

**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**(Company Number 900504)**

**(Registered Charity Number 252624)**

**(Housing Corporation Number H0357)**

**Financial Statements for the Year ended 30 September 2013**

THURSDAY



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**THE ABBEYFIELD HESWALL SOCIETY LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2013**

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**THE ABBEYFIELD HESWALL SOCIETY LIMITED**  
**OFFICERS, PROFESSIONAL ADVISERS AND REGISTERED OFFICE**

Director and Chairman	Mrs P M Cleary
Directors	Mrs G E Colvin Mr E Smethurst Mrs B Bell Mrs Cavanagh Mr J Burnett (appointed 30 4 2013) Mr A Carson (appointed 30 4 2013) Mr D Robinson (appointed 30 4 2013) Mrs K Beddow (appointed 26 7.2013)
Secretary	Mr P H R Crook
Deputy Secretary	Mrs P M Houghton
General Care Manager	Ms K Rigby
Company Number	900504
Housing Corporation Number	H0357
Registered Charity Number	252624
Registered Office	The Croft 94 Irby Road Heswall Wirral CH61 6XG
Statutory Auditor	Lonsdale & Marsh Orleans House Edmund Street Liverpool L3 9NG
Bankers	Lloyds TSB Bank plc 137 Telegraph Road Heswall Wirral CH60 0AN
Solicitors	Messrs Lees and Partners 90/92 Telegraph Road Heswall Wirral
Surveyors	Clive Watkin Partnership LLP 30 Pensby Road Heswall Wirral

# THE ABBEYFIELD HESWALL SOCIETY LIMITED

## Chairman's Report 2012 – 2013

### 1. Governing Instruments

The Society was incorporated on 10 March 1967 and is governed by its Memorandum and Articles of Association. The registered office is [from June 2005] The Croft, 94 Irby Road, Heswall, Wirral CH61 6XG

### 2. Objects and Performance

The Society provides housing for the elderly. In the year in question the Society provided thirty-four

Sheltered	Residential	
Allandale * 6	The Croft 10 Residential	Heathermount 17 Residential

Our occupation rate has been 79%. The occupation rate has been effected by the work at Allandale which reduced the number of residents accommodated there.

#### Allandale \*

Allandale was fully refurbished in a programme completed in December 2005.

\*Throughout the financial year Allandale was sheltered. Demand for sheltered accommodation continued to fall and at one point just two residents occupied the house. To preserve the property the decision was taken to convert use to registered residential care. The necessary building and planning consents were obtained. Building and fitting out was completed and CQC [Care Quality Commission] registration gained. The house was formally opened in October 2013 and at the date of composition – February 2014 – has only one vacancy. There are two remaining sheltered residents. Early signs are that the decision to convert was the correct one.

#### The Croft

Two new rooms were formed from the old office and a disused bathroom in 2012. It is planned to provide all rooms with en-suite facilities on a progressive programme to ease budgetary constraints.

#### Heathermount

Heathermount had a partial refurbishment completed in 2011. Exterior painting is planned in the new financial year.

#### Awards

The Society is proud to have achieved the national body's Gold Star Standard in 2012 and to have passed its inspection for continued receipt of Supporting People funding. Both are highly significant achievements and much credit is due to our committed staff.

### 3. Regulatory and other Bodies

**The Abbeyfield Society.** There has been a growing concern within this Society that the annual subscription for membership does not represent good value for money. Moreover, the national Society is undergoing a fairly radical restructuring and there is a perceived increase in regional activity. This is directed towards urging mergers and amalgamations. This Society is assessing whether continued membership is worthwhile.

**The Care Quality Commission ['CQC']** has increased the incidence of its inspections. Results have continued to be reassuring with exceptionally high marks being awarded.

Over the last nine years **Supporting People** has been an element in the funding of our residents in sheltered houses – largely through 'owning' Housing Benefits. During the year the Supporting People Manager contended that on conversion of Allandale to registered residential care, the remaining sheltered residents would no longer qualify. Housing Benefits adopted the same stance – causing great concern to the residents and their families. The Society mounted a robust attack upon both authorities and prevailed. Continued entitlement to both sources of funding was preserved.

