Behaviour by all was of the highest order. On 22<sup>nd</sup> December Holy Trinity Choir will sing carols in the quadrangle to our residents.

Over time there has been a tradition of Trustees regularly joining Residents for Lunch and Tea, as the nervousness caused by the pandemic recedes and life returns to normal. Jan Allon-Smith is our newest Trustee recruit, and in support of Jan Sherwood, will support other Trustees in regularly planned Resident events (6 per year) and improving our volunteer capacity and befriending. New volunteers are being actively sought and local secondary schools have shown an interest as part of their Citizenship curriculum. Abbeyfield Ripon will be joining HADCA to promote volunteering in our community and to offer training.

The Trustees have decided to invest in our external Communications and through Jan have enlisted a local Company, with the launch of a more improved on-line presence – [abbeyfield.co.uk](http://abbeyfield.co.uk). The site will be managed by the Administrative Officer, with the approved company providing training and updates. Leaflets and poster material will be produced for wider publicity in the community. Our Abbeyfield Facebook page is updated by the son of one of our Residents. Internally we have taken 'ownership' of the Google Business profile page, which comes with an offer of £400 free advertising. The Trustees will seek opportunities to deploy our publicity to local press and offer our material to good effect. One estate agency contact has already proved of value.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**Abbeyfield Ripon Annual Report 2021/2022**

**Key Objectives for 2023 – with designated Trustees**

Full Occupancy by Spring/Summer - All Trustees  
Staff Succession Plan Review - Peter & Yvonne Leivers  
Financial Review - Sue Nichols  
5 Volunteers Appointed with approved DBS certificates - Jan Allon-Smith  
Regular Residents' events - Jan Allon-Smith supported by all Trustees  
Pressure on Potential Resident GPs to speed up response times – Administrative Officer  
Design and Implementation of a New Kitchen (funds permitting) - HK Staff and Peter and Yvonne Leivers  
Refurbishment of inner passageways and stairlift operation

**Legal Statement**

There have been no serious incidents to report in this past year. The Administrative Officer has been asked to review medical files, accident reports and 'My Life' assessments, and discuss with the Medical Team a record system which 'reads across' to ensure full understanding of a Resident's needs.

**Conclusion**

Abbeyfield Ripon is emerging from a post-pandemic world. The combined commitment of Trustees, Staff, Residents and their Families has seen us through a very testing time. We look forward to better days in what is proving a very troubling world.

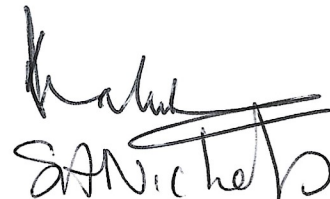
The Annual Report was presented to the January 2023 Trustee Executive Meeting and with the Final Accounts both submissions were approved by the Board.

**David Williams**

**Chair**

**Sue Nichols**

**Treasurer**

Handwritten signatures of David Williams and Sue Nichols. The signature for David Williams is written above the signature for Sue Nichols.

Date:23 February 2023

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee submits its fiftieth report and the accounts for the year ended 30 September 2022.

**1. EXECUTIVE COMMITTEE AND APPOINTMENTS**

The members of the Executive Committee who served during the year were:

Mr DA Williams	- Chairman
Mrs SA Nichols	- Hon.Treasuer (appointed 20 July 2022)
Mr R J Ankcorn	(resigned 23 March 2022)
Mr D Bates	(resigned 30 September 2022)
Dr I P Dimery	(resigned 23 March 2022)
Mrs K Bailey	
Mr P Leivers	
Mrs Y Leivers	
Mrs J Newman	
Dr SK Sharma	(appointed 17 November 2021)
Mrs J Sherwood	(appointed 24 March 2022)
Mrs J Allon – Smith	(appointed 14 December 2022)

The members are appointed according to experience and expertise and remain in office until they are replaced.

**2. STATUS & GOVERNANCE**

The Society is registered as a Company Limited by Guarantee under the Companies Act 2006, it is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act 1974 (Registration Number H0229). The Society is governed by its Memorandum and Articles of Association.

**3. OBJECTIVES AND ACTIVITIES**

The principal activity of the Society is to enhance the quality of life for older people by providing residential care and support within a caring, open, honest and respectful community, 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 Act 1974. When reviewing the charity's objectives and activities and future plans we have referred to the guidance contained in the Charity Commission's general guidance on public benefit.

**4. ACHIEVEMENTS AND PERFORMANCE**

The results of the year are as set out in the Income and Expenditure account on page 12. It is pleasing to note that Abbeyfield House is at 80% occupancy. Trustees continue to be pleased with the very positive feedback from residents, both formally through the regular residents' meetings, and informally in conversation. Trustees assess the quality of Abbeyfield House against the national Abbeyfield Core Standard which is a mark of externally assessed high quality provision and which the Society achieved in 2015. Without being in any way complacent, Trustees consider that the state of affairs of the Society is very satisfactory.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**REPORT OF THE EXECUTIVE COMMITTEE**

**7. FINANCIAL REVIEW**

During the year the charity made a deficit of £16,093 compared to a deficit of £29,897 in the previous year. The funds at the year end are £484,161 (2021 £500,254).

**8. RESERVES**

The reinvestment and cyclical and major repair reserves are designated and shown as such on the Balance Sheet.

All other funds held by the Society at the Balance Sheet date are available for furtherance of the Society's aims and are therefore considered by the Committee to be unrestricted.

**9. FUTURE DEVELOPMENTS AND RISK REVIEW**

Trustees continue to consider the possibility of acquiring additional or replacement premises both to increase the amount of accommodation the Society can provide and also to continue to improve the quality of accommodation. In the meantime Trustees have completed several major improvements to the existing premises funded from reserves.

Funds not needed for immediate use have been invested for capital growth following advice from reputable financial advisors and income from funds held on deposit are used to contribute towards annual operating costs of the Society. Risks to the financial assets and well-being of the Society are minimised by spreading funds between different financial institutions as well as holding a minimum of 6 months' operating costs in reserve in case of a sudden reduction in occupancy.

**10. EXECUTIVE COMMITTEE RESPONSIBILITIES**

The Executive Committee (who are also directors of the charity for the purpose of company law) are responsible for preparing the Executive Committees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

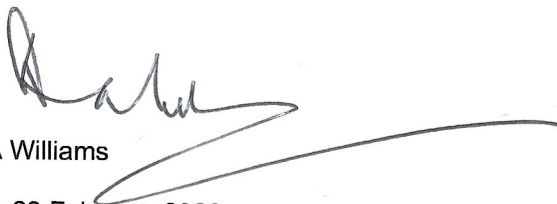
**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the Society and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlord 2008, Housing & Regeneration Act 2008 and Accounts Direction 2015. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the Executive Committee



Mr DA Williams

Dated: 23 February 2023

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF**  
**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)**  
**(A COMPANY LIMITED BY GUARANTEE)**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

I report on the accounts of the Abbeyfield (Ripon & District) Society Ltd for the year ended 30 September 2022, which are set out on pages 12 to 19.

**Respective responsibilities of trustees and examiner**

The charity's trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by The Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by The Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 386 of the Companies Act 2006 and;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006, the methods and principals of the Statement of Recommended Practice Accounting and Reporting by Charities and the Housing & Regeneration Act 2008 and Accounts Direction 2015.
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Mr S Kay FCCA ACA  
The Barker Partnership  
Chartered Accountants  
44 Kirkgate  
Ripon  
North Yorkshire  
HG4 1PB

Date: 23 February 2023

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 30 SEPTEMBER 2022**

	NOTES	2022 £	2021 £
<b>TURNOVER</b>	3	121,136	113,275
<b>LESS</b>			
Operating Costs	4	(140,601)	(146,801)
<b>OPERATING SURPLUS/(DEFICIT)</b>		(19,465)	(33,526)
Interest receivable and other income	6	3,372	3,629
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		(16,093)	(29,897)
Gains on disposal of investments		-	2,530
Transfer to Designated Accounts		-	(76,565)
<b>DEFICIT FOR THE YEAR</b>		(16,093)	(103,932)
<b>INCOME AND EXPENDITURE ACCOUNT BROUGHT FORWARD</b>		80,254	184,186
<b>INCOME AND EXPENDITURE ACCOUNT CARRIED FORWARD</b>		64,161	80,254

**CONTINUING OPERATIONS**

None of the Society's activities were acquired or discontinued during the current and previous years.

