

**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)  
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**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)  
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**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.

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**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.

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**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**

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

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

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

**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.

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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 £
<b>3 TURNOVER</b>		
Residential Charges Receivable	103,549	113,667

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.

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

**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).