## THE ABBEYFIELD HESWALL SOCIETY LIMITED

### Chairman's Report 2012 – 2013

#### **The Charity Commission and Companies Register**

The Society continues its registrations with both bodies and submits its accounts and replies to their requests for annual information promptly

**The Tenants Services Authority** has been wound up and their successor is the **Homes And Communities Agency** which is now our general housing regulator. It is a moot point whether the registered houses need to continue to be under their auspices but there are advantages still to be gleaned from being a registered social landlord [RSL]

We have continued to be active in consort with other bodies. Our membership of the **Learning Skills Partnership** is financially beneficial. We are also members of the **Strategic Housing Partnership** and are thus peripherally involved in the planning activity affecting the Housing sector

#### **Peninsula Advice Service**

Whilst Peninsula have enabled the Society to avoid serious trouble in employment disputes there is a growing concern that the processes advised are geared more towards preservation of the insurance indemnity than the swift resolution of issues. The Society is therefore examining alternatives and has entered into a trial period with Ortolan Legal Limited

For the last three years this report has contained the following statement "The Society has continued its careful approach to reserves in that they largely comprise funds derived from sale of land. The view is that they should be preserved and disbursed to improve the Society's housing stock". The comment remains valid. Whilst the Accounts will demonstrate the situation more clearly I am pleased to report a modest improvement in the Society's overall financial position

#### **4 Risks**

The Society has continued to review its assessment of risks. For completeness, risks have been classified as including Governance and Management, Operational Risk, Financial Risk, Environmental/External Factors, Compliance Risk [Law and Regulation]. All classifications have been, and continue to be addressed. Significant activity has been undertaken towards the elimination, or at least, diminution of threats to the Society. The greatest risk has been and continues to be financial and this continues to demand major consideration. The General Care Manager appointment has proved most beneficial in restoring/improving profitability and identifying and adopting best practice

The gravest risk to profitability arose from the decline in demand for sheltered accommodation at Allandale. The decision to convert has been dealt with at 2 above and results thus far are promising

#### **5. Investment**

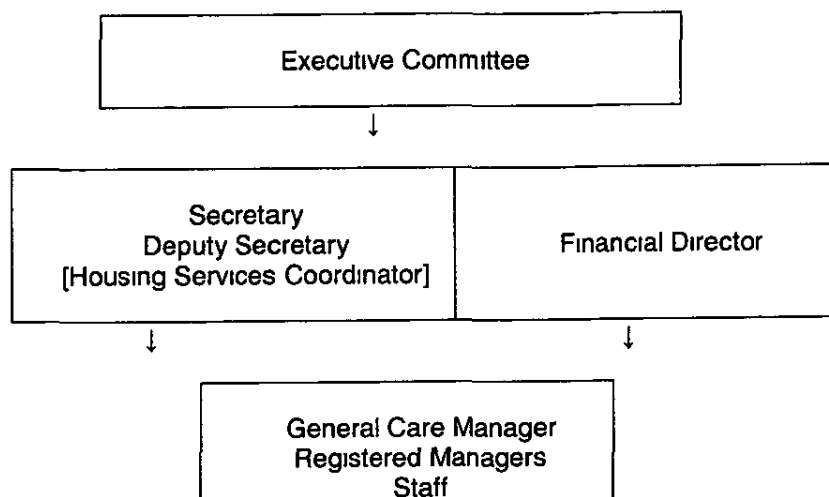
The Society has chosen to continue to minimise its financial risks by pursuing a prudent and conservative investment policy. Factors influencing the Society include the continuing uncertainty of financial markets and the need to have ready access to funds should the need to deploy them in pursuing initiatives arise. For these reasons funds are held in the bank and building societies. The Executive Committee continues to deal with risk assessment, policy, planning and strategy

## THE ABBEYFIELD HESWALL SOCIETY LIMITED

### Chairman's Report 2012 – 2013

#### 6. Organisation

The organisational structure is as follows



#### 7. Executive Committee

Members of the Executive Committee are appointed under the Society's Articles of Association [49 – 56] and one third retires each year but is eligible for reappointment. Additional members may also be appointed. Moreover the Executive Committee may appoint at any time replacement or additional members who serve until the following Annual General Meeting and are eligible for re-election at that meeting

Currently the Executive Committee comprises

Mr A Carson Chairman Mr E Smethurst, Treasurer and Vice-Chairman Mrs P Cleary Vice-President
Mrs G Colvin, Chairman, Friends of Allandale Mrs E Bell – Internal Auditor Mr D Robinson – Maintenance Director Mrs L Cavanagh Mr J Burnett Mrs K Beddow
Retiring during this year with the option to continue were Mrs P Cleary and Mrs G Colvin Both were reappointed
Members elected this year Mr A Carson Mr J Burnett Mr D Robinson Members co-opted this year Mrs K Beddow