**TOTAL RECOGNISED GAINS AND LOSSES**

The Society has no recognised gains or losses other than the surplus for the current and previous years.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
( A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET**

**AT 30 SEPTEMBER 2022**

	NOTES	2022 £	2021 £
<b>TANGIBLE FIXED ASSETS</b>			
Housing, Land and Buildings	7	159,804	162,746
Furnishings and Equipment	7	3,951	4,939
Investments	8	317,530	317,530
		481,285	485,215
<b>CURRENT ASSETS</b>			
Cash at Bank and in Hand	9	14,319	21,861
		14,319	21,861
<b>CREDITORS</b>			
<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	10	11,443	6,822
<b>NET CURRENT ASSETS</b>		2,876	15,039
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		484,161	500,254
<b>UNRESTRICTED FUNDS</b>			
Designated Reserves	11	420,000	420,000
Income and Expenditure Account		64,161	80,254
		484,161	500,254

**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**Balance sheet (continued)**

**Directors' statements required by Section 475(2) and (3)  
for the year ended 30 September 2022**

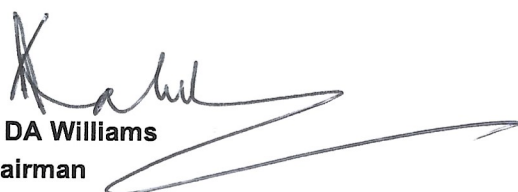
For the year ended 30 September 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Directors' responsibilities:**

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the accounts.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These accounts were approved by the directors on 23rd February 2023, and are signed on their behalf by :

  
**Mr DA Williams**  
**Chairman**

**Registration number 01067487**

**ABBEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**NOTES TO THE ACCOUNTS**

**1 STATUS OF THE SOCIETY**

The Society is a private company limited by guarantee, registered in England and Wales. It is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act (Registration Number H0229) and is wholly engaged in Housing Activities as defined in that Act. The address of the registered office is Abbeyfield House, Church Lane, Ripon, HG4 2ES.

**2 ACCOUNTING POLICIES**

**2.1 General**

The Principal Accounting Policies of the Society are set out in the following subparagraphs.

**2.2 Accounting Basis**

The financial statements are prepared under the historical cost convention, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), The Housing SORP 2014, Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**2.3 Income**

Income represents rental income receivable net of rent losses from voids and service charges receivable.

**2.4 Finance**

The Accounts have been prepared on the basis that the Property referred to in Note 7 to the Accounts, has been financed by grant aid and also the Society's own resources.

**2.5 Depreciation**

Furnishings and Equipment are depreciated at 20% per annum on a reducing balance basis in order to write off the assets over their estimated useful life.

Housing, Land and Buildings are depreciated over 50 years on a straight line basis. Freehold Land is not depreciated.

**2.6 Investments**

Fixed asset investments are stated at cost.

**2.7 Social Housing Grant (SHG) and Other Grants**

Where SHG is received as a contribution towards the capital costs of a scheme and the properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

**2.8 Corporation Tax and Value Added Tax**

The Society is exempt from Corporation Tax and VAT due to its charitable status.

**2.9 Cash Flow Statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the Society qualifies as a small company.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2022**

**2.10 Designated Reserves**

Designated reserves are part of unrestricted reserves which have been earmarked by the Executive Committee for a particular purpose. Such designations may be reversed by future Executive Committee decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>3 TURNOVER</b>		
Residential Charges Receivable	<u>121,136</u>	<u>113,275</u>

The turnover and surplus are attributable to the one principal activity of the society.

**4 OPERATING COSTS**

Staff Costs (note 5)	67,848	63,263
HBC Response Services	3,744	3,744
Food, Household and Cleaning	21,595	18,894
Repairs and Maintenance	15,438	30,724
Rates and Water	6,273	5,618
Light and Heat	7,235	6,409
Insurance	2,691	1,955
Miscellaneous Expenditure	3,698	3,147
Depreciation:		
- Building	2,942	2,942
- Furnishings and Equipment	988	1,235
Loss on disposal of investment	-	1,193
Telephone	914	721
Affiliation Fee	2,952	2,858
Accounting and Payroll Services	660	648
Independent Examination	1,980	1,920
Advertising	988	1,191
Stationery	425	238
Bank Charges	230	101
	<u>140,601</u>	<u>146,801</u>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2022**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>5 STAFF COSTS</b>		
Salaries and Wages	63,519	59,138
Social Security Costs	3,367	3,208
Pension	962	917
	<b>67,848</b>	<b>63,263</b>

No director received any remuneration or expenses in the year.

The average weekly number of employees during the year was as follows:

	<b>Number</b>	<b>Number</b>
Hostel Staff	6	6

**6 INTEREST RECEIVABLE AND OTHER INCOME**

HSBC Bank plc	5	151
Investment Income	-	270
HMRC Employers allowance	3,367	3,208
	<b>3,372</b>	<b>3,629</b>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2022**

**7 TANGIBLE FIXED ASSETS**

<b>COST OR VALUATION</b>	<b>HOUSING PROPERTIES FOR LETTING</b>	<b>FURNISHINGS AND EQUIPMENT</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>
At 1.10.2021	197,078	60,464	257,542
Additions	-	-	-
At 30.9.2022	<u>197,078</u>	<u>60,464</u>	<u>257,542</u>
<b>DEPRECIATION</b>			
At 1.10.2021	34,332	55,525	89,857
Charge for the Year	2,942	988	3,930
At 30.9.2022	<u>37,274</u>	<u>56,513</u>	<u>93,787</u>
<b>NET BOOK VALUES</b>			
At 30.9.2022	<u>159,804</u>	<u>3,951</u>	<u>163,755</u>
At 30.9.2021	<u>162,746</u>	<u>4,939</u>	<u>167,685</u>

The cost of Housing Properties for Letting is shown net of Social Housing Grant received in the past of £41,204.  
Included in Housing Properties for Letting is £49,987 of land.

**8 INVESTMENTS**

<b>COST</b>	<b>LISTED INVESTMENTS</b>	<b>CCLA INVESTMENT</b>	<b>ATKINSON WHITE ACCOUNT</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1.10.2021	-	50,000	267,530	317,530
Additions	-	-	-	-
Disposals	-	-	-	-
At 30.9.2022	<u>-</u>	<u>50,000</u>	<u>267,530</u>	<u>317,530</u>

The market value of the investments as at 30.09.22 was £377,083.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2022**

		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
9	<b>CASH AT BANK AND IN HAND</b>		
	<b>Bank Accounts:</b>		
	HSBC Current Account	1,876	4,677
	HSBC Switching Funds Account	4,460	10,155
	<b>House Management Accounts:</b>		
	Wages Account	6,933	3,632
	Housekeeping Account	908	3,151
	<b>Cash:</b>		
	House Float	142	246
		14,319	21,861
10	<b>CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
	Trade Creditors and Accruals	11,243	6,622
	Other Creditors	200	200
		11,443	6,822
11	<b>DESIGNATED RESERVES</b>		
	<b>Reinvestment Reserve</b>		
	Opening Balance	370,000	332,392
	Transfers	-	37,608
	Closing Balance	370,000	370,000
	<b>Cyclical and Major Repair Reserve</b>		
	Opening Balance	50,000	11,043
	Transfers	-	38,957
	Closing Balance	50,000	50,000
		420,000	420,000
12	<b>SHARE CAPITAL</b>		

The society, being limited by guarantee has no share capital. The number of members, each of whose liability is limited to £1 is 10 (2021 - 10).

