

Registered Company No. 1084747 (England and Wales)  
Registered Charity No. 265139



**ARCHITECTS BENEVOLENT SOCIETY**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2019**

## Architects Benevolent Society

### Contents

---

	<b>PAGE</b>
Company information	1
Foreword from the President of the Society	2
Members of the Council and Committees	3
Report of the Members of the Council	4 – 27
Independent Auditors' report to the Members	28 – 30
Statement of financial activities	31 – 32
Summary of income and expenditure	33
Balance sheet	34
Statement of cash flows	35
Notes to the financial statements	36 – 49

**Here When You Need Us**



Call us for a referral **020 3918 8588**  
Or email [help@absnet.org.uk](mailto:help@absnet.org.uk)

---

# Architects Benevolent Society

## Company information

---

### OFFICERS OF THE SOCIETY

<b>Patron</b>	His Royal Highness The Duke of Gloucester KG GCVO
<b>President</b>	Jane Duncan OBE PPRIBA
<b>Vice President</b>	Kenneth Bingham RIBA
<b>Chair</b>	Dr Geoffrey Purves BA BArch RIBA FRIAS FRSA
<b>Vice Chair</b>	Ronnie McDaniel Dip Arch (Sheff), FRIBA
<b>Honorary Secretary</b>	Mark Grzegorzczuk
<b>Honorary Treasurer</b>	Nigel Thorne

### COMPANY INFORMATION AND CONTACTS

<b>Chief Executive</b>	Robert Ball	
<b>Operations Manager</b>	Katie Vivian	
<b>External Relations Manager</b>	Mark Thomas	
<b>Welfare Officers</b>	Helen Stanley	
	Aidan Cullen	
<b>Company number</b>	1084747	
<b>Charity number</b>	265139	
<b>Registered office</b>	6 Brewery Square, London SE1 2LF	
<b>Independent auditors</b>	Saffery Champness LLP 71 Queen Victoria Street London EC4V 4BE	
<b>Bankers</b>	C Hoare and Co 37 Fleet Street London EC4P 4DQ	Lloyds Bank PLC 25 Gresham Street London EC2V 7HN
<b>Investment Managers</b>	Cazenove Capital 1 London Wall Place London EC2Y 5AU	
	Investec Wealth and Investment Limited 30 Gresham Street London EC2V 7QN	
<b>Solicitors</b>	Bates Wells & Braithwaite 10 Queen Street Place London EC4R 1BE	Hunters 9 New Square, Lincoln's Inn London WC2A 3QN

All correspondence should be addressed to:  
Chief Executive  
Architects Benevolent Society  
6 Brewery Square, London SE1 2LF  
T. 020 7580 2823 E. [help@absnet.org.uk](mailto:help@absnet.org.uk) W. [www.absnet.org.uk](http://www.absnet.org.uk)

---

## Architects Benevolent Society

### Members of the Council and Committees

---

#### PRESIDENT OF THE SOCIETY

##### JANE DUNCAN OBE PPRIBA

Looking back as I write this introduction, 2019 feels like it was the calm precursor to a changed and bizarre new world order, but we must not lose sight of the amazing year that the team at ABS created, moving onwards apace and continuing to build on existing and new partnerships to help increase the range of services on offer to those who needed them.

A partnership with Renovo provided employment support, supplementing the existing support from Shelter and Anxiety UK, plus further help for those with legal, money and debt issues – all to help people regain their independence.

Last year I was so proud to learn that ABS again helped more than a thousand architects, technicians and landscape architects with both monthly financial grants (over £0.5million last year) and one-off grants (over £300k), and developed a great series of events working with RIBA on Mental Health awareness – a relationship which is now developing well.



During the current year ABS has introduced a new grant-giving policy helping to ensure increased equity of the assistance provided, aiming to help people regain their financial independence. They continue to provide financial, housing, legal and wonderful mental health support.

My practice and many others adored being involved in last year's Baking and Chicken Run challenges, and I applaud the genius of the Cooped-Up challenge this year. With the help of a magnificent group of Trustees, energetic Ambassadors and supporters, ABS has forged onwards throughout this difficult lockdown period providing continuous advice, support and financial assistance, delivered by a wonderful, approachable and sympathetic Welfare Team. Bravo to them!

All of this enables the ABS to become the go-to point of contact for individuals and families facing crisis for all manner of reasons; during normal conditions when unexpected challenges can appear at any time, but also during the general economic and social upheavals of the unprecedented Covid-19 crisis, when the challenges for individuals and families multiply.

There has been a huge 61% increase in enquiries for help, largely from those who are self-employed or have been made redundant, and currently grants are helping those who are waiting for financial support from the government. ABS is now 'plugging the gap' to help people keep their homes and put food on the table.

I am sure you will be aware that to help those affected by the pandemic, ABS has launched the **COVID 19 Emergency Appeal**. We need you to raise awareness and help us to do more. Please get involved in whatever way you can.

With such pride and awe, as ever

A handwritten signature in black ink that reads "Jane Duncan". The signature is written in a cursive, flowing style.

Jane Duncan OBE PPRIBA ABS President

## Architects Benevolent Society

### Members of the Council and Committees

---

#### MEMBERS OF THE COUNCIL

John Assael  
Anthony Clerici  
William Evans  
Angus Kerr  
Lucy Mori  
Stella Saunders  
Hugh Woodeson

Kenneth Bingham  
Lelia Dunlea-Jones  
Chris Goodall  
Ronnie McDaniel  
Geoffrey Purves  
Sumita Singha

Richard Brindley  
Janet Dunsmore  
Mark Grzegorzczuk  
John Moakes  
Karen Rogers  
Nigel Thorne

In accordance with Articles 25.2 and 25.4, at every Annual Meeting one fifth, or the number nearest to one fifth of the Trustees, being those who have been longest in office since their last appointment or reappointment, must retire from office. Retiring Trustees may be reappointed but a Trustee who has served for two consecutive terms of office must take a break from office before being eligible for (re)appointment.

#### COMMITTEES OF THE COUNCIL

The Council is the governing body of the Society but most of the task focused work is delegated to committees which undertake the administration and decision making which is essential to the continuation of the work of the Society. All Committees remain accountable to Council and can only exercise the powers delegated to them in writing. All committee members are volunteers who give a considerable amount of time and expertise for the benefit of those members of the profession who have fallen on hard times. Enquiries from those willing to serve on committee are always welcome.

##### **Welfare Committee:**

Lelia Dunlea-Jones (Chair)  
Richard Brindley  
Angus Kerr  
John Moakes  
Sumita Singha

##### **Executive Committee:**

Mark Grzegorzczuk (Hon secretary and Chair)  
John Assael  
Richard Brindley  
Janet Dunsmore  
Lucy Mori  
Nigel Thorne

##### **Finance and Property**

##### **Advisory Committee:**

Nigel Thorne (Hon Treasurer and Chair)  
Stella Saunders  
Simon Still\*  
Hugh Woodeson

##### **External Affairs Committee:**

Lucy Mori (Chair)  
Ant Clerici  
Karen Rogers

All members of committees are Trustees and Members of the Council other than those shown with an asterisk thus \*

## **Architects Benevolent Society**

### **Report of the members of the council For the year ended 30 September 2019**

---

The members of the Council are pleased to submit their report and the financial statements of the Architects Benevolent Society for the year ended 30 September 2019.

#### **Structure, Governance and Management**

##### **Structure**

The Society is a Registered Charity and a Company limited by guarantee governed by Articles of Association. It is not liable for Corporation Tax on its charitable operations.