The Society President is Mr Peter Howell-Williams

Our Trustee Indemnity Insurance continues, funded by the National Society

## **THE ABBEYFIELD HESWALL SOCIETY LIMITED**

### **Chairman's Report 2012 – 2013**

#### **8. Professional Advisers**

We instruct Messrs Lees Solicitors LLP of Heswall and for survey and valuation purposes we continue to consult Clive Watkin – also of Heswall.

#### **9. Staff**

We are indeed fortunate to continue to attract high quality staff. We have invested significantly in training and continue to reap rewards.

We have subscribed to additional training events including Lifting and Handling, Food Hygiene, Administration of Medicines, End of Life, Abuse and Health and Safety.

We owe our staff a considerable debt for their commitment and diligence. Their achievements are now matters of record in the reports of the CQC and are reflected in our financial accounts. Moreover financial rewards continue to be realised for staff training and development. Attainments of the Gold Star Standard and Supporting People Accreditation are solid acknowledgements of the Society's operational quality.

#### **10. Volunteers**

We owe an equal debt to our volunteers – at Executive Committee and House level.

We like to think we also have happy and well-cared for residents, which ultimately is all that matters.

#### **11. Website**

Our website is at  
<http://abbeyfieldheswall.co.uk/>

#### **12. Statement of Committee's responsibilities**

The Committee is responsible for preparing the financial statements in accordance with applicable law and regulations.

Company law requires the Committee to prepare financial statements for each financial year. Under that law the Committee has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Committee must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Society as the end of that year and of the surplus or deficit of the Society for that period. In preparing those accounts the Committee is required to

- select suitable accounting policies and apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement, and,
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Society will continue in operation.

The Committee is responsible for keeping adequate records that are sufficient to show and explain the Society's transactions and 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 relevant legislation. The Committee is also responsible for safeguarding the assets of the Society and taking reasonable steps for the prevention of fraud and other irregularities.

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

THE ABBEYFIELD HESWALL SOCIETY LIMITED

Chairman's Report 2012 – 2013

**13. Auditors**

A resolution for the re-appointment of Lonsdale and Marsh as auditors of the Society will be proposed at the Annual General Meeting



Mr A Carson  
Chairman

March 2014  
Heswall



## **THE ABBEYFIELD HESWALL SOCIETY LIMITED**

### **Independent Auditors' Report to the Members of the Abbeyfield Heswall Society Limited**

We have audited the financial statements of The Abbeyfield Heswall Society Limited for the year ended 30 September 2013 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

#### **Respective responsibilities of the Committee of Management and Auditor**

As explained more fully in the Committee of Management's Responsibilities Statement, on page 5, the Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

#### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the Committee, and the overall presentation of the financial statements. In addition, we read all the financial information and non-financial information in the Report of the Committee to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

#### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the Society's affairs as at 30 September 2013 and of its income and expenditure for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Opinion on matter prescribed by the Companies Act 2006**

In our opinion the information given in the Committee's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches visited by us, or
- The financial statements are not in agreement with the accounting records and returns, or
- Certain disclosures of directors' remuneration specified by law are not made, or
- We have not received all the information and explanations we require for our audit.

**Elaine McElroy (Senior Statutory Auditor)**  
for and on behalf of Lonsdale & Marsh  
Chartered Accountants  
Statutory Auditor

**5 March 2014**  
**Liverpool**

**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**Income and Expenditure Account for the Year ended 30 September 2013**

	Note	2013 £	2012 £
<b>Turnover</b>		698,996	696,405
Operating costs		<u>(700,215)</u>	<u>(681,898)</u>
<b>Operating surplus</b>		(1,219)	14,507
Interest receivable and similar income	5	2,056	3,297
Other Income	5	<u>1,936</u>	<u>330</u>
<b>Surplus on ordinary activities before taxation</b>	6	2,773	18,134
Tax on surplus on ordinary activities	7	-	-
<b>Surplus for the year</b>		<u><u>2,773</u></u>	<u><u>18,134</u></u>