**THE ABBEYFIELD (RIPON AND DISTRICT) SOCIETY LTD**

England & Wales - Charity number 501960

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# Accounts

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2021**

**Company Registration Number: 01067487**

**Charity Registration Number: 501960**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2021**

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)**  
**(A COMPANY LIMITED BY GUARANTEE)**

**COMPANY INFORMATION**

Chairman	-	Mr RJ Ankcorn	
Hon. Treasurer	-	Mr D Bates	
Administrator	-	Mrs H Jarosz	
Executive Committee	-	Mr RJ Ankcorn	Chair
	-	Mrs B M Hanson	(resigned 22 September 2021)
	-	Dr I P Dimery	
	-	Mr D Bates	
	-	Mrs K Bailey	
	-	Mr DA Williams	
	-	Mr P Leivers	
	-	Mrs Y Leivers	
	-	Mrs J Newman	
	-	Dr SK Sharma	(appointed 17 November 2021)
Company Number	-	01067487	
Charity Number	-	501960	
Registered Office	-	Abbeyfield House Church Lane Ripon HG4 2ES	
Bankers	-	HSBC Bank plc 34 Westgate Ripon HG4 4HG	
Solicitors	-	Messrs Eccles Heddon & Co Westgate Ripon HG4 2AT	
Independent Examiner	-	Mr S Kay FCCA ACA The Barker Partnership Chartered Accountants 44 Kirkgate Ripon HG4 1PB	

**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**Abbeyfield Ripon Annual Report 2020/2021**

**Introduction**

Abbeyfield Ripon and District Society has ten units of accommodation for older people, and provides a home cooked meal at lunch time and high tea. It is available for residents who are able to live independently with support in a friendly environment which helps to alleviate loneliness. There is no overnight staffing or nursing care. Residents have a pendant linking them to a support centre in case of need. There is an Administrative Manager who works 20 hours per week and a team of Housekeepers.

**Standards**

The framework within which we operate is the Abbeyfield Quality Standard (AQS). This gives guidance on six areas of policy and operation: Residents, Staff, Leadership, Volunteers, Your Home, and Marketing. Self assessment is carried out on a regular basis, and usually at three yearly intervals. These self assessments are submitted to the Abbeyfield Society for their oversight and accreditation. 2020 was to be the year when Ripon Abbeyfield was to be evaluated, but due to the Covid pandemic this has been deferred and, I believe, is also to be reviewed.

**Links with The Abbeyfield Society**

Physical links with the North East region have not been possible due to Covid but these have been maintained monthly via Starleaf with the Admin Manager, Helen Jarosz and Chair, Robert Ankcorn attending regularly. These links have been useful, particularly in the early days of the pandemic. There has been no possibility of a National Conference but the weekly email communication is received from the North East membership consultant Julie Bradbury, again helpful in these difficult times.

**Finance**

Our income is generated by rents from our residents and from investments. This is used to provide comfortable accommodation with two meals per day, to cover staff costs, to maintain the premises in good condition and to fund improvements. Reserves are held as an investment and to cover exceptional capital projects, as well as protection against any sudden and unforeseen emergency which might impact significantly on income. The accounts are examined annually by a local firm of Accountants, The Barker Partnership of Ripon, and they are satisfied that our finances are competently managed and that they are in a sound financial position.

The annual accounts are following this report.

**The Property**

We have upgraded three further rooms with a new shower, toilet and basin. The entrance to the car park has been widened and the fire escape painted. Further improvements concerning the recycling and kitchen door area are planned. The garden, which has been well maintained this year, has been a welcome relief to residents in the warmer months of lockdown.

**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**Abbeyfield Ripon Annual Report 2020/2021**

**Advertising**

We have advertised in "On your Doorstep" a monthly publication distributed free in the local area, our brochure is current. Usual outlets for the brochure such as doctor's surgeries and dentists locally have not been available due to Covid. "Review Ripon", another monthly publication, has also been used. A local estate agent Sherrington's has kindly advertised our vacancies in their offices and on their webpage and we have used the services of the Autumn website. Our website [www.abbeyfieldripon.co.uk](http://www.abbeyfieldripon.co.uk) is updated regularly and applicants and their families are encouraged to look at it to learn about the benefits of living in supported housing. Information about our home can be accessed also on [www.abbeyfield.com](http://www.abbeyfield.com). Our Facebook page is also a useful tool.

There have been limited opportunities to admit new residents, again due to the pandemic.

**Residents**

Sadly, one of our newest residents Marcus died in August, Jean moved in June and Bill Jevons joined us in August. All residents have had their Covid vaccinations.

Social occasions for our residents are very restricted as a consequence of the pandemic, however Helen has once again organised several events for our residents including a live stream of a concert by Harrogate Symphony Orchestra, Abbeyfield National Carol Service and "The Snowman". Several residents joined in making a Gingerbread house which was entered photographically in the Abbeyfield national competition. Holy Trinity Church sang carols in the car park on a Saturday prior to Christmas and the paper Christmas tree, made by residents last year was entered in the light show in the Spa Park. Around Christmas Exec members provided tea for the residents on 3 occasions.

**Staff**

Peter and Yvonne, together with Helen, have spent a considerable amount of time reviewing our staffing needs for the future but recruitment, due mainly to Covid, has proved difficult. Our most recent employee Karen sadly broke her hip in the summer and after this injury felt she was no longer able to continue in her role. Previous staff have filled in where necessary for which we are extremely grateful. In November we were able to recruit Lol who is proving to be an asset however as she is only able to work limited hours we need to look out for further help and possibly different ways of working.

The staff we do have however are truly excellent both for administration and for the provision of meals. It is difficult to find the appropriate words of gratitude to all of them again this year. They have been exemplary. They have coped with all the extras, such as wiping surfaces down three times daily, serving meals in rooms when residents have been self isolating and, all in all, doing everything in their power to keep our residents safe. And as usual have provided tasty meals for our lucky residents. Thank you all for being so wonderful! And, of course, a special thank you to Helen for her care and consideration for the health and wellbeing of our residents as she goes the extra mile for every one of them.

**Volunteers**

Sadly we have not been able to have volunteers into the building this year once again due to Covid.

**ABBEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**Abbeyfield Ripon Annual Report 2020/2021**

**Executive**

As restrictions have eased from July some of our meetings have been face to face but Zoom is still a useful back up. We made a presentation to Brenda Hanson as she stepped down from the Executive in September at a garden party in Ripon Abbeyfield's garden but she has kindly offered to remain as a volunteer. We all thank you Brenda for your 15 years (10 years as chair) of devoted service to our house. Dr Steve Sharma has kindly agreed to become a member of our executive and joined our meeting in November.

**Trustees**

These are detailed on page 2.

We have appointed Task groups to hopefully streamline Exec meetings

<b>Task Group</b>	<b>Members</b>	<b>Coordinated by</b>
<b>Health &amp; Safety, Fire, housing and Garden</b>	David, Peter, Robert (Helen)	David
<b>Residents, Admissions &amp; Advertising</b>	Ian, Brenda, Jan, Kathryn, Yvonne, Helen.	Kathryn
<b>Finance-Rent review, Salaries, Financial planning</b>	Dennis, David, Robert (Helen)	Dennis
<b>Staffing, Appraisals, Recruitment</b>	Yvonne, Peter, Helen (Robert)	Peter & Yvonne
<b>Covid Prevention planning</b>	Ian, Kathryn, Jan, Robert, Helen, Steve	Ian
<b>Policies</b>	Each task group to consider policies relevant to them but David to overview them for consistency and continuity.	