Becoming a Trustee of the Society is by invitation from Council and is drawn from those who have assisted in the charitable work or have expressed a willingness to do so. It is not restricted to membership of the wider architectural profession. All Trustees of the Society are entitled to attend, to speak and to vote at General Meetings and Council meetings.

##### **Governance**

Trustees of the Society are the only Members and all Trustees become a Member of Council on appointment as a Trustee. The Council is the governing body of the Society and as well as being Members of the Council, Trustees are also Directors of the Company for the purposes of company law. In accordance with Articles 25.2 and 25.4, at every Annual Meeting one fifth, or the number nearest to one fifth of the Trustees, being those who have been longest in office since their last appointment or reappointment, must retire from office. Retiring Trustees may be reappointed but a Trustee who has served for two consecutive terms of office must take a break from office before being eligible for (re)appointment. The Society encourages the appointment of trustees from disciplines other than the wider architectural profession where their expertise will be appropriate for furthering the charitable work. Prospective trustees are interviewed by a small panel of existing trustees prior to their appointment being recommended. An induction procedure is in place which includes training and familiarisation for the first year of trusteeship and Council as a whole is provided with refresher governance training on a regular basis.

Committee members normally sit for five years, although there can be exceptions to help ensure regular turnover of committee members. All new trustees are invited to attend a meeting of each committee in order to better understand the Society's work and are further encouraged to sit on one or more committees during their trusteeship.

The composition of the Council is set out on page 3. The Chief Executive of the Society is directly responsible to the Council in the execution of his duties.

##### **Charity Governance Code**

The Society is currently reviewing its governance structure to make sure it is fit for purpose and during the course of the year formally adopted the Charity Governance Code with the aim of developing high standards of governance in line with good practice and to use the Code as a tool to support continuous improvement.

Over the course of the next few years the Society will be reviewing the seven principles of the Code and working towards making well-considered decisions as to how these principles should be applied to the charity; the seven principles being Organisational Purpose; Leadership; Integrity; Decision-making, Risk and Control; Diversity and Openness and Accountability.

##### **Management**

The Society's Council meets three times each year to agree and review the strategic approach and areas of activity, including consideration of charitable activity, investment, reserves, risk management and all other

---

## **Architects Benevolent Society**

### **Report of the members of the council For the year ended 30 September 2019**

---

policies and performance. Most of the task focused work of the Society is overseen by formally appointed Committees which report directly and regularly to the full Council. At the heart of the Society is the Welfare Committee which advises Council on the Society's charitable work and considers on an individual and confidential basis what help should be given in each case. The Society's two Welfare Officers and Welfare Assistant review in full all new applicants for assistance and make informed decisions as how to best assist those beneficiaries who frequently face a range of challenges. Work commenced during the year towards introducing a formal Grant Giving Policy and the introduction of a financial assistance framework to help ensure increased equity in the support the Society offers and with a view to helping beneficiaries and their families regain their independence.

The other main committee of Council is the Executive Committee which, with assistance from the Finance and Property Advisory Committee, deals with financial and administrative matters. Income is generated from investments, from property and by fundraising undertaken both by volunteers and by the Society's own staff. The Articles of Association place no specific restriction on the powers of the Trustees generally with regard to investments held in the long term investment funds, which represent a significant proportion of the Society's investments, the remainder of the Society's assets being in property holdings which account for the biggest source of income. The Society also operates the Sawyer Benevolent Fund, the terms of which are more restrictive than the other stock market investments. Fundraising, awareness raising, publicity and marketing matters are dealt with by the External Affairs Committee which also reports to the Executive Committee and to the Council.

#### **Decision making**

The Society's decision making policies and procedures are detailed in 'Council General Instructions.' This document, which is reviewed by Council on a regular basis, sets out the responsibilities and delegated decision making powers of the Committees and, where appropriate, members of staff. Financial levels of authority are set out in the Society's 'Financial Management Policy,' which is reviewed regularly and sets out the authorisation protocols for expenditure by detailing the authorised persons and financial limits laid down within the Charity. Revisions, amendments or alterations to the policy can only be implemented following consideration and approval by the Council.

#### **Relationships**

The Society continually pursues a policy of engaging as closely as possible with the various organisations which represent the members of the wider architectural profession and in order to ensure the work of the Society is effectively communicated to all eligible persons at national and regional level. This work is essential in helping to make members of the wider profession aware of the help that the Society can offer and also to assist with income generation.

The Society has informal but increasingly close links with the Chartered Institute of Architectural Technologists, the Landscape Institute, the Royal Institute of British Architects, the Royal Incorporation of Architects in Scotland, the Royal Society of Ulster Architects, the Royal Society of Architects in Wales, the Architects Registration Board, the Worshipful Company of Chartered Architects and others. It is also a subscribing member of the Professionals Aid Council, the Association of Charitable Organisations, the Fundraising Regulator and the Institute of Fundraising.

Engagement with the professions and individuals the Society serves has been greatly enhanced over the previous two years by the introduction of an Ambassador scheme. Our Ambassadors are part of a regionally based network that play a key role in raising awareness of our cause within the wider architectural profession and in leading regional fundraising initiatives. Their role involves liaising with practices and local representatives of professional membership organisations and schools of architecture. As it stands there are now over 60 Ambassadors who represent all of the membership bodies and are spread all over the UK.

## **Architects Benevolent Society**

### **Report of the members of the council For the year ended 30 September 2019**

---

#### **Risk Management**

The Society reviews risk on a cyclical basis. Top ranked risks are reviewed frequently each year, with all other risks included in the Risk Register reviewed on a cyclical basis either by reviewing each of the five main risk areas in full or by smaller batches to ensure each individual risk is fully assessed. The Risk Register identifies each individual risk factor, probability and impact, control steps and where responsibility lies for managing and monitoring the risk. Where necessary, action points are identified and communicated to the individual or group responsible to ensure steps are taken to mitigate the risk

#### **Objects and Activities**

##### **Objects**

The main objects set out at the first meeting of the Society on 27 November 1850 remain much the same today. In accordance with its Articles and Memorandum of Association the ABS continues to fulfil its role in providing relief to *'persons engaged or formerly engaged in the practice of architecture and the spouses, civil partners, widows, widowers, surviving civil partners, children and other dependants of such persons being in necessitous circumstances'*

Council includes in the definition of 'persons engaged .....in architecture' any person in the United Kingdom, the Channel Islands or the Isle of Man who works or has, for a reasonable period in the past, worked in the United Kingdom, the Channel Islands or the Isle of Man as an architect (including landscape architect but excluding naval architect) or as an architectural assistant or architectural technologist or in such other capacity within the profession which is considered appropriate.

##### **Public benefit**

The Architects Benevolent Society is a registered charity whose charitable purpose defined within the Charities Act 2011 is for the relief and prevention of poverty. The Society provides public benefit through financial help and other assistance to past and present members of the wider architectural profession and their dependants. This help is extended to all those who work or have worked on the architectural design process in the United Kingdom, Channel Islands and the Isle of Man, including architects, architectural assistants, landscape architects and architectural technologists. In reviewing the aims and objectives of the Society and in planning future activities the trustees have referred to the guidance issued by the Charity Commission on public benefit. The trustees consider that current activities deliver public benefit.

##### **Aims for public benefit**

The Society is the only occupational benevolent fund for the wider architectural profession in the UK and its aim is to offer real help wherever it can to those who are eligible and in need, to improve the quality of life to those who are experiencing, or are at risk of experiencing, financial difficulty through reasons of advanced age, infirmity, poverty or illness, to afford opportunities for a fresh start in life for those who have met with adversity and generally give comfort and hope to those who are in trouble of various kinds.

