

REGISTERED COMPANY NUMBER: 00714675 (England and Wales)
REGISTERED CHARITY NUMBER: 247440

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH SEPTEMBER 2020
FOR
THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE AND NOT
HAVING A SHARE CAPITAL)**

Halsey & Co (Accountants) Ltd.
Chartered Certified Accountants
Registered Auditors
2 Villiers Court
40 Upper Mulgrave Road
Cheam
Surrey
SM2 7AJ

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
(A COMPANY LIMITED BY GUARANTEE AND NOT
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**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 14

THE ABBEYFIELD DEPTFORD SOCIETY LIMITED (REGISTERED NUMBER: 00714675)
(A COMPANY LIMITED BY GUARANTEE AND NOT
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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30TH SEPTEMBER 2020

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30th September 2020. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

Objectives and aims for the Public Benefit

The Society is a Registered Social Landlord and, as such, its principal activity is to provide accommodation for the lonely and active elderly, in accordance with the aims and principles of the Abbeyfield Society Limited. The Society charges residents a minimal rent, which is often supported through local grants to ensure that its service benefits the disadvantaged and needy.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The ultimate aim of the Committee is to achieve full occupancy, though this is not always possible. This year, the Society had one void for 10 months when a resident had to move into a nursing home.

The financial statements show a deficit on ordinary activities of £6039 (2019: surplus £5,252). In the year ended 30th September 2020,

The society continues to have a very successful core standards review which is assessed by an Abbeyfield inspector.

Committee and staff worked well together and we are very pleased with outcomes both for residents and the continued financial viability of Walter Large House.

Overall, the trustees are pleased with the results for the year.

FINANCIAL REVIEW

Investment policy and objectives

In accordance with the trust deed, the trustees have the power to invest in such stocks, shares, investments and property in the UK as they see fit. The Trustees have adopted a policy of investing in low risk investments that will allow relatively easy access to the Society's funds at any one time.

Reserves policy

The financial results for the year are set out in the Statement of Financial activities. The financial position at the year-end is shown in the balance sheet.

The Committee Members consider that the state of the affairs of the Society is satisfactory and anticipate a healthy 2020/21.

It is the policy of the Executive Committee to maintain the reserves of the charity for current and future charitable purposes, as well as the general upkeep of the property, in keeping with the Society's aims and objectives, not as a hoarding policy.

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REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30TH SEPTEMBER 2020

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Society is a Company Limited by guarantee, a Registered Social Landlord and a registered charity governed by its memorandum and articles of association. The Society is registered under the Companies Act 2006 and the Housing Act 1996. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

The Directors of the Company are also charity trustees for the purposes of charity law and under the company's articles are known as members of the executive committee.

The members of the Executive committee who served during the year and since the year-end are set out on the charity information page at the front of these accounts.

In accordance with the rules of the Society, one third of the Committee retire by rotation and offer themselves for re-election:

Ms M P Campbell
Mr G Pratt

Recruitment and appointment of new trustees

Potential new trustees are recruited usually by way of an approach made by existing trustees. The trustees of the society receive no remuneration and so it is important that potential trustees have the time and interest to commit to the Society. Following a formal screening process and subject to DBS checks, the applicant is then formally elected at a board meeting.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

00714675 (England and Wales)

Registered Charity number

247440

Registered office

Walter Large House
7 Crescent Way
London
SE4 1QL

Trustees

G Pratt
M Baker
P H Macdonald
Ms M Stone
Ms M P Campbell

Social Housing Regulator No.

H2905

Chairman

M Baker

Treasurer

M Baker

Company Secretary

Ms M Stone

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED (REGISTERED NUMBER: 00714675)
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**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Richard J Halsey BSc (Hons) FCCA.
Association Chartered Certified Accountants
Halsey & Co (Accountants) Ltd.
Chartered Certified Accountants
Registered Auditors
2 Villiers Court
40 Upper Mulgrave Road
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EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

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

Approved by order of the board of trustees on *24.03.2021* and signed on its behalf by:



.....
M Baker - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE ABBEYFIELD DEPTFORD SOCIETY LIMITED**

Independent examiner's report to the trustees of The Abbeyfield Deptford Society Limited ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30th September 2020.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Richard J Halsey BSc (Hons) FCCA.
Association Chartered Certified Accountants
Halsey & Co (Accountants) Ltd.
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Registered Auditors
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Date: 30/3/2021

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

	Notes	Unrestricted funds £	Restricted fund £	30.9.20 Total funds £	30.9.19 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	-	-	625
Charitable activities	3				
Sheltered Housing		40,980	-	40,980	42,472
Investment income	2	18	-	18	41
Total		40,998	-	40,998	43,138
 EXPENDITURE ON					
Charitable activities	4				
Sheltered Housing		47,038	-	47,038	48,390
Net gains on investments		57,224	-	57,224	-
NET INCOME/(EXPENDITURE)		51,184	-	51,184	(5,252)
 RECONCILIATION OF FUNDS					
Total funds brought forward		857,856	-	857,856	863,108
TOTAL FUNDS CARRIED FORWARD		909,040	-	909,040	857,856