**Legal Statement**

There have been no serious incidents to report in the year 2020 /2021.

**Conclusion**

This year has been another difficult one with Covid dominating all our lives. It has caused considerable anxiety for all, not least our housekeepers and admin manager. Changes in regulations have been well communicated to our residents, some of whom have found it difficult to comply with and understand. Throughout it all our staff have shown great patience and understanding with the welfare of our residents at the forefront of all they do. The Trustees are extremely grateful to our Admin Manager and Housekeepers for everything they do.

**The annual report was presented and approved at the executive meeting of the 16<sup>th</sup> February 2022**



**Signed** Robert Ankcorn

**Chair**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee submits its forty ninth report and the accounts for the year ended 30 September 2021.

**1. EXECUTIVE COMMITTEE AND APPOINTMENT**

The members of the Executive Committee who served during the year were:

Mr R J Ankcorn	- Chairman
Mr D Bates	- Treasurer
Mrs B M Hanson	(resigned 22 September 2021)
Dr I P Dimery	
Mrs K Bailey	
Mr DA Williams	
Mr P Leivers	
Mrs Y Leivers	
Mrs J Newman	
Dr SK Sharma	(appointed 17 November 2021)

The members are appointed according to experience and expertise and remain in office until they are replaced.

**2. STATUS & GOVERNANCE**

The Society is registered as a Company Limited by Guarantee under the Companies Act 2006, it is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act 1974 (Registration Number H0229). The Society is governed by its Memorandum and Articles of Association.

**3. OBJECTIVES AND ACTIVITIES**

The principal activity of the Society is to enhance the quality of life for older people by providing residential care and support within a caring, open, honest and respectful community, 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 Act 1974. When reviewing the charity's objectives and activities and future plans we have referred to the guidance contained in the Charity Commission's general guidance on public benefit.

**4. ACHIEVEMENTS AND PERFORMANCE**

The results of the year are as set out in the Income and Expenditure account on page 12. It is especially pleasing to note that Abbeyfield House is at 90% occupancy subject to substantial improvements being made to the House facilities. Trustees continue to be pleased with the very positive feedback from residents, both formally through the regular residents' meetings, and informally in conversation. Trustees assess the quality of Abbeyfield House against the national Abbeyfield Core Standard which is a mark of

**ABBAYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**REPORT OF THE EXECUTIVE COMMITTEE**

externally assessed high quality provision and which the Society achieved in 2015. Without being in any way complacent, Trustees consider that the state of affairs of the Society is very satisfactory.

5. **VALUE FOR MONEY**

Through the Trustee structure of the Society, it is able to maintain its fees at a level below that of other providers offering similar levels of care/service in its geographical locality. The Committee is therefore very content that its service users are being offered value for money. The Society's principal funding source is fees paid by our service users.

In response to the Regulator of Social Housing Technical note of April 2018 the society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note. The figures in brackets at the end of each metric represent those of The Abbeyfield Society (TAS) – Housing Association Number H1046.

**Metric 1 – Reinvestment %**

This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

The Society has not provided any new supply in year and hence this percentage effectively reflects the capitalised maintenance spend as a proportion of book cost.

The Society metric for reinvestment is 15.6% (TAS 6.2%).

**Metric 2 – New supply delivered %**

No new supply has been delivered in the year of either social housing or non-social housing (TAS 0%)

**Metric 3 – Gearing %**

Abbeyfield House is owned outright therefore the gearing is 0% (TAS 8.9%).

**Metric 4 – Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The Society has not paid any interest so the metric is 0% (TAS -1,849%).

**Metric 5 – Headline social housing cost per unit**

Care accommodation cost per unit is £14,680 (TAS £25,072).

**Metric 6 – Operating Margin %**

The operating margin for the society as a whole is 26.4% (TAS 9.0%).

**Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating deficit to total assets less current liabilities which gives a figure of 6.0% (TAS 2.7%).

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**REPORT OF THE EXECUTIVE COMMITTEE**

**6. FIXED ASSETS**

Note 7 summarises the changes to the amounts of cost and depreciation on the Property. The Committee is of the opinion that there is no significant difference between the book cost and the market value for the existing use of the property.

**7. FINANCIAL REVIEW**

During the year the charity made a deficit of £29,897 compared to a deficit of £13,531 in the previous year. The funds at the year end are £500,254 (2020 £527,621).

**8. RESERVES**

The reinvestment and cyclical and major repair reserves are designated and shown as such on the Balance Sheet.

All other funds held by the Society at the Balance Sheet date are available for furtherance of the Society's aims and are therefore considered by the Committee to be unrestricted.

**9. FUTURE DEVELOPMENTS AND RISK REVIEW**

Trustees continue to consider the possibility of acquiring additional or replacement premises both to increase the amount of accommodation the Society can provide and also to continue to improve the quality of accommodation. In the meantime Trustees have completed several major improvements to the existing premises funded from reserves.

Funds not needed for immediate use have been invested for capital growth following advice from reputable financial advisors and income from funds held on deposit are used to contribute towards annual operating costs of the Society. Risks to the financial assets and well-being of the Society are minimised by spreading funds between different financial institutions as well as holding a minimum of 6 months' operating costs in reserve in case of a sudden reduction in occupancy.

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**REPORT OF THE EXECUTIVE COMMITTEE**

**10. EXECUTIVE COMMITTEE RESPONSIBILITIES**

The Executive Committee (who are also directors of the charity for the purpose of company law) are responsible for preparing the Executive Committees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Executive Committee are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the Society and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlord 2008, Housing & Regeneration Act 2008 and Accounts Direction 2015. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the Executive Committee



Mr RJ Ankcorn

Dated: 16<sup>th</sup> February 2022

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF  
ABBEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

I report on the accounts of the Abbeyfield (Ripon & District) Society Ltd for the year ended 30 September 2021, which are set out on pages 11 to 18.

**Respective responsibilities of trustees and examiner**

The charity's trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by The Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by The Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 386 of the Companies Act 2006 and;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006, the methods and principals of the Statement of Recommended Practice Accounting and Reporting by Charities and the Housing & Regeneration Act 2008 and Accounts Direction 2015.
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

S. Kay

Mr S Kay FCCA ACA  
The Barker Partnership  
Chartered Accountants  
44 Kirkgate  
Ripon  
North Yorkshire  
HG4 1PB

Date: 16th February 2022

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)**  
**(A COMPANY LIMITED BY GUARANTEE)**

**INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 30 SEPTEMBER 2021**

	NOTES	2021 £	2020 £
<b>TURNOVER</b>	3	113,275	103,549
<b>LESS</b>			
Operating Costs	4	(146,801)	(119,967)
		(33,526)	(16,418)
<b>OPERATING SURPLUS/(DEFICIT)</b>			
Interest receivable and other income	6	3,629	2,887
		(29,897)	(13,531)
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>			
Gains on disposal of investments		2,530	-
Transfer to Designated Accounts		(76,565)	-
		(103,932)	(13,531)
<b>DEFICIT FOR THE YEAR</b>			
<b>INCOME AND EXPENDITURE ACCOUNT BROUGHT FORWARD</b>		184,186	197,717
		80,254	184,186
<b>INCOME AND EXPENDITURE ACCOUNT CARRIED FORWARD</b>		80,254	184,186

**CONTINUING OPERATIONS**

None of the Society's activities were acquired or discontinued during the current and previous years.