During the past two years the Society has been gradually introducing a more focused and equitable approach to helping those persons in necessitous circumstances. Formal partnerships were identified with other organisations best placed to provide meaningful assistance to those in need, the principal current partners being Shelter, Anxiety UK and Renovo. This has allowed the Society to provide real assistance to those members of the profession having to deal with housing difficulties, those experiencing anxiety, stress and anxiety-based depression and those who have either experienced redundancy, are at threat of being made redundant or who have been out of work for a period of time and need help finding employment. To ensure these additional services were available for the benefit of all members of the wider architectural profession, significant efforts continue to be made to raise awareness of the services on offer, principally via the

## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

communication channels of the various membership organisations representing the professions and also through the growing network of Ambassadors around the UK.

**Shelter** **renovo**



#### Objectives for the year

During the course of 2020 the Society will complete a review of the charitable objects and organisational purpose with a view to making an application to the Charity Commission to amend the Objects. The long term intention is to ensure the Society will continue to support those who need our support and with an increasing focus on preventing poverty where possible, as well as on the relief of poverty which will always remain at the heart of the Society's charitable activities. This work comes as part of a wider welfare and governance review which commenced during 2018 and is also leading to on-going improvements in the Society's governance and provision of welfare assistance to members of the wider architectural professions.

Following a period of growth in activities and resulting in a larger staff than previously, the Society will be moving its head office in early 2020 to a larger office, this to ensure the team has the space and environment to continue the hard work helping the wider architectural community, with facilities for meeting internally and reducing the need to travel to external meeting spaces, increasing efficiency and further helping to promote wellbeing in the workplace, something the Society believes to be at the forefront of good employment practice.

Further objectives include completing the capital projects on the Society's property assets in Central London which commenced during 2019. Once works are completed the Society will be able to plan for the future with a greater degree of certainty and to put in place strategic medium term plans which will aim to continue the recent positive growth of charitable activities and the numbers of people helped over the last few years.

In furtherance of the recent positive growth there will be a significant focus on the digital communications of the Society during the year, these being increasingly crucial in providing relevant and accessible information and tools to those in need, as well as helping to increase awareness of the Society's charitable work, something that will continue to be one of our prime objectives on an on-going basis.

## 170<sup>th</sup> Anniversary

Perhaps the most notable event in 2020 will be the celebration of the Society's 170<sup>th</sup> anniversary later in the year. This will allow the Society to celebrate with our supporters and other stakeholders our very long history of providing much needed help to many thousands of people over the years, as well as being the perfect platform to launch our new digital communications channels and increased and improved welfare services.

Since the Society's year end in September 2019, the COVID 19 pandemic has taken hold around the world. The Society's office was closed on 23 March. Reopening will depend on the length of the government containment measures and specific conditions.

The Society has continued operating remotely, liaising with applicants and beneficiaries with little interruption to business as usual. However, redevelopment works and Portland Place and Weymouth Mews were paused for a short period. The Society has also launched a COVID 19 Emergency Appeal to help raise funds for those affected by the pandemic. The Society's business plan caters for business disruption and as a result, the Society is confident that it is in a strong position to see out the current situation.

It is possible that the impact of COVID 19 may necessitate further action by the Trustees depending on the impact it has on the value of the investment property and equity investments and the resultant income earned in 2019/20, which in turn will be affected by the pace of economic recovery once the various lockdown measures applied around the world are relaxed. The Trustees continue to monitor the situation.

# Architects Benevolent Society

## Report of the members of the council For the year ended 30 September 2019

### Voluntary work

The work carried out by the formal committees and working groups appointed by Council is done voluntarily. Many of the tasks involve a great deal of work in addition to attending meetings. The Society is particularly grateful to those people who are not trustees but who give up their evenings and weekends and even time during the working day to assist in this way.

Particular thanks must be given to the Society's Ambassadors, the group of the volunteers who are making an enormous difference to the level of awareness about our charitable activities all over the UK. Their efforts on the Society's behalf are hugely beneficial and there are now over 60 Ambassadors representing all of the professions we support, from all parts of the UK and representing all age ranges. Their wide and varied experience and the number of membership organisations they are helping us to engage with is invaluable, thank you.

### ABS Ambassadors



## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

#### Achievements and performance

##### The Welfare Committee and its work with beneficiaries

The Welfare Committee advises Council on the whole of the Society's charitable work for those in necessitous circumstances. The Committee help the Welfare Team to assess the circumstances of beneficiaries, each case is reviewed at least once every twelve months and often more frequently than that. During the year the Society expended £1,300,000 on the relief of poverty from both restricted and unrestricted funds.