The notes form part of these financial statements

THE ABBEYFIELD DEPTFORD SOCIETY LIMITED (REGISTERED NUMBER: 00714675)
(A COMPANY LIMITED BY GUARANTEE AND NOT
HAVING A SHARE CAPITAL)

BALANCE SHEET
30TH SEPTEMBER 2020

	Notes	Unrestricted funds £	Restricted fund £	30.9.20 Total funds £	30.9.19 Total funds £
FIXED ASSETS					
Tangible assets	10	889,582	-	889,582	831,932
CURRENT ASSETS					
Debtors	11	8,141	-	8,141	6,452
Cash at bank and in hand		14,871	-	14,871	22,932
		<u>23,012</u>	<u>-</u>	<u>23,012</u>	<u>29,384</u>
CREDITORS					
Amounts falling due within one year	12	(3,554)	-	(3,554)	(3,460)
		<u>19,458</u>	<u>-</u>	<u>19,458</u>	<u>25,924</u>
NET CURRENT ASSETS					
		<u>19,458</u>	<u>-</u>	<u>19,458</u>	<u>25,924</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>909,040</u>	<u>-</u>	<u>909,040</u>	<u>857,856</u>
NET ASSETS					
		<u>909,040</u>	<u>-</u>	<u>909,040</u>	<u>857,856</u>
FUNDS					
Unrestricted funds	13			<u>909,040</u>	<u>857,856</u>
TOTAL FUNDS					
				<u>909,040</u>	<u>857,856</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th September 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th September 2020 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

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

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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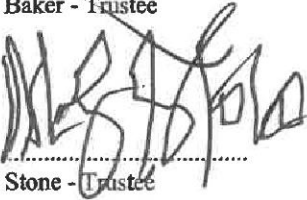
**BALANCE SHEET - continued
30TH SEPTEMBER 2020**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

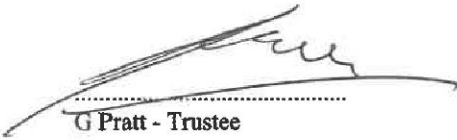
The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:



.....
M Baker - Trustee



.....
M Stone - Trustee



.....
G Pratt - Trustee

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Donations

Voluntary income is received by way of donations, gifts and legacies and is included in full in Income and Expenditure Account when receivable.

Tangible fixed assets

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

Improvement to Property	- 15% on cost
Fixtures and fittings	- 15% on reducing balance

Future Cyclical Repairs and Maintenance

Major repairs and cyclical maintenance reserve is maintained by regular appropriations from the Revenue Reserve. The balance on the reserve represents the amount available to cover cost of such work.

Works to existing housing properties

Improvements to the properties that result in an enhancement of economic benefits are capitalised and works that do not, are written off under Repairs and Garden Maintenance in the Income & Expenditure Account.

Taxation

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 Society is also exempt from Corporation tax on the grounds that it is a Registered Charity. For this reason, deferred tax is also not recognised on gains or carrying values of fixed assets as any funds realised would always be used for charitable purposes.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements. There are no restricted funds.

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

2. INVESTMENT INCOME		30.9.20 £	30.9.19 £
Deposit account interest		18	41
		<u> </u>	<u> </u>
3. INCOME FROM CHARITABLE ACTIVITIES		30.9.20 £	30.9.19 £
Residents Charges	Activity Sheltered Housing	51,350	51,675
Losses arising from Vacancies	Sheltered Housing	(10,370)	(9,203)
		<u>40,980</u>	<u>42,472</u>
4. CHARITABLE ACTIVITIES COSTS			
	Direct Costs (see note 5)	Support costs	Totals
	£	£	£
Sheltered Housing	36,421	10,617	47,038
	<u> </u>	<u> </u>	<u> </u>
5. DIRECT COSTS OF CHARITABLE ACTIVITIES		30.9.20 £	30.9.19 £
Staff costs		16,659	16,000
Food and Provisions		5,632	5,778
Insurance		1,292	1,207
Upkeep of Premises		4,420	4,582
Telephone		572	550
Postage and stationery		19	57
Council Tax and Rates		1,812	2,665
Sundries		225	472
Heat and Light		5,790	5,859
		<u>36,421</u>	<u>37,170</u>
6. NET INCOME/(EXPENDITURE)			
Net income/(expenditure) is stated after charging/(crediting):			
		30.9.20 £	30.9.19 £
Depreciation - owned assets		6,526	4,561
		<u> </u>	<u> </u>

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30th September 2020 nor for the year ended 30th September 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30th September 2020 nor for the year ended 30th September 2019.