**TOTAL RECOGNISED GAINS AND LOSSES**

The Society has no recognised gains or losses other than the surplus for the current and previous years.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
( A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET**

**AT 30 SEPTEMBER 2021**

	NOTES	2021 £	2020 £
<b>TANGIBLE FIXED ASSETS</b>			
Housing, Land and Buildings	7	162,746	165,688
Furnishings and Equipment	7	4,939	6,174
Investments	8	317,530	334,568
		<u>485,215</u>	<u>506,430</u>
<b>CURRENT ASSETS</b>			
Cash at Bank and in Hand	9	21,861	27,640
		<u>21,861</u>	<u>27,640</u>
<b>CREDITORS</b>			
<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	10	6,822	6,449
		<u>6,822</u>	<u>6,449</u>
<b>NET CURRENT ASSETS</b>		15,039	21,191
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>500,254</u>	<u>527,621</u>
<b>UNRESTRICTED FUNDS</b>			
Designated Reserves	11	420,000	343,435
Income and Expenditure Account		80,254	184,186
		<u>500,254</u>	<u>527,621</u>

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**Balance sheet (continued)**

**Directors' statements required by Section 475(2) and (3)  
for the year ended 30 September 2021**

For the year ended 30 September 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the accounts.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These accounts were approved by the directors on 16th February 2022, and are signed on their behalf by :



**Mr RJ Ankcorn  
Chairman**

**Registration number 01067487**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**NOTES TO THE ACCOUNTS**

**1 STATUS OF THE SOCIETY**

The Society is a private company limited by guarantee, registered in England and Wales. It is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act (Registration Number H0229) and is wholly engaged in Housing Activities as defined in that Act. The address of the registered office is Abbeyfield House, Church Lane, Ripon, HG4 2ES.

**2 ACCOUNTING POLICIES**

**2.1 General**

The Principal Accounting Policies of the Society are set out in the following sub-paragraphs.

**2.2 Accounting Basis**

The financial statements are prepared under the historical cost convention, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), The Housing SORP 2014, Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**2.3 Income**

Income represents rental income receivable net of rent losses from voids and service charges receivable.

**2.4 Finance**

The Accounts have been prepared on the basis that the Property referred to in Note 7 to the Accounts, has been financed by grant aid and also the Society's own resources.

**2.5 Depreciation**

Furnishings and Equipment are depreciated at 20% per annum on a reducing balance basis in order to write off the assets over their estimated useful life.

Housing, Land and Buildings are depreciated over 50 years on a straight line basis. Freehold Land is not depreciated.

**2.6 Investments**

Fixed asset investments are stated at cost.

**2.7 Social Housing Grant (SHG) and Other Grants**

Where SHG is received as a contribution towards the capital costs of a scheme and the properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

**2.8 Corporation Tax and Value Added Tax**

The Society is exempt from Corporation Tax and VAT due to its charitable status.

**2.9 Cash Flow Statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the Society qualifies as a small company.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2021**

**2.10 Designated Reserves**

Designated reserves are part of unrestricted reserves which have been earmarked by the Executive Committee for a particular purpose. Such designations may be reversed by future Executive Committee decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>3 TURNOVER</b>		
Residential Charges Receivable	<u>113,275</u>	<u>103,549</u>

The turnover and surplus are attributable to the one principal activity of the society.

**4 OPERATING COSTS**

Staff Costs (note 5)	63,263	59,320
HBC Response Services	3,744	3,744
Food, Household and Cleaning	18,894	17,489
Repairs and Maintenance	30,724	8,883
Rates and Water	5,618	6,782
Light and Heat	6,409	6,276
Insurance	1,955	1,998
Miscellaneous Expenditure	3,147	2,985
Depreciation:		
- Building	2,942	2,942
- Furnishings and Equipment	1,235	1,544
Loss on disposal of investment	1,193	-
Telephone	721	665
Affiliation Fee	2,858	2,865
Accounting and Payroll Services	648	640
Independent Examination	1,920	1,920
Advertising	1,191	1,482
Stationery	238	327
Bank Charges	101	105
	<u>146,801</u>	<u>119,967</u>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2021**

		<b>2021</b>	<b>2020</b>
		<b>£</b>	<b>£</b>
<b>5</b>	<b>STAFF COSTS</b>		
	Salaries and Wages	59,138	55,763
	Social Security Costs	3,208	2,740
	Pension	917	817
		<u>63,263</u>	<u>59,320</u>

No director received any remuneration or expenses in the year.

The average weekly number of employees during the year was as follows:

	<b>Number</b>	<b>Number</b>
Hostel Staff	<u>6</u>	<u>5</u>

**6 INTEREST RECEIVABLE AND OTHER INCOME**

HSBC Bank plc	151	12
Investment Income	270	135
HMRC Employers allowance	3,208	2,740
	<u>3,629</u>	<u>2,887</u>

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2021**

**7 TANGIBLE FIXED ASSETS**

<b>COST OR VALUATION</b>	<b>HOUSING PROPERTIES FOR LETTING</b>	<b>FURNISHINGS AND EQUIPMENT</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>
At 1.10.2020	197,078	60,464	257,542
Additions	-	-	-
At 30.9.2021	<u>197,078</u>	<u>60,464</u>	<u>257,542</u>
<b>DEPRECIATION</b>			
At 1.10.2020	31,390	54,290	85,680
Charge for the Year	2,942	1,235	4,177
At 30.9.2021	<u>34,332</u>	<u>55,525</u>	<u>89,857</u>
<b>NET BOOK VALUES</b>			
At 30.9.2021	<u>162,746</u>	<u>4,939</u>	<u>167,685</u>
At 30.9.2020	<u>165,688</u>	<u>6,174</u>	<u>171,862</u>

The cost of Housing Properties for Letting is shown net of Social Housing Grant received in the past of £41,204.

Included in Housing Properties for Letting is £49,987 of land.

**8 INVESTMENTS**

<b>COST</b>	<b>LISTED INVESTMENTS</b>	<b>CCLA INVESTMENT</b>	<b>ATKINSON WHITE ACCOUNT</b>	<b>TOTAL</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1.10.2020	4,568	50,000	280,000	334,568
Additions	-	-	-	-
Disposals	<u>(4,568)</u>	-	<u>(12,470)</u>	<u>(17,038)</u>
At 30.9.2021	<u>-</u>	<u>50,000</u>	<u>267,530</u>	<u>317,530</u>

The above listed investments represents Treasury Stock gifted at probate value to Abbeyfield (Ripon & District) Society Ltd by Miss E J Kendall on her death.

The market value of the investments as at 30.09.21 was £438,242.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2021**

		2021 £	2020 £
9	<b>CASH AT BANK AND IN HAND</b>		
	<b>Bank Accounts:</b>		
	HSBC Current Account	4,677	3,728
	HSBC Switching Funds Account	10,155	17,044
	<b>House Management Accounts:</b>		
	Wages Account	3,632	3,347
	Housekeeping Account	3,151	3,368
	<b>Cash:</b>		
	House Float	246	153
		21,861	27,640
10	<b>CREDITORS</b>		
	<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
	Trade Creditors and Accruals	6,622	6,249
	Other Creditors	200	200
		6,822	6,449
11	<b>DESIGNATED RESERVES</b>		
	<b>Reinvestment Reserve</b>		
	Opening Balance	332,392	332,392
	Transfers	37,608	-
	Closing Balance	370,000	332,392
	<b>Cyclical and Major Repair Reserve</b>		
	Opening Balance	11,043	11,043
	Transfers	38,957	-
	Closing Balance	50,000	11,043
		420,000	343,435
12	<b>SHARE CAPITAL</b>		

The society, being limited by guarantee has no share capital. The number of members, each of whose liability is limited to £1 is 10 (2020 - 10).