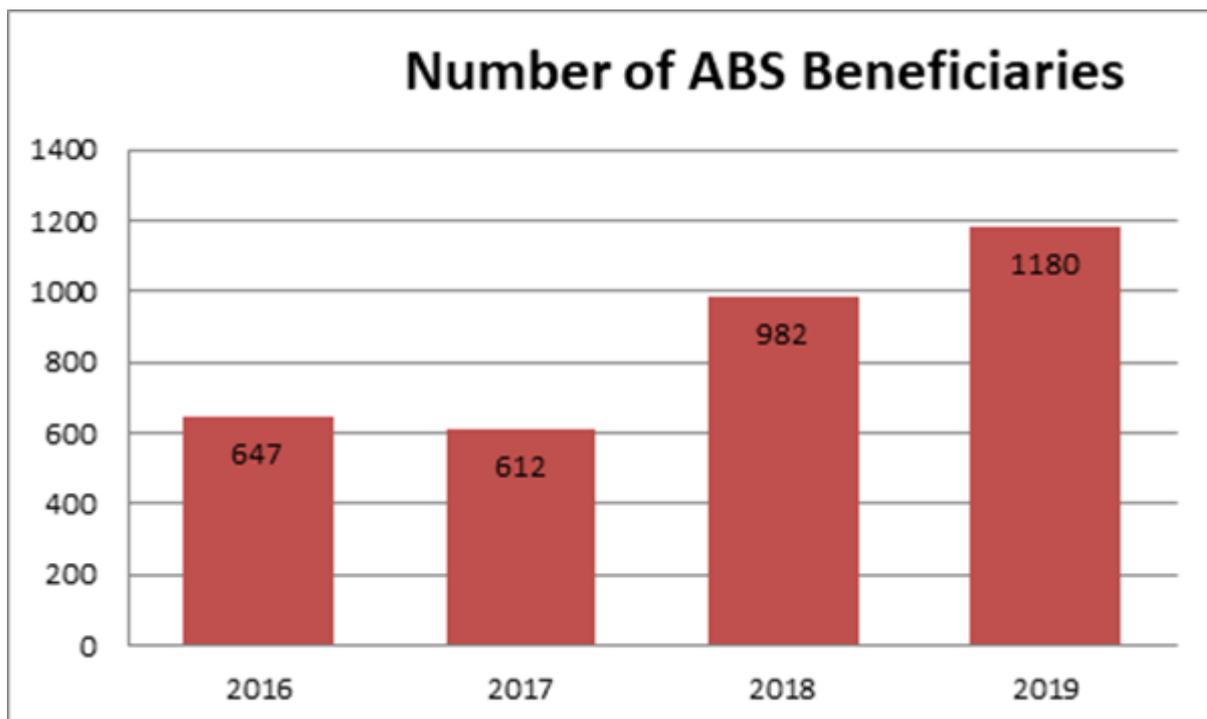
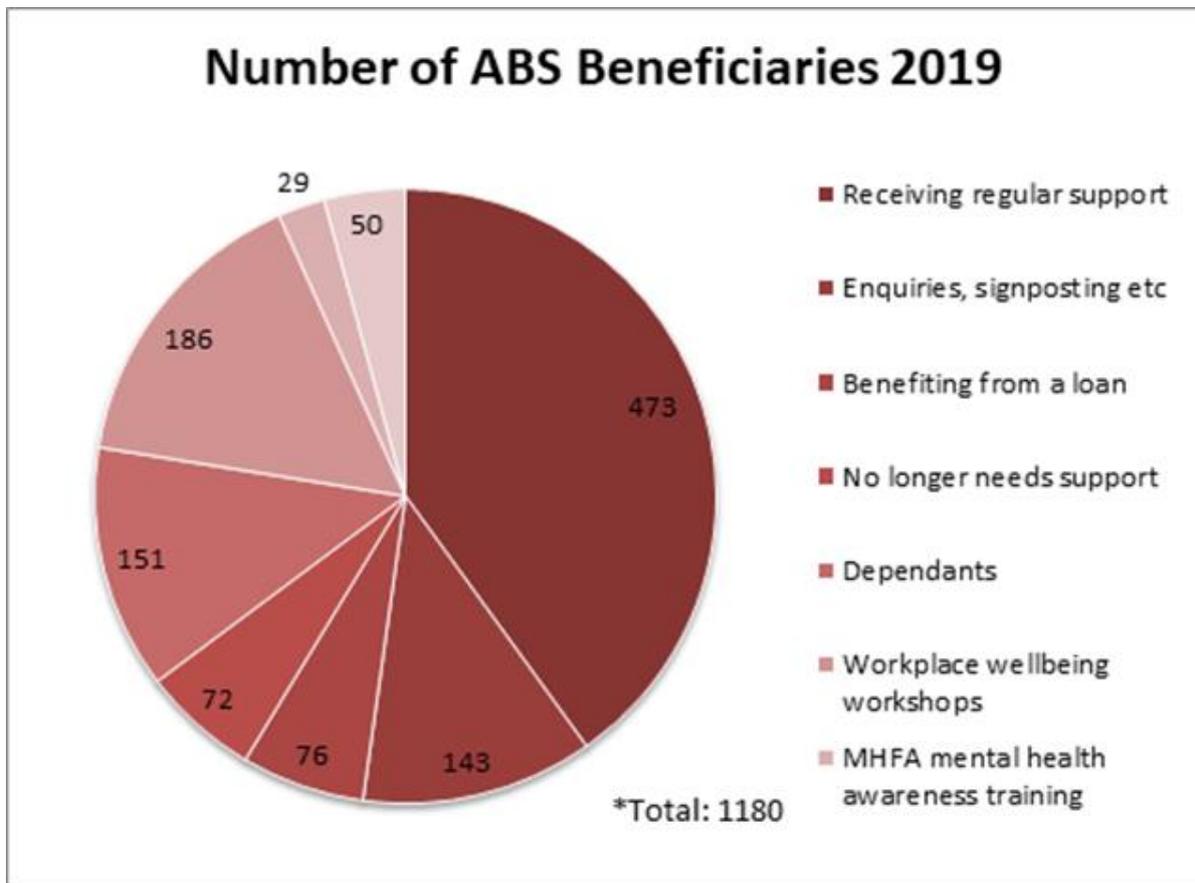
Assessment of need is based on the Minimum Income Standard for the United Kingdom, a major programme of work funded by the Joseph Rowntree Foundation and regularly reporting on how much income households need to afford an acceptable, minimum standard of living. Regular grants are made to those who need help on a regular basis and one-off grants are provided for specific essential needs that a person or family would otherwise be unable to afford and where these may not best be met by the provision of a regular grant. Interest free loans are sometimes made instead of one-off grants where a beneficiary may be able to repay the Society at some time in the future. During the forthcoming the year the Society plans to further improve the support provided to those in need by formalising the grant assessment and giving process as a way of ensuring we continue to help people get back on their feet as quickly as possible and that the help we provide is equitable to all.

The Committee works in close cooperation with the Welfare Team who have in-depth knowledge of the circumstances of each case. Assessments and recommendations are prepared by the Team for consideration by the Committee. We believe that visiting people in their own homes can play an important role in assessing the need of those we help, particularly when they first come to us for help and their circumstances are complex, as is frequently the case. The help and advice the Team provide is often the most valuable support that the Society can give to those who are in real distress.

Although the Society continues to give a focus to the additional services it might provide in future, these are with a view to supplementing and supporting the long-standing work of relieving poverty within the wider architectural profession. The Society can, when necessary, provide financial assistance very rapidly in cases of pressing need and is able to do so within 24 hours when necessary. In this regard the Welfare Team are able to process applications for financial help very quickly and take prompt action, this help can save people from situations that could easily result in terrible financial loss and for a range of reasons, many of them tragic.

With regards to the number of people we help, 2018-19 saw another increase from the previous year when numbers reached record levels as awareness of our work continues to grow. **The total number of people helped was 1180**, in excess of 1,000 for the first time. **The number of new cases was 150**, another record high and it was further encouraging to see a similar number of beneficiaries to the previous year, when these numbers doubled, now able to live independently. Sadly, we have to report that 8 beneficiaries died during the course of the year, our thoughts are with them all.

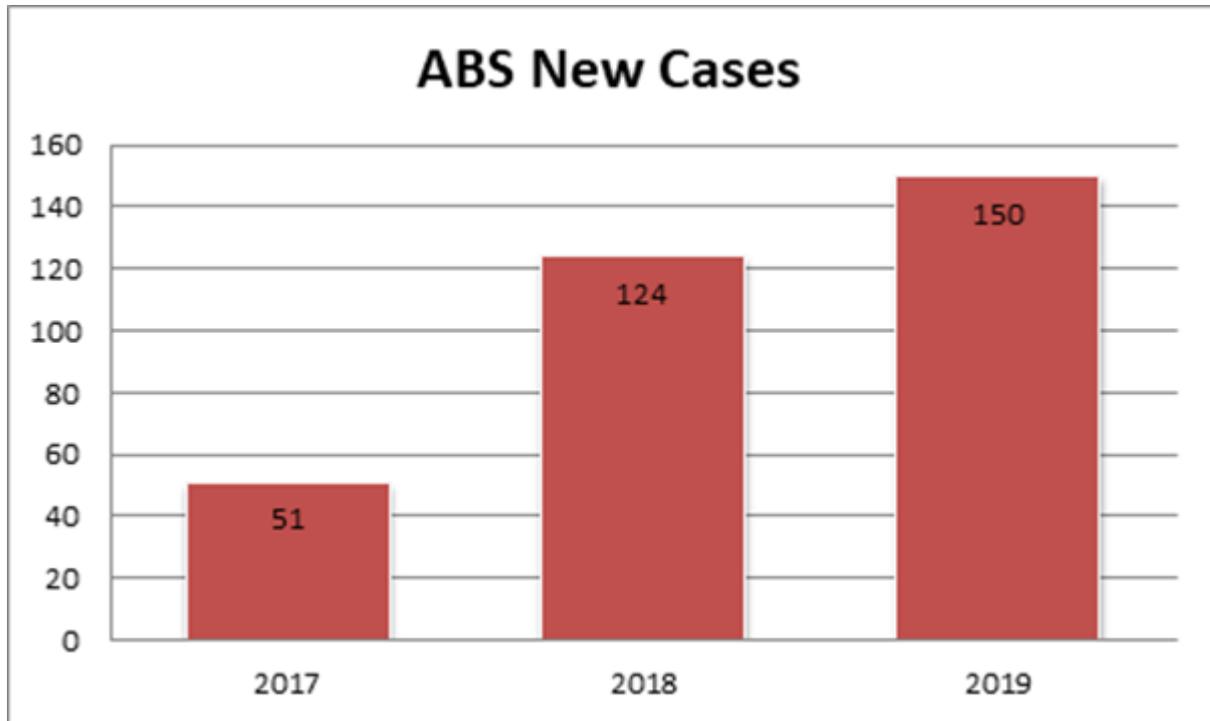
The Committee and wider body of trustees would like to thank the Welfare Team for their very great efforts to help and support the Society's beneficiaries. So much of their work goes unnoticed, but we know from the hugely positive responses we receive from beneficiaries just how much their advice and assistance is appreciated by those who are often in real distress when they come to us for help. Without the empathy, knowledge and care the Welfare Team provides, the financial assistance we provide would often not be enough and the Team remains at the very heart of everything the Society stands for.