The Society's only activity is the provision of accommodation for the elderly

# THE ABBEYFIELD HESWALL SOCIETY LIMITED




## Balance Sheet as at 30 September 2013

	Note	2013 £	2012 £
<b>Tangible fixed assets</b>			
Housing properties			
Cost or valuation less depreciation	8	1,358,079	1,284,453
Other tangible fixed assets	9	5,533	8,267
		<u>1,363,612</u>	<u>1,292,720</u>
<b>Current assets</b>			
Debtors	10	5,427	3,573
Cash at bank and in hand		<u>221,874</u>	<u>282,242</u>
		227,301	285,815
<b>Creditors due within one year</b>	11	<u>42,676</u>	<u>33,071</u>
<b>Net current assets</b>		<u>184,625</u>	<u>252,744</u>
<b>Total assets less current liabilities</b>		<u><u>1,548,237</u></u>	<u><u>1,545,464</u></u>
<b>Represented by:</b>			
<b>Capital and reserves</b>			
Revenue reserve	12	1,029,490	1,026,717
Revaluation reserve	12	<u>518,747</u>	<u>518,747</u>
		<u><u>1,548,237</u></u>	<u><u>1,545,464</u></u>

The directors acknowledge their responsibility for ensuring that the Society keeps accounting records which comply with Section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the Society as at the end of the financial year and of its surplus or deficit for the financial year in accordance with the requirements of Section 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the Society

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Directors on 5 March 2014 and signed on its behalf by -

 Director  
 Director  
 Director

# **THE ABBEYFIELD HESWALL SOCIETY LIMITED**

## **Notes to the Accounts for the Year ended 30 September 2013**

### **1 Status of Society**

The Society is a Company Limited by Guarantee not having a Share Capital, having been incorporated in 1967 under the Companies Act. The Company is also registered as a charity which therefore gives the Society the status of an exempt charity. The Society is registered under the Housing Act 1996 and is wholly engaged in housing activities as defined in that Act.

### **2 Accounting policies**

#### **2.1 Accounting basis**

The Accounts are prepared in accordance with the applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated) and the Financial Reporting Standard for Smaller Entities (effective April 2008).

#### **2.2 Finance**

The Accounts have been prepared on the basis that the capital expenditure referred to in note 2.5 will be grant-aided, funded by loans or, where appropriate, financed from the Society's own or other charitable resources.

#### **2.3 Social Housing Grants (SHG)**

Social Housing Grants received from the Home and Communities Agency (previously the Tenants Services Authority) are shown in the Balance Sheet as a deduction from the cost of Land and Buildings, SHG assisted schemes.

Provision has been made for repayment of SHG where the property is expected to be sold in the foreseeable future.

#### **2.4 Fixed assets, housing, land and buildings - SHG Assisted Schemes**

2.4.1 Cost includes, irrespective of the source of finance, cost of acquisition, development expenditure, interest on mortgage and other loan financing up to the appropriate relevant date and amounts equal to SHG acquisition and development allowances receivable. If a property has been the subject of a gift to the Society then no value is placed on that property for the purposes of these Accounts.

2.4.2 Costs are either termed "qualifying costs" for approved SHG schemes and are considered for mortgage loans by the relevant lending authorities, or are met out of the Society's own reserves, including charitable funding provided to the Society for that purpose.

2.4.3 All invoices and architect's certificates relating to capital expenditure are included in the accounts at the gross value provided that the expenditure incurred on the architect's certificates was completed by the end of the accounting year.

**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**Notes to the Accounts for the Year ended 30 September 2013  
(continued)**

**2 Accounting policies (continued)**

**2 5 Fixed assets, housing, land and buildings - Other Schemes**

Cost includes acquisition and development expenditure and interest on loan financing up to the date of completion of the project. If the property was originally the subject of a gift to the Society then no cost has been attributed thereto.

**2 6 Fixtures, fittings and equipment**

Assets are included in the Balance Sheet at cost.

**2 7 Depreciation**

**2 7 1 Housing, land and buildings**

The Statement of Recommended Practice Accounting for Charities (SORP) issued in March 2005 recommends that associations should provide for depreciation on their housing properties in accordance with Financial Reporting Standard 15. The Committee have reviewed the policy on depreciation. It is considered that it is the Association's policy and practice to maintain properties to a high standard through a continuing programme of refurbishment and maintenance. Consequently the lives of the properties and their residual values are such that any depreciation charge would be immaterial.