8. STAFF COSTS

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

	30.9.20	30.9.19
Housekeeping	1	1
	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

No staff members received remuneration exceeding £60,000.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	625	-	625
Charitable activities			
Sheltered Housing	42,472	-	42,472
Investment income	41	-	41
Total	<u>43,138</u>	-	<u>43,138</u>
EXPENDITURE ON			
Charitable activities			
Sheltered Housing	48,390	-	48,390
NET INCOME/(EXPENDITURE)	<u>(5,252)</u>	-	<u>(5,252)</u>
RECONCILIATION OF FUNDS			
Total funds brought forward	863,108	-	863,108
TOTAL FUNDS CARRIED FORWARD	<u>857,856</u>	<u>-</u>	<u>857,856</u>

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

10. TANGIBLE FIXED ASSETS

	Freehold property £	Improvement to Property £	Fixtures and fittings £	Totals £
COST OR VALUATION				
At 1st October 2019	859,609	-	11,550	871,159
Additions	-	19,350	345	19,695
Revaluations	15,391	-	-	15,391
	<u>875,000</u>	<u>19,350</u>	<u>11,895</u>	<u>906,245</u>
DEPRECIATION				
At 1st October 2019	29,090	-	10,137	39,227
Charge for year	-	6,263	263	6,526
Eliminated on disposal	(29,090)	-	-	(29,090)
	<u>-</u>	<u>6,263</u>	<u>10,400</u>	<u>16,663</u>
NET BOOK VALUE				
At 30th September 2020	<u>875,000</u>	<u>13,087</u>	<u>1,495</u>	<u>889,582</u>
At 30th September 2019	<u>830,519</u>	<u>-</u>	<u>1,413</u>	<u>831,932</u>

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.20 £	30.9.19 £
Rent Arrears	7,010	5,373
Prepayments	1,131	1,079
	<u>8,141</u>	<u>6,452</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.20 £	30.9.19 £
Trade creditors	1,596	1,663
Social security and other taxes	562	478
Accrued expenses	1,396	1,319
	<u>3,554</u>	<u>3,460</u>

THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020

13. MOVEMENT IN FUNDS

	At 1/10/19 £	Net movement in funds £	At 30/9/20 £
Unrestricted funds			
General fund	849,835	51,184	901,019
Repairs and Maintenance reserve fund	8,021	-	8,021
	<u>857,856</u>	<u>51,184</u>	<u>909,040</u>
TOTAL FUNDS	<u>857,856</u>	<u>51,184</u>	<u>909,040</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	40,998	(47,038)	57,224	51,184
	<u>40,998</u>	<u>(47,038)</u>	<u>57,224</u>	<u>51,184</u>
TOTAL FUNDS	<u>40,998</u>	<u>(47,038)</u>	<u>57,224</u>	<u>51,184</u>

Comparatives for movement in funds

	At 1/10/18 £	Net movement in funds £	At 30/9/19 £
Unrestricted funds			
General fund	855,087	(5,252)	849,835
Repairs and Maintenance reserve fund	8,021	-	8,021
	<u>863,108</u>	<u>(5,252)</u>	<u>857,856</u>
TOTAL FUNDS	<u>863,108</u>	<u>(5,252)</u>	<u>857,856</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	43,138	(48,390)	(5,252)
	<u>43,138</u>	<u>(48,390)</u>	<u>(5,252)</u>
TOTAL FUNDS	<u>43,138</u>	<u>(48,390)</u>	<u>(5,252)</u>

**THE ABBEYFIELD DEPTFORD SOCIETY LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

13. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/10/18 £	Net movement in funds £	At 30/9/20 £
Unrestricted funds			
General fund	855,087	45,932	901,019
Repairs and Maintenance reserve fund	8,021	-	8,021
	<u>863,108</u>	<u>45,932</u>	<u>909,040</u>
TOTAL FUNDS	<u>863,108</u>	<u>45,932</u>	<u>909,040</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	84,136	(95,428)	57,224	45,932
	<u>84,136</u>	<u>(95,428)</u>	<u>57,224</u>	<u>45,932</u>
TOTAL FUNDS	<u>84,136</u>	<u>(95,428)</u>	<u>57,224</u>	<u>45,932</u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30th September 2020.

15. POST BALANCE SHEET EVENTS

There were no post Balance sheet events to disclose.

16. ULTIMATE CONTROLLING PARTY

The ultimate controlling party of the Society is considered to be the Executive Committee.

17. SHARE CAPITAL

There is no authorised share capital and the liability of each member is limited to £1.

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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2020**

18. VALUE FOR MONEY METRICS

The Society is required to report on seven metrics with which are used to measure economy, efficiency and effectiveness across the social housing sector.

Reinvestment	0.37%
New Supply Delivered	100%
Gearing	0%
EBITA	0%
Headline Social Housing Cost	£47,117
Operating Margin	-12%
Return on Capital Employed	-1%