**Architects Benevolent Society**

**Report of the members of the council  
For the year ended 30 September 2019**

---



## Geoff's story

**“When at the age of 39, I became a single parent to four young children, I was immediately overwhelmed by the prospect that lay before me. I didn't know how I was going to balance caring for my children - the youngest being 5 and the oldest 10 years old - with the demands of trying to go to work each day and making ends meet on what would probably be a part-time salary. I lay awake on many occasions, trying to fathom how I could possibly meet the needs of the children and work effectively in a busy and demanding job.**



***The ABS had already been supporting me since a previous period when I had looked after the children on my own. Despite an attempt to be reconciled with my former partner, I knew that this time the relationship had to end permanently and that being a single parent would now be a permanent situation. The ABS had already been***

---

## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

*extraordinarily generous to us as a family and their caseworkers had shown unceasing compassion and sensitivity with the difficulties we had been facing. Working part-time, the ABS were able to provide further financial support for myself and the children and this alleviated at least one of my many concerns. The Welfare Officers, Helen and Aidan were always encouraging and the friendly voice at the other end of a phone – often during some very dark moments – especially as I found myself facing a traumatic and exhausting battle over the future of the children.*

*Eventually the strain of this, working in an architectural office and the day to day challenges of caring for the children became too much, and I was unable to continue working as an architect.*

*During a period of sick pay and then claiming benefits, the ABS's continued financial support made the difference between being able to get by financially and being unable to meet my and the children's basic needs. When, after a period of 18 months the future of the children was settled, I had become a single parent, out of work and arguably unemployable – certainly within the profession which had been my career for over 20 years.*

*With the financial support of the ABS and advice from organisations with whom they work, I was able to explore the possibility of setting up and working part-time in my own architectural practice, which I did about a year ago. I could never have considered this, had it not been for the knowledge that the ABS were behind me all the way.*

*Helen and Aidan have been such an enormous support over the past years and in addition to their sensitivity and compassion, they have often been a source of wise counsel and sensible advice. I doubt very much whether I could have made it through the last few years without them and without the ABS coming to our aid."*

#### Partnerships

The Society is delighted to be continuing the highly successful partnerships with Shelter and Anxiety UK. Shelter delivers a highly professional, confidential and beneficial service to the Society's beneficiaries, giving advice that the Society could not otherwise provide on a range of issues such as mortgage arrears and landlord and tenant disputes. This high-quality advice and support continues to make a tangible difference to the majority of those who have been referred.

The partnership with Anxiety UK was launched during Mental Health Awareness Week in May 2017 and the Society is now able to offer direct, timely assistance to those experiencing anxiety, stress and anxiety-based depression. This year, the Society made 98 referrals to Anxiety UK, up from 72 the previous year with many positive outcomes, the recovery rates being reported back by Anxiety being consistently higher than those reported in the 'NHS Improving Access to Psychological Therapies Report 2018-19'. Renovo became a new partner during the year, allowing the Society to offer direct support to those who have either experienced redundancy, are at threat of being made redundant or who have been out of work for a period of time and need help finding employment.

## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

Efforts will continue to ensure the availability of these excellent services, as well as all of the other help the Society provides, is made known to as many members of the wider architectural profession as possible through our varied communication channels, including our wonderful Ambassadors.

The Society is also pleased to be working on a less formal basis with IncomeMax, Stepchange, Law Express, Chiumento and other charities and organisations which are able to provide our beneficiaries with expert advice and support on a range of issues including debt and other money matters, legal problems ranging from property matters, employment, family and other personal legal issues.

All these partnerships are enabling the Society to offer those in need a more comprehensive package of assistance, going beyond the purely financial and helping people to regain their independence as quickly as possible.



## Here When You Need Us



### Housing Advice

We partner with Shelter who can give specialist advice if you are worried about losing your home.

Call us for a referral 020 3918 8588

Shelter

The Arts - Priya Aiyer



*With a career like architecture, every drawing counts. It all has to be to scale and reflective of what is to be built in reality. There is some ability involved to be creative and tell a narrative, but it all must meet client expectations. I do love my architecture career and worked a good nine years to become qualified, but it wasn't without its demons. I believe that my on-off battle with anxiety was derived from trauma from my past in the form of school bullies who passed poor judgement of me. I never fit in because of my love for the arts, but it is the arts which I consider my therapy.*

*Outside of architecture, drawing cartoons brings out a whole different side of my creativity. I have been able to create characters and worlds that don't need to fit in any rules. I defied expectations, even my own, by writing a full-length written fictional novel which focuses on comedy with a fantasy twist. It will be illustrated too, of course, so that the readers have a sense on what the characters would look like in an alternate 'cartoon' world. Rather than write something dark and depressing, I wanted my craft to be uplifting. I want it to inspire and uplift other people who doubt their abilities just because others make them feel that way.*

*What's improved in time is knowing what the trigger points are that let my anxiety kick in. Sometimes it stems from what people say or do, or environments I find myself in. All it takes is a few deep breaths and I sketch it out. The drawings don't have to make sense, but it's a different form of expression that sometimes speak much louder than words. The more anyone practices a skill, the better they get at it. I started drawing ever since I picked up a pencil for the first time and it just stuck with me ever since. It's become part of the identity. It's easy to let thoughts from the past haunt me, but I choose to defy reality with art.*

*Every artist is different, and everyone needs to be mindful of that. No two styles could ever be the same, because illustrators like me prefer to adapt and find a style that is reflective of my personality. It's good to have inspiration, but no one wants to be a carbon copy of anyone else. It is the same with architecture. Architects are always finding their own styles and interests in the built environment. Everyone has different sub-interests that they lean towards outside of their main careers, and, in my case, I always like to find the opportunity to add an illustrative feel to my building designs too.*

*It is fine to live in two worlds where you have your day job and then you melt the worries away with your hobbies in the evenings. Humans are meant to be all-rounders. Otherwise, life would be pretty boring.*

## **Architects Benevolent Society**

### **Report of the members of the council For the year ended 30 September 2019**

---

#### **Executive Committee**

Chaired by the Hon. Secretary Chris Goodall until February 2020 and then by Mark Grzegorzczuk, the Executive Committee is responsible for advising Council on a wide range of the Society's activities and it has delegated power to act on behalf of Council when that should be necessary, its decisions being submitted to the following Council meeting. The Committee acts as a sounding board for those matters to be presented to the trustees as a whole and receives reports and minutes from all other committees and working parties except for those of the Welfare Committee which are sent directly to Council.

The Executive Committee reviews all arrangements for the custody and best use of the Society's monies, investments, property and other assets and plans for both short and long term financial needs. It is assisted in this aspect of its work by the Finance and Property Advisory Committee which liaises directly with the investment managers and advises on the best use of the assets overall.

The Committee spent a good deal of time during the year considering the property matters detailed below under the Finance & property Advisory Committee, these being essential to the long-term sustainable funding of the Society's charitable work.