**THE ABBEYFIELD (RIPON AND DISTRICT) SOCIETY LTD**

England & Wales - Charity number 501960

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# Accounts

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2020**

**Company Registration Number: 01067487**

**Charity Registration Number: 501960**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED  
30 SEPTEMBER 2020**

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**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**COMPANY INFORMATION**

Chairman	-	Mr RJ Ankcorn	
Hon. Treasurer	-	Mr D Bates	
Administrator	-	Mrs H Jarosz	
Executive Committee			
	-	Mr RJ Ankcorn	Chair
	-	Mrs B M Hanson	
	-	Mrs J Byrom	(resigned 30 September 2020)
	-	Dr I P Dimery	
	-	Ms E Thomson	(resigned 19 February 2020)
	-	Mr D Bates	
	-	Mrs K Bailey	
	-	Mr DA Williams	
	-	Mr P Leivers	(appointed 6 February 2020)
	-	Mrs Y Leivers	(appointed 6 February 2020)
	-	Mrs J Newman	(appointed 19 February 2020)
Company Number	-	01067487	
Charity Number	-	501960	
Registered Office	-	Abbeyfield House Church Lane Ripon HG4 2ES	
Bankers	-	HSBC Bank plc 34 Westgate Ripon HG4 4HG	
Solicitors	-	Messrs Eccles Heddon & Co Westgate Ripon HG4 2AT	
Independent Examiner	-	Mr S Kay FCCA The Barker Partnership Chartered Accountants 44 Kirkgate Ripon HG4 1PB	

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2020**

**Abbeyfield Ripon Annual Report 2020/2021**

**Introduction**

Abbeyfield Ripon and District Society has ten units of accommodation for older people, and provides a home cooked meal at lunch time and high tea. It is available for residents who are able to live independently with support in a friendly environment which helps to alleviate loneliness. There is no overnight staffing or nursing care. Residents have a pendant linking them to a support centre in case of need. There is an Administrative Manager who works 20 hours per week.

**Standards**

The framework within which we operate is the Abbeyfield Quality Standard (AQS). This gives guidance on six areas of policy and operation: Residents, Staff, Leadership, Volunteers, Your Home, and Marketing. Self assessment is carried out on a regular basis, and usually at three yearly intervals. These self assessments are submitted to The Abbeyfield Society for their oversight and accreditation. 2020 was to be the year when Ripon Abbeyfield was to be evaluated, but due to the Covid pandemic this has been deferred.

**Links with The Abbeyfield Society**

Physical links with the North East region have not been possible due to Covid but these have been maintained fortnightly via Starleaf with both the Administrator, Helen Jarosz and Chair Robert Ankcorn attending regularly. These links have been useful, particularly in the early days of the pandemic. There has been no possibility of a National Conference but the weekly email communication is received from the North East membership consultant Julie Bradbury, again helpful in these difficult times.

**Finance**

Our income is generated by rents from our residents and from investments. This is used to provide comfortable accommodation with two meals per day, to cover staff costs, to maintain the premises in good condition and to fund improvements. Reserves are held as an investment and to cover exceptional capital projects, as well as protection against any sudden and unforeseen emergency which might impact significantly on income. The accounts are examined annually by a local firm of Accountants, The Barker Partnership of Ripon, and they are satisfied that our finances are competently managed and that they are in a sound financial position.

The annual accounts are following this report.

**The Property**

We have had a major problem this year with a leak from shower and kitchen waste entering the floor void beneath the ground floor. It caused a significant smell and was both difficult to locate and equally difficult to resolve. During the year two rooms have had significant upgrades to their shower rooms and kitchens. A further room awaits an upgrade before we will be able to welcome a new resident. The garden which has been well maintained this year has been a welcome relief to residents in the warmer months of lockdown.

**ABBEEFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2020**

**Abbeyfield Ripon Annual Report 2020/2021**

**Advertising**

We have advertised in "On your Doorstep" a monthly publication distributed free in the local area, our brochure is current and can be found in doctors' and dentists' surgeries locally. Our own website [www.abbeyfieldripon.co.uk](http://www.abbeyfieldripon.co.uk) is updated regularly and applicants and their families are encouraged to look at it to learn about the benefits of living in supported housing. Information about our home can also be accessed on the national website [www.abbeyfield.com](http://www.abbeyfield.com). There have been limited opportunities to admit new residents again due to the pandemic. Our Facebook page drew interest from Abbeyfield nationally with the Christmas decorations that the residents and Helen had made being pictured.

**Residents**

Three residents have had to move on this year due to their needs for extra care and have settled satisfactorily in their new surroundings. We have been able to admit two new residents in a break in the lockdowns but still have three voids as I write this report. Socially the year has been difficult but members of the Executive have phoned residents to talk to them and written letters on a rota basis as a means of support. Helen has organised various quizzes on a large screen in the dining room after lunch such as – Name that Bird, Great Yorkshire Quiz, Name that Flower and a Beetle drive too. Residents were able to watch a live streaming of "A Christmas Carol" from the Old Vic. And relatives were able to make visits by appointment in the garden when Government guidelines permitted. Helen was able to involve residents in making two Christmas trees from hand traces and paper chains for decorations. There was carol singing by the Bleikers (local opera singers) and friends who were joined by some of the Exec and residents in the car park to comply with Covid regulations.

Residents have been able to enjoy meals together throughout these trying times. Thankfully there have been few visits to hospital, (non-Covid related), and only the need for relatively short periods of individual precautionary isolation. We are very grateful to residents, their families, staff, volunteers and trustees for the care taken to keep everyone as safe as possible.

**Staff**

We said goodbye to Lynn in November as she was moving from the area but we have been lucky to recruit Karen who is settling well into her role. We are in the happy position of having excellent staff both for administration and for the provision of meals. It is difficult to find the appropriate words of gratitude to all of them this year. They have been exemplary. They have coped with all the extras, such as wiping surfaces down three times daily, serving meals in rooms when residents have been self isolating and, all in all, doing everything in their power to keep our residents safe. And as usual have provided tasty meals for our lucky residents. Thank you all for being so wonderful! And, of course, a special thank you to Helen for her care and consideration for the health and well being of our residents as she goes the extra mile for everyone of them.

**Volunteers**

Sadly we have not been able to have volunteers into the building this year once again due to Covid, however it was lovely to see our former Grammar school volunteer join us for carol singing in December.

**ABBEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2020**

**Abbeyfield Ripon Annual Report 2020/2021**

**Executive**

Since February all Executive meetings have been held remotely on Zoom which has been a new experience for many of us. Brenda Hanson and Jacqui Byrom stepped down in March after many years service –Jacqui 10 years and Brenda 12 years -10 of those as Chair. Due to Covid both agreed to stay on however Jacqui has now stepped down. Thank you both for years of service dedicated to Abbeyfield Ripon. My personal thanks is due particularly to Brenda for staying on and guiding a new Chair through these difficult times.

**Trustees**

These are detailed on page 2.

We have appointed Task groups to hopefully streamline Exec meetings

<b>Task Group</b>	<b>Members</b>	<b>Coordinated by</b>
<b>Health &amp; Safety, Fire, housing and Garden</b>	David, Peter, Robert (Helen)	David
<b>Residents, Admissions &amp; Advertising</b>	Ian, Brenda, Jan, Kathryn, Yvonne Helen.	Kathryn
<b>Finance-Rent review, Salaries, Financial planning</b>	Dennis, David, Robert (Helen)	Dennis
<b>Staffing, Appraisals, Recruitment</b>	Yvonne, Peter, Helen( Robert)	Peter & Yvonne
<b>Covid Prevention planning Policies</b>	Ian, Kathryn, Jan, Robert, Helen Each task group to consider policies relevant to them but David to overview them for consistency and continuity.	Ian

**Legal Statement**

There have been no serious incidents to report in the year 2020 /2021

**Conclusion**

This year has been an exceptionally difficult one with Covid dominating all our lives. It has caused considerable anxiety for all, not least our housekeepers and administrator. Changes in regulations have been well communicated to our residents, some of whom have found it difficult to comply with and understand. Throughout it all our staff have shown great patience and understanding with the welfare of our residents at the forefront of all they do. The trustees are extremely grateful to our Administrator and Housekeepers for everything they do.