**2 7 2** Fixtures, fittings and equipment are depreciated at a rate of 15% on cost.

**2 7 3** A full year's depreciation is charged on fixed assets in the year of purchase but no charge is made in the year of disposal.

**2 8 Monetary donations**

Monetary donations to the Society are credited in the accounts on a receipts basis.

**2 9 Government grants**

Government grants received are treated as deferred credits and credited to the profit and loss account over the estimated useful life of the relevant fixed asset.

**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**Notes to the Accounts for the Year ended 30 September 2013  
(continued)**

**3 Employees**

The average number of employees, calculated on a full time equivalent basis, analysed by function was

	<b>2013</b>	<b>2012</b>
	<b>Number</b>	<b>Number</b>
Office staff	2	2
Care staff	<u>38</u>	<u>37</u>
	<u>40</u>	<u>39</u>
<b>Employee costs:</b>	<b>£</b>	<b>£</b>
Salaries and wages	451,621	429,517
National insurance	<u>25,196</u>	<u>24,351</u>
	<u>476,817</u>	<u>453,868</u>

**4 Payments to directors, officers etc**

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Fees, remuneration or expenses payable to members of the Society who were neither members of the committee of management, nor employees of the Society	<u>NIL</u>	<u>NIL</u>
Fees, remuneration or expenses payable to members of the committee of management of the Society who were neither officers nor members of the Society	<u>NIL</u>	<u>NIL</u>
Fees, remuneration or expenses paid to officers of the Society who were not employees	<u>20,048</u>	<u>19,739</u>
Payments or gifts made, or benefits granted, to the persons referred to in the Housing Act 1996	<u>NIL</u>	<u>NIL</u>

**5 Interest receivable and similar income**

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Building Society interest received gross	<u>2,056</u>	<u>3,297</u>
<b>Other Income</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Donations	<u>1,936</u>	<u>330</u>

**6 Surplus/(deficit) on ordinary activities before taxation is stated after charging:**

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Depreciation		
Tangible fixed assets	<u>9,237</u>	<u>23,698</u>
Auditors' remuneration		
In their capacity as auditors	<u>4,800</u>	<u>4,440</u>

**7 Taxation**

The Society has charitable status and is therefore exempt from corporation tax on the income it has received. The Society is not registered for VAT. Accordingly no VAT is charged to residents, and expenditure in the Income and expenditure account includes the relevant VAT.

**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**Notes to the Accounts for the Year ended 30 September 2013  
(continued)**

<b>8 Housing properties</b>	<b>Social Housing Grant Assisted Schemes</b>	<b>Other Schemes</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 October 2012	1,304,286	335,859	1,640,145
Additions	61,074	12,552	73,626
Disposals	-	-	-
Revaluation during year	-	-	-
At 30 September 2013	<u>1,365,360</u>	<u>348,411</u>	<u>1,713,771</u>
<b>Social Housing Grants</b>			
At 1 October 2012 and 30 September 2013	<u>355,692</u>	<u>-</u>	<u>355,692</u>
<b>Net Book Value</b>			
At 30 September 2013	<u>1,009,668</u>	<u>348,411</u>	<u>1,358,079</u>
At 30 September 2012	<u>948,594</u>	<u>335,859</u>	<u>1,284,453</u>
<b>Net Book Value</b>			
		<b>2013</b>	<b>2012</b>
		<b>£</b>	<b>£</b>
Housing properties		1,640,145	1,640,145
Grants		<u>(355,692)</u>	<u>(355,692)</u>
		<u>1,284,453</u>	<u>1,284,453</u>
<b>Housing properties comprise:</b>			
Freehold		<u>1,284,453</u>	<u>1,284,453</u>

**Revaluation**

If the freehold land and buildings had not been included at revalued amounts they would have been carried in the balance sheet at £1,195,028 (2012 £1,121,402)

The revaluation of the freehold properties was undertaken by Mr M Pembridge F R I C S of Clive Watkin Partnership Survey & Valuation LLP during January 2005. The Directors consider that due to the present economic climate the value of the properties is not materially different from the value included in these accounts.