Another significant matter continued to be the increasing workload the staff team were having to manage and further positions were resourced, notably a new Operations Manager role which was introduced during 2019, increasing the size of the staff team to 11. With a larger staff team, the Committee recommended a move to larger premises and the move to a new head office is scheduled for early 2020.

The Committee also spent time reviewing and recommending to Council amendments to key policies, these covering key areas such as risk, conflicts of interest, financial management, fraud, whistleblowing and staff remuneration. All charities now face more scrutiny than ever before and it is increasingly important to be able to demonstrate robust procedures and policies to guard against actual or perceived inappropriate use of charitable resources. The Executive Committee and Council will continue to review and, where necessary, update and amend the Society's procedures and policies to ensure we remain true to our charitable objectives.

#### **Finance and Property Advisory Committee**

Chaired by the Hon Treasurer Nigel Thorne, this Committee is comprised of members with financial, investment, legal and property expertise. It reports to the Executive Committee and liaises directly with the Society's investment managers. Each quarter full portfolio valuation reports are received and representatives from the managers attend meetings during the year to advise and report to the Committee in detail and to review investment policy matters in line with the Investment Policy Statement.

A particular focus for the Committee during the year continued to be the Society's two property assets in London. These make up the largest part of the Society's assets and are crucial in that they produce the largest single source of income, essential in funding our charitable activities, which are on the increase. The related capital work will continue into 2020, after which the Society will be in a position to be able to plan ahead, safe in the knowledge that the overall assets may be fully utilised for the for the purposes for which they are held, most notably to ensure the current and future funding of our charitable activities.

The performance of investments was encouraging during a year in which income was reduced due to the capital works on the property assets. It was encouraging the despite this significant shortfall the overall assets remained in a health position and this gives great confidence for future years. Another focus will be on the performance of the investment portfolios, above and beyond the regular reviews that take place each year. Longer term performance reports are due to be considered and future dates for comprehensive reviews to be agreed.

# Architects Benevolent Society

## Report of the members of the council For the year ended 30 September 2019

---

### External Affairs Committee

This committee, chaired by Lucy Mori, embraces activities related to awareness raising and fundraising. Its purpose is to help promote the Society and its activities to the wider architectural profession and it advises on publicity and fundraising matters.

Fundraising regulation remained in the forefront of the Committee and staff team’s efforts, a huge amount of work being put into ensuring compliance with the GDPR during the year. All of the Society’s documentation was reviewed and amended where appropriate, the trustees and staff team attended GDPR training sessions and the work remains on-going.

2019 Chicken Run - This year’s annual ABS Chicken Run was hosted by Orms and it was another very successful and fun day out for all who ran, marshalled, organised, cooked, served behind the bar and otherwise helped out – thank you everyone and particularly everyone at Orms and our sponsors! £20,000 was raised to support of the Society’s mental health support #AnxietyArch campaign, making it comfortably the most successful Chicken Run to date.



“Chicken runners!”



“A chicken run(ning); Peter Murray and Oliver Richards presenting the awards; after party”

The Society held its second ‘Bake the World a Better Place’ again on World Baking Day when 20 practices and organisations took part in our challenge. Over £3,000 was raised from the efforts of all involved as well as priceless awareness about how we can help those in need. The event took place during Mental Health Awareness Week and people were encouraged to take time out of their day to share some cake or have a cup of tea and a chat with their colleagues. Thank you to everyone who took part.

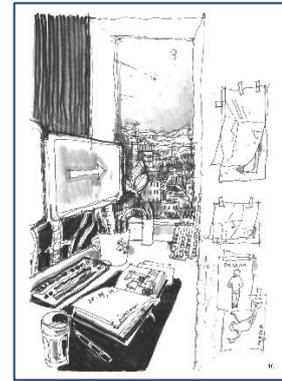
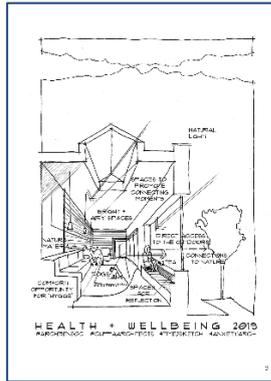
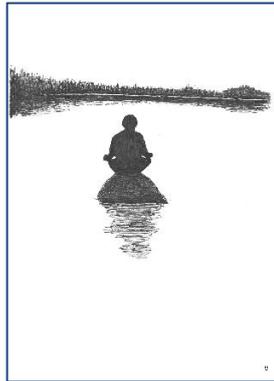
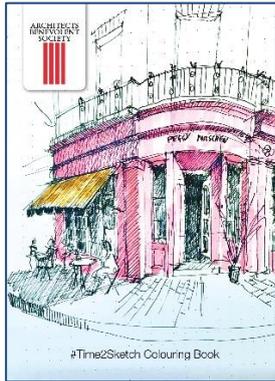


## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

A new event for the Society was running our very first national sketching competition, [#Time2Sketch](#). Its aim was to bring people and practices together and promote the opportunity to do something creative. This is a friendly competition to encourage people to take a short break from the busy work schedule and to participate in something fun with friends and colleagues. We had over 100 people sign up and take part. All entries were judged and the winners featured in a colouring book which was made available for sale, with all proceeds supporting the [#AnxietyArch](#) campaign.



2019 WCCA Award – We were very pleased to secure a place in the London Marathon earlier this year. It was difficult to decide who it should go to, as we had many worthy applicants. In the end, it was given to **Chris Williamson**, of Williamson, Weston & Partners, who had completed many marathons in the past, and came out of ‘marathon retirement’ to take up the challenge once more. Chris trained hard and completed the full 26.2 miles and raised a staggering £11,133 for the charity. Chris has also written several articles for our [#AnxietyArch](#) campaign on the theme of exercise and its effect on mental health.

His support has not only helped to raise vital funds to help more people in need but also increased awareness. Therefore, we did not hesitate to select Chris for our annual award for exceptional support to the Society, which was presented at the Worshipful Company of Chartered Architects’ Election Court dinner in July. This year, the Award plate was designed by Chris Dyson, of Chris Dyson Architects and featured a map of London, showcasing the marathon route. The quote on the back of the plate; “finishing a marathon is a state of mind that says anything is possible...” is very apt for Chris Williamson’s exceptional support. And we would like to say a huge thank you to him.



*Chris Williamson receiving his award*

## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

Archi-Velo Cycle – Building on their success of RIAS (Edinburgh) to RIBA (London) in w2015, ArchiVelo organised another cycle ride in 2019. 18 riders cycled the 640 miles from Glasgow to London in four days and raised over £11,500. If the distance wasn't already enough of a challenge, they faced the British weather, punctures and even a broken seat! But they were all smiling when they arrived at their final destination at New London Architecture, where a reception was held for them to celebrate with some well-deserved refreshments. Thank you to all of the riders and support team and a special thank you to our Ambassador, Michael Dougall who organised the event.



### Raising Awareness

During the year, the fundraising staff team focussed on increasing awareness of the Society's work within the wider architectural professions. Although still early days, the increase in the number of beneficiaries during the year (see page 10) suggests the work is paying off and we hope this continues. In addition to the increase in enquiries for help, we have been approached by a number of individuals putting themselves forward for the role of Ambassador for the Society, which also demonstrates that the Society is becoming increasingly well known within the professions we support.

During the year, over 25 presentations, workshops and lectures were delivered by staff, Ambassadors and consultants to over 800 architectural professionals and students at various locations in the UK. Many of these presentations have focussed on promoting the Anxiety UK partnership and delivering other initiatives around the workplace and wellbeing; the latter being in collaboration with the RIBA.