**The annual report was presented and approved at the executive meeting of the 24<sup>th</sup> March 2021**



**Signed** Robert Ankorn

**Chair**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)**

**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2020**

**REPORT OF THE EXECUTIVE COMMITTEE**

The Executive Committee submits its forty eighth report and the accounts for the year ended 30 September 2020.

**1. EXECUTIVE COMMITTEE AND APPOINTMENT**

The members of the Executive Committee who served during the year were:

Mr R J Ankcorn	- Chairman
Mr D Bates	- Treasurer
Mrs B M Hanson	
Mrs J Byrom	(resigned 30 September 2020)
Dr I P Dimery	
Ms E Thomson	(resigned 19 February 2020)
Mrs K Bailey	
Mr DA Williams	
Mr P Leivers	(appointed 6 February 2020)
Mrs Y Leivers	(appointed 6 February 2020)
Mrs J Newman	(appointed 19 February 2020)

The members are appointed according to experience and expertise and remain in office until they are replaced.

**2. STATUS & GOVERNANCE**

The Society is registered as a Company Limited by Guarantee under the Companies Act 2006, it is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act 1974 (Registration Number H0229). The Society is governed by its Memorandum and Articles of Association.

**3. OBJECTIVES AND ACTIVITIES**

The principal activity of the Society is to enhance the quality of life for older people by providing residential care and support within a caring, open, honest and respectful community, 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 Act 1974. When reviewing the charity's objectives and activities and future plans we have referred to the guidance contained in the Charity Commission's general guidance on public benefit.

**4. ACHIEVEMENTS AND PERFORMANCE**

The results of the year are as set out in the Income and Expenditure account on page 12. It is especially pleasing to note that Abbeyfield House is at 90% occupancy subject to substantial improvements being made to the House facilities. Trustees continue to be pleased with the very positive feedback from residents, both formally through the regular residents' meetings, and informally in conversation. Trustees assess the quality of Abbeyfield House against the national Abbeyfield Core Standard which is a mark of

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externally assessed high quality provision and which the Society achieved in 2015. Without being in any way complacent, Trustees consider that the state of affairs of the Society is very satisfactory.

**5. VALUE FOR MONEY**

Through the Trustee structure of the Society, it is able to maintain its fees at a level below that of other providers offering similar levels of care/service in its geographical locality. The Committee is therefore very content that its service users are being offered value for money. The Society's principal funding source is fees paid by our service users.

In response to the Regulator of Social Housing Technical note of April 2018 the society now reports on the Value for Money metrics. There are 7 metrics covered by this technical note. The figures in brackets at the end of each metric represent those of The Abbeyfield Society (TAS) – Housing Association Number H1046.

**Metric 1 – Reinvestment %**

This metric looks at the investment in properties (existing stock as well as new supply) as a percentage of the value of total properties held.

The Society has not provided any new supply in year and hence this percentage effectively reflects the capitalised maintenance spend as a proportion of book cost.

The Society metric for reinvestment is 4.5% (TAS 6.3%).

**Metric 2 – New supply delivered %**

No new supply has been delivered in the year of either social housing or non-social housing (TAS 0%)

**Metric 3 – Gearing %**

Abbeyfield House is owned outright therefore the gearing is 0% (TAS 13.4%).

**Metric 4 – Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %**

The Society has not paid any interest so the metric is 0% (TAS -2,511%).

**Metric 5 – Headline social housing cost per unit**

Care accommodation cost per unit is £11,997 (TAS £32,621).

**Metric 6 – Operating Margin %**

The operating margin for the society as a whole is 6.3% (TAS 13.9%).

**Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating deficit to total assets less current liabilities which gives a figure of 1.2% (TAS 4.7%).

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**6. FIXED ASSETS**

Note 7 summarises the changes to the amounts of cost and depreciation on the Property. The Committee is of the opinion that there is no significant difference between the book cost and the market value for the existing use of the property.

**7. FINANCIAL REVIEW**

During the year the charity made a deficit of £13,531 compared to a deficit £1,761 in the previous year. The funds at the year end are £527,621 (2019 £541,152).

**8. RESERVES**

The reinvestment and cyclical and major repair reserves are designated and shown as such on the Balance Sheet.

All other funds held by the Society at the Balance Sheet date are available for furtherance of the Society's aims and are therefore considered by the Committee to be unrestricted.

**9. FUTURE DEVELOPMENTS AND RISK REVIEW**

Trustees continue to consider the possibility of acquiring additional or replacement premises both to increase the amount of accommodation the Society can provide and also to continue to improve the quality of accommodation. In the meantime Trustees have completed several major improvements to the existing premises funded from reserves.

Funds not needed for immediate use have been invested for capital growth following advice from reputable financial advisors and income from funds held on deposit are used to contribute towards annual operating costs of the Society. Risks to the financial assets and well-being of the Society are minimised by spreading funds between different financial institutions as well as holding a minimum of 6 months' operating costs in reserve in case of a sudden reduction in occupancy.

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**REPORT OF THE EXECUTIVE COMMITTEE**

**10. EXECUTIVE COMMITTEE RESPONSIBILITIES**

The Executive Committee (who are also directors of the charity for the purpose of company law) are responsible for preparing the Executive Committees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Executive Committee are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time, the financial position of the Society and to enable them to ensure that the financial statements comply with the Companies Act 2006, the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlord 2008, Housing & Regeneration Act 2008 and Accounts Direction 2015. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the Executive Committee



Mr RJ Ankcorn

Dated: 24<sup>th</sup> March 2021

**INDEPENDENT EXAMINER'S REPORT TO THE MEMBERS OF  
ABBEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
(A COMPANY LIMITED BY GUARANTEE)  
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

I report on the accounts of the Abbeyfield (Ripon & District) Society Ltd for the year ended 30 September 2020, which are set out on pages 11 to 18.

**Respective responsibilities of trustees and examiner**

The charity's trustees (who are also directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by The Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by The Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with section 386 of the Companies Act 2006 and;
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of section 396 of the Companies Act 2006, the methods and principals of the Statement of Recommended Practice Accounting and Reporting by Charities and the Housing & Regeneration Act 2008 and Accounts Direction 2015.
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

S. Kay  
Mr S Kay FCCA  
The Barker Partnership  
Chartered Accountants  
44 Kirkgate  
Ripon  
North Yorkshire  
HG4 1PB

Date: 24<sup>th</sup> March 2021

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
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**INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 30 SEPTEMBER 2020**

	NOTES	2020 £	2019 £
<b>TURNOVER</b>	3	103,549	113,667
<b>LESS</b>			
Operating Costs	4	(119,967)	(118,206)
<b>OPERATING SURPLUS/(DEFICIT)</b>		<u>(16,418)</u>	<u>(4,539)</u>
Interest receivable and other income	6	2,887	2,778
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<u>(13,531)</u>	<u>(1,761)</u>
Transfer from Designated Accounts		-	-
<b>DEFICIT FOR THE YEAR</b>		<u>(13,531)</u>	<u>(1,761)</u>
<b>INCOME AND EXPENDITURE ACCOUNT BROUGHT FORWARD</b>		<u>197,717</u>	<u>199,478</u>
<b>INCOME AND EXPENDITURE ACCOUNT CARRIED FORWARD</b>		<u><u>184,186</u></u>	<u><u>197,717</u></u>

**CONTINUING OPERATIONS**

None of the Society's activities were acquired or discontinued during the current and previous years.