**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**Notes to the Accounts for the Year ended 30 September 2013  
(continued)**

**9 Other tangible fixed assets**  
**Fixtures, fittings and equipment**

	<b>£</b>
<b>Cost</b>	
1 October 2012	157,987
Additions	6,503
Disposals	-
30 September 2013	<u>164,490</u>
<b>Depreciation</b>	
1 October 2012	149,720
Charge for year	9,237
Re disposals	-
30 September 2013	<u>158,957</u>
<b>Net Book Value</b>	
30 September 2013	<u>5,533</u>
30 September 2012	<u>8,267</u>

<b>10 Debtors</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Residential fees outstanding	3,068	-
Prepayments	<u>2,359</u>	<u>3,573</u>
	<u>5,427</u>	<u>3,573</u>

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
<b>11 Creditors - amounts falling due within one year</b>		
PAYE	5,679	7,037
Residential fees overpaid by residents	14,872	11,117
Trade creditors	7,407	1,221
House activity funds	4,074	1,026
Accruals	8,714	8,745
Deferred income - grants	<u>1,930</u>	<u>3,925</u>
	<u>42,676</u>	<u>33,071</u>

**12 Reserves**

	<b>Income and Expenditure Account</b>	<b>Revaluation Reserve</b>
	<b>£</b>	<b>£</b>
Balance at 1 October 2012	1,026,717	518,747
Surplus for the year	<u>2,773</u>	-
At 30 September 2013	<u>1,029,490</u>	<u>518,747</u>



**THE ABBEYFIELD HESWALL SOCIETY LIMITED**

**Notes to the Accounts for the Year ended 30 September 2013  
(continued)**

**13 Contingent liabilities**

There were no contingent liabilities at 30 September 2013 (2012 £Nil)

**14 Housing stock**

	<b>Units under Development</b>		<b>Units in Management</b>	
	<b>2013</b>	<b>2012</b>	<b>2013</b>	<b>2012</b>
Housing accommodation	<u>Nil</u>	<u>Nil</u>	<u>33</u>	<u>33</u>

**15 Guarantees and other financial commitments**

At 30 September 2013 the Society was committed to making the following payments under non-cancellable operating leases in the year to 30 September 2014

	<b>2013 £</b>	<b>2012 £</b>
Operating leases which expire		
Within one year	-	-
Between two and five years	5,331	-
In over 5 years	-	-
	<u>5,331</u>	<u>-</u>

## THE ABBEYFIELD HESWALL SOCIETY LIMITED

## Income and expenditure account for the year ended 30 September 2013

	2013		2012	
	£	£	£	£
<b>Income</b>				
Residential charges with full occupancy		766,158		727,186
Losses arising from vacancies and absences		(79,222)		(49,619)
Residential charges receivable in year		686,936		677,567
Respite income received		12,060		18,838
		<u>698,996</u>		<u>696,405</u>
<b>Expenditure</b>				
<b>Direct costs</b>				
Employee costs	440,318		427,501	
Training	5,831		7,846	
Food and other household costs	59,297		61,346	
Heating and lighting	<u>36,654</u>	<u>542,100</u>	<u>29,705</u>	<u>526,398</u>
		156,896		170,007
<b>General overheads</b>				
Affiliation fee 2013	8,867		-	
Affiliation fee 2012	-		6,769	
Insurances	4,960		4,298	
Auditor's remuneration	4,800		4,440	
Other accountancy work	720		-	
Office salaries	29,072		28,628	
General care manager (from August 2013)	5,038		-	
Employers NIC	2,389		1,961	
Professional fees	20,048		19,739	
Printing, posting and stationery	907		1,374	
Advertising	1,024		740	
Repairs and maintenance	35,839		32,516	
Leasing of equipment	5,530		-	
Garden maintenance	2,418		4,094	
Council tax and water rates	12,586		11,808	
Telephone	2,497		2,391	
Depreciation fixtures, fittings and equipment	9,237		23,698	
Transfer re government grant	(1,996)		(1,995)	
Subscriptions	1,986		2,299	
General expenses	529		405	
Bank charges	516		1,149	
Health & safety consultancy	6,000		6,000	
Peninsular	2,479		2,480	
Payroll preparation	1,437		1,434	
Internet & computer consumables	<u>1,232</u>	<u>158,115</u>	<u>1,272</u>	<u>155,500</u>
<b>Operating (deficit)/suplus for the year</b>		(1,219)		14,507
<b>Other income</b>				
Donations	1,936		330	
Bank Interest	2,056		3,297	
		<u>3,992</u>		<u>3,627</u>
<b>Surplus for the year</b>		<u><u>2,773</u></u>		<u><u>18,134</u></u>

This does not form part of the Financial Statements