### Fundraising

This year saw the Society implementing the third year of its three year Fundraising Strategy focusing on five strategic aims; to broaden our audience base; to maximise the capacity of the fundraising team; to build the diversity of our income sources; to focus on our donors and to hone our case for support. The Society employs four members of staff (three full-time and one part-time) to fundraise for the charity, as well as raising awareness. A new three-year strategy was developed in September 2019 in order to prioritise activity for the following year. The new strategy will focus on improving the Society's digital communications, introducing new income streams and broadening our audience base.

The Society adopts relationship fundraising as its approach to generating sustainable income, which means that building long term relationships with our supporters is central to our strategy. The focus on raising awareness of our work and establishing relationships with practices is important in laying the foundations for future donations. Voluntary income is received from corporate/organisation donors and individual donors through regular and one-off donations, external events and legacies. The Society does not use professional

## **Architects Benevolent Society**

### **Report of the members of the council For the year ended 30 September 2019**

---

fundraisers. This year, we had sponsorship agreements in place with Orms and Derwent for our annual Chicken Run. We have also had Ambassadors and other volunteers fundraising for us through other smaller 'in aid of' events.

The Society is an organisational member of the Institute of Fundraising and is registered with the Fundraising Regulator. This demonstrates a commitment to openness and honesty in our fundraising practice and enables us to keep up to date with current legislation, including any changes to the Fundraising Code of Practice. It also gives us access to resources and training, ensuring that staff and trustees are equipped with the skills and knowledge to carry out fundraising responsibly and effectively. The External Relations Manager reports quarterly to the External Affairs Committee, where performance is monitored. The Board of trustees at the Society (the Council) also receives legal updates and information relating to the implementation of the fundraising strategy.

During 2018-19, no complaints about fundraising conduct or practice were received.

Staff are kept informed of fundraising legislation updates through the Institute of Fundraising and the monthly Fundraising Regulator newsletter to ensure they are aware of best practice, data protection and protection of the public from unreasonable, intrusive or persistent fundraising approaches. There are systems in place to flag up to staff when a donor should not be contacted for reasons such as ill health, disability or changes in their financial situation.

As part of a whole organisational approach towards complying with the new General Data Protection Regulation (GDPR) which came into force on 25 May 2018, fundraising donor data and consent collection methods were reviewed. All staff attended GDPR training, and we will ensure that our staff and volunteers are mindful of, and compliant with, the legislation when carrying out fundraising activities. All Ambassadors attend an induction workshop and have a handbook which includes information about the Society's approach to fundraising, and their activities are monitored by the Supporter Relations Officer.

### **Obituary**

It is with great sadness that we must report the death of Tom Young during 2019. Tom was a Trustee of the Society from 2011 until 2019, having been an ABS Branch Representative prior to that time. He was a true supporter of the Society and his efforts on the Society's behalf over a prolonged period were greatly appreciated. Our thoughts are with Tom's family.



## Architects Benevolent Society

### Report of the members of the council For the year ended 30 September 2019

---

#### Financial Review

##### Incoming resources

Money from **donations and gifts** totalled £288,688, compared with £157,714 the previous year, an encouraging increase.

**Legacy income** was £150,361 during 2017-18 compared with £101,032 in 2017-18, exactly in line with the medium-term average of around £150,000. The Society is extremely grateful to all those who have left legacies and the list of those who have been so generous during the year is below.

**Income from commercial property** decreased to £315,075 compared with £613,124 in 2017-18, a significant although expected decrease on previous years due to the capital works to the Society's properties in London which has meant lengthy voids that are due to come to an end during 2020.

**Income from sheltered housing** was £13,072, a slight fall from £13,138 the previous year.

**Investment income** increased to £344,599, compared with £292,905 in 2017-18, another encouraging increase.

##### Resources expended

**Costs of generating funds** Fundraising costs this year totalled £254,714 compared with £224,754 in 2017-18, an increase which is expected to reduce a little during 2020 as recent changes to the staff team take effect.

The cost of running the commercial properties decreased from £144,421 in 2017-18 to £120,238 in 2018-19.

**Charitable Expenditure** The Society's overall charitable expenditure in 2018-19 totalled £1,308,750 compared with the £1,147,846 expended the previous year, an increase of around £160,000 following another year of increased numbers of people being helped.

##### Net expenditure

The Society's net expenditure for the year was a deficit of £659,952, in large part reflecting an increase on the amount of monies expended on charitable expenditure and the expected significant shortfall in commercial rental income as a result of the capital works and related commercial voids.

##### Investments

The level of the investment portfolios at 1 October 2018 was £14,198,939 and at 30 September 2019 stood at £13,583,749.

##### Market Value of Land and Buildings

43 Portland Place, purchased in July 2003 and 9 Weymouth Mews, purchased in 2007-8, are included within investment properties and were valued as at 30 September 2017 on an open market value basis using an informal valuation carried out by HNG Chartered Surveyors. The historic cost of the investment properties is £7,854,344. Further residential properties in Guildford and Norfolk were acquired during 2007-8 and all are shown in the accounts at cost with depreciation as necessary.

##### Legacies

All income from legacies is invested to form part of the Society's Total Return strategy. In this way, money bequeathed to the Society will have a lasting benefit for those in need in the wider architectural professions. The Society is most grateful to those who have been generous in helping to finance the charitable work in this way and commends the ABS as a worthy recipient to those who are contemplating bequests when drawing up their wills. The generosity of all those detailed below is greatly appreciated.

---

**Architects Benevolent Society**

**Report of the members of the council  
For the year ended 30 September 2019**

---

Legacies received during 2018-19 included:

<b>R W Bruce</b>	<b>£55,550</b>
<b>M Pollard</b>	<b>£12,000</b>
<b>R Botting</b>	<b>£1,000</b>
<b>I Tong</b>	<b>£9,000</b>
<b>A Davidson</b>	<b>£10,000</b>
<b>W K Toner</b>	<b>£44</b>
<b>P S Scott</b>	<b>£1,000</b>
<b>E Baker</b>	<b>£10,000</b>
<b>M J Marsh</b>	<b>£9,500</b>
<b>A E Le Boutillier</b>	<b>£41,780</b>

With your help, we can build a  
stable future **for your profession**



**Leave a gift in your will**

### **Reserves Policy**

It is the view of Council that the calls on the Society's funds will continue to increase over the years ahead, and particularly so with an ageing population and continuing cuts to state benefits which often affect those already suffering financial insecurity. It is further the stated intent of Council to increase awareness of the Society's work within the wider architectural profession. If successful, it is expected that this will lead to a further increase in calls for help. The Reserves Policy which is reviewed each year therefore includes a continued commitment to maintain a stable level of investment capital in the medium to long term to ensure that the Society will be in a position to continue its important work in the future.

### **Reasons for reserves**

Without a significant capital reserve in investments the Society would lose the major source of its annual income and be at risk of failing to fulfil its duty to support the Society's beneficiaries as set out in the Articles of Association, particularly when the capital value of investments is falling.

The Society currently supports over 1,000 people each year and total annual expenditure at present stands at £1.77 millions per annum.

This expenditure is met from four main sources:

Voluntary income. The Society is seeking to increase voluntary income over the medium term but, in the shorter term, not more than up to £200,000 per annum can be counted on with certainty from donation and gifts. From 1 October 2010 legacies have been invested.

With the exception of the income from the Sawyer Fund, which is expended on helping retired architects in need, income from investments is re-invested as part of the Total Return strategy as detailed in the Society's Investment Policy Statement.

Income from commercial properties. Circa £600,000 per annum in a typical year, with budgeted shortfalls expected in 2019 and 2020.