**TOTAL RECOGNISED GAINS AND LOSSES**

The Society has no recognised gains or losses other than the surplus for the current and previous years.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
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**BALANCE SHEET**

**AT 30 SEPTEMBER 2020**

	NOTES	2020 £	2019 £
<b>TANGIBLE FIXED ASSETS</b>			
Housing, Land and Buildings	7	165,688	152,230
Furnishings and Equipment	7	6,174	7,718
Investments	8	334,568	354,568
		506,430	514,516
<b>CURRENT ASSETS</b>			
Cash at Bank and in Hand	9	27,640	30,974
		27,640	30,974
<b>CREDITORS</b>			
<b>AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	10	6,449	4,338
<b>NET CURRENT ASSETS</b>		21,191	26,636
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		527,621	541,152
<b>UNRESTRICTED FUNDS</b>			
Designated Reserves	11	343,435	343,435
Income and Expenditure Account		184,186	197,717
		527,621	541,152

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
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**Balance sheet (continued)**

**Directors' statements required by Section 475(2) and (3)  
for the year ended 30 September 2020**

For the year ended 30 September 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of the accounts.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These accounts were approved by the directors on 24<sup>th</sup> March 2021, and are signed on their behalf by :



**Mr RJ Ankcorn  
Chairman**

**Registration number 01067487**

**ABBNEYFIELD (RIPON & DISTRICT) SOCIETY LIMITED (THE)  
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**ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2020**

**NOTES TO THE ACCOUNTS**

**1 STATUS OF THE SOCIETY**

The Society is a private company limited by guarantee, registered in England and Wales. It is also registered as a Charity (Registration Number 501960) and is registered under the Housing Act (Registration Number H0229) and is wholly engaged in Housing Activities as defined in that Act. The address of the registered office is Abbeyfield House, Church Lane, Ripon, HG4 2ES.

**2 ACCOUNTING POLICIES**

**2.1 General**

The Principal Accounting Policies of the Society are set out in the following subparagraphs.

**2.2 Accounting Basis**

The financial statements are prepared under the historical cost convention, and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), The Housing SORP 2014, Companies Act 2006 and the Charities Act 2011.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**2.3 Income**

Income represents rental income receivable net of rent losses from voids and service charges receivable.

**2.4 Finance**

The Accounts have been prepared on the basis that the Property referred to in Note 7 to the Accounts, has been financed by grant aid and also the Society's own resources.

**2.5 Depreciation**

Furnishings and Equipment are depreciated at 20% per annum on a reducing balance basis in order to write off the assets over their estimated useful life.

Housing, Land and Buildings are depreciated over 50 years on a straight line basis. Freehold Land is not depreciated.

**2.6 Investments**

Fixed asset investments are stated at cost.

**2.7 Social Housing Grant (SHG) and Other Grants**

Where SHG is received as a contribution towards the capital costs of a scheme and the properties are included at historical cost, the total grant receivable is deducted from the cost of housing properties.

**2.8 Corporation Tax and Value Added Tax**

The Society is exempt from Corporation Tax and VAT due to its charitable status.

**2.9 Cash Flow Statement**

Exemption has been taken from preparing a cash flow statement on the grounds that the Society qualifies as a small company.

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
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**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2020**

**2.10 Designated Reserves**

Designated reserves are part of unrestricted reserves which have been earmarked by the Executive Committee for a particular purpose. Such designations may be reversed by future Executive Committee decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

	2020	2019
	£	£

**3 TURNOVER**

Residential Charges Receivable	103,549	113,667
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The turnover and surplus are attributable to the one principal activity of the society.

**4 OPERATING COSTS**

Staff Costs (note 5)	59,320	55,201
HBC Response Services	3,744	3,744
Food, Household and Cleaning	17,489	19,873
Repairs and Maintenance	8,883	8,901
Rates and Water	6,782	5,185
Light and Heat	6,276	5,799
Insurance	1,998	1,763
Miscellaneous Expenditure	2,985	3,414
Depreciation:		
- Building	2,942	3,614
- Furnishings and Equipment	1,544	1,929
Telephone	665	917
Affiliation Fee	2,865	2,805
Accounting and Payroll Services	640	618
Independent Examination	1,920	1,980
Advertising	1,482	2,033
Stationery	327	324
Bank Charges	105	106
	119,967	118,206

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
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**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2020**

	2020 £	2019 £
<b>5 STAFF COSTS</b>		
Salaries and Wages	55,763	52,143
Social Security Costs	2,740	2,429
Pension	817	629
	59,320	55,201

No director received any remuneration or expenses in the year.

The average weekly number of employees during the year was as follows:

	Number	Number
Hostel Staff	5	5

**6 INTEREST RECEIVABLE AND OTHER INCOME**

HSBC Bank plc	12	79
Investment Income	135	270
HMRC Employers allowance	2,740	2,429
	2,887	2,778

**ABBNEYFIELD (RIPON AND DISTRICT) SOCIETY LIMITED (THE)  
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**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2020**

**7 TANGIBLE FIXED ASSETS**

COST OR VALUATION	HOUSING PROPERTIES FOR LETTING	FURNISHINGS AND EQUIPMENT	TOTAL
	£	£	£
At 1.10.2019	180,678	60,464	241,142
Additions	16,400	-	16,400
At 30.9.2020	<u>197,078</u>	<u>60,464</u>	<u>257,542</u>
<b>DEPRECIATION</b>			
At 1.10.2019	28,448	52,746	81,194
Charge for the Year	2,942	1,544	4,486
At 30.9.2020	<u>31,390</u>	<u>54,290</u>	<u>85,680</u>
<b>NET BOOK VALUES</b>			
At 30.9.2020	<u>165,688</u>	<u>6,174</u>	<u>171,862</u>
At 30.9.2019	<u>152,230</u>	<u>7,718</u>	<u>159,948</u>

The cost of Housing Properties for Letting is shown net of Social Housing Grant received in the past of £41,204.  
Included in Housing Properties for Letting is £49,987 of land.

**8 INVESTMENTS**

COST	LISTED INVESTMENTS	CCLA INVESTMENT	ATKINSON WHITE ACCOUNT	TOTAL
	£	£	£	£
At 1.10.2019	4,568	50,000	300,000	354,568
Additions	-	-	-	-
Disposals	-	-	(20,000)	(20,000)
At 30.9.2020	<u>4,568</u>	<u>50,000</u>	<u>280,000</u>	<u>334,568</u>

The above listed investments represents Treasury Stock gifted at probate value to Abbeyfield (Ripon & District) Society Ltd by Miss E J Kendall on her death.  
The market value of the investments as at 30.09.20 was £417,198.

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**NOTES TO THE ACCOUNTS**

**YEAR ENDED 30 SEPTEMBER 2020**

		2020 £	2019 £
9	<b>CASH AT BANK AND IN HAND</b>		
	<b>Bank Accounts:</b>		
	HSBC Current Account	3,728	16,892
	HSBC Switching Funds Account	17,044	8,532
	<b>House Management Accounts:</b>		
	Wages Account	3,347	2,961
	Housekeeping Account	3,368	2,530
	<b>Cash:</b>		
	House Float	153	59
		27,640	30,974
10	<b>CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		
	Trade Creditors and Accruals	6,249	4,138
	Other Creditors	200	200
		6,449	4,338
11	<b>DESIGNATED RESERVES</b>		
	<b>Reinvestment Reserve</b>		
	Opening Balance	332,392	332,392
	Transfers	-	-
	Closing Balance	332,392	332,392
	<b>Cyclical and Major Repair Reserve</b>		
	Opening Balance	11,043	11,043
	Transfers	-	-
	Closing Balance	11,043	11,043
		343,435	343,435
12	<b>SHARE CAPITAL</b>		

The society, being limited by guarantee has no share capital. The number of members, each of whose liability is limited to £1 is 10 (2019 - 10).