Sales of investments. Crucial to make up the shortfall to meet annual expenditure.

The Society reviewed its investment strategy in June 2014 and again in 2017 and 2018 and the Investment Policy Statement includes a Total Return strategy to ensure the Society could continue to support members of the wider architectural profession in need during periods of economic uncertainty, as well as at other times.

With regards to liquidity, the Investment Policy Statement ensures that the Society's investments are not tied into long term funds, meaning that the Society is able to realise investment assets quickly and in addition to the free reserves target detailed below.

The Society wishes to maintain a balance of free reserves in the Current Fund at an average of £450,000, a level sufficient for the Society to continue to operate and fulfil its obligations for a period of three months. At 30 September 2019 free reserves in the Current Fund stood at £633,853, a figure which the trustees consider to be more than sufficient.

### **Range of reserves required**

Direct financial assistance given to beneficiaries has increased since 2005 and it is anticipated that calls on the Society will be greater still in the medium to long term, particularly due to demographic changes which mean that a significantly increased proportion of the population will be of retirement age and also the government's continuing cuts on state benefits. In addition the Society is looking to increase the range of services available to members of the wider architectural profession and this is likely to mean a greater focus on the range and level of reserves, particularly the level of voluntary and other sources of income.

---

**Report of the members of the council (continued)  
For the year ended 30 September 2019**

---

**Proposed action to achieve and maintain target reserves**

In 2013 the trustees decided to devote more resources to improving income from fundraising with the specific object of increasing the level of ordinary donations and gifts. Regular voluntary income from this source has started to increase over the last two years and it is hoped that this trend will continue in future years as awareness of the Society's work grows. Commercial income is relatively stabilised and a more formalised strategic review process was introduced during 2015-16 to help and ensure the Society's assets are fully utilised in furthering the charitable objectives, while also looking at expanding the services the Society offers and how these services will be funded.

As stated above, in 2013-14 the Trustees agreed a new Investment Policy Statement, reviewed and amended in 2017 and 2018, in order to help determine the long-term strategy and risk profile, with less emphasis placed on investment income. This policy has set a clear, medium term, Total Return target for the Society's investment managers, the intention being to ensure that reserves are maintained and also that short term cash requirements are readily available.

**Monitoring and review procedures**

Monitoring of the financial performance of the investments is carried out by the Finance and Property Advisory Committee which reports to the Executive Committee each time it meets. Formal reports are submitted by the investment managers each quarter and their representatives attend in person two or three times each year to expand on these written reports. The committee minutes and recommendations are put forward for approval and ratification at the following meeting of the Society's Council.

A review of forward financial planning is carried out annually by the Executive Committee when the preliminary accounts for the previous year are available for examination, and once the accounts have been approved. Any changes recommended are minuted and submitted to the following meetings of Council for formal approval by the Trustees.

**Responsibilities of Members of Council**

The Members of Council (who are also directors for the purposes of company law) are responsible for preparing the Report of the Members of Council and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the members to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Society and of the surplus or deficit of the Society for that period. In preparing those financial statements the members 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
  - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
-

## Architects Benevolent Society

### Report of the members of the council (continued) For the year ended 30 September 2019

---

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the Members of Council is aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

### Activities around the UK

The Society is most grateful to all those who work in raising awareness and in fundraising activities and sponsorship throughout the UK and in the many institutions and organisations representing the wider architectural profession. The Society receives income from a variety of sources such as raffles, dinners, collections and similar events, organised either by groups or individuals. The Society is very grateful for the contribution this makes to the funds and to improving awareness of the Society and its work.

Particular thanks are due to the following for their help over the last year:

<b>Aberdeen Society of Architects</b>
<b>Bradshaw Gass Trust</b>
<b>Broad Oak Trust</b>
<b>CIAT</b>
<b>CIAT Wales/Cymru</b>
<b>Glasgow Institute of Architects</b>
<b>Landscape Institute</b>
<b>Orms</b>
<b>Plymouth Architectural Trust</b>
<b>RIAS</b>
<b>RIBA</b>
<b>RIBA Bristol &amp; Bath Branch</b>
<b>RIBA Plymouth</b>
<b>RSUA</b>
<b>RSAW</b>
<b>Stirling Society of Architects</b>
<b>The Association of Jersey Architects</b>
<b>The J S Trust</b>
<b>The Mishcon Family Charitable Trust</b>
<b>Twigg (Trust)</b>
<b>Worshipful Company of Chartered Architects</b>

## Architects Benevolent Society

### Report of the members of the council (continued) For the year ended 30 September 2019

---

#### Corporate Supporters

The Corporate Supporter Scheme has been successful in securing additional support from a number of practices in the last two years. The scheme consists of three levels; Foundation, Keystone and Pinnacle, depending on the annual amount pledged, with corresponding benefits at each level.

The scheme is designed to:

- enhance the corporate social responsibility profile of our corporate supporters
- enable long term relationships between us and our corporate supporters
- contribute to sustainable funding for the Society enabling us to continue to provide much needed help for those who need it
- reach out to more people who may need to contact us for help

#### Our current Corporate Supporters

<b>Foundation</b>	<b>Keystone</b>	<b>Pinnacle</b>
Fletcher Priest Architects Child Graddon Lewis Assael Architecture Allford Hall Monaghan Morris Marcus Beale Architects Wilkinson Eyre Eric Parry Architects BB + C Architects Western Design Architects NBBJ Chris Dyson Architects Hopkins Architects ACME MICA Architects	The Duncan & Graham Partnership	Matchbox Architects (mba*) O'Neil Associates

We are very grateful to the above practices for making a regular commitment to support the Society through this scheme, as well as the engagement from their staff in our events, and promoting the work we do.

---

## Architects Benevolent Society

### Report of the members of the council (continued) For the year ended 30 September 2019

---

We would also like to say thank you to Orms Architects for hosting the Chicken Run this year and helping to make it by far the most successful fun run to date and Woods Bagot for kindly providing meeting space for us at their offices.

#### Acknowledgements

The Society wishes to express its appreciation and gratitude to the following: CIAT, the Landscape Institute, the RIBA, the RIAS, the RSAW, the RSUA, the Architects Registration Board and other Regional and Branch Councils and many other architectural organisations throughout the UK for help in various ways.

Our professional advisers for their continuing guidance and support throughout 2018-2019

All of the staff who have looked after the day to day business of the Society as well as the administration of the individual care which the Society gives to its beneficiaries. All those members of the profession and others who continue to do so much in support of the charity, both financially and by giving generously of their time.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Companies Act 2006 and the Statement of Recommended Practice for charities applying FRS 102, "Accounting and Reporting by Charities", effective 1 January 2015.

By order of the Board



Robert Ball  
Chief Executive

17 June 2020

**Independent auditors' report to the members  
For the year ended 30 September 2019**

---

**Opinion**

We have audited the financial statements of Architects Benevolent Society for the year ended 30 September 2019 which comprise of the statement of financial activities, the balance sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the charitable company's state of affairs as at 30 September 2019 and of its incoming resources and application of resources, including 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 Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The trustees are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If,

## **Architects Benevolent Society**

### **Independent auditors' report to the members For the year ended 30 September 2019**

---

based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

#### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Annual Report which includes the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report which includes the Directors' Report have been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

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 not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of trustees**

As explained more fully in the Trustees' Responsibilities Statement set out on page 4, the trustees (who are also directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

We have been appointed as auditors under the Companies Act 2006 and report in accordance with that Act.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate,

## Architects Benevolent Society

### Independent auditors' report to the members For the year ended 30 September 2019

---

they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### Use of our report

This report is made solely to the charitable company's members and the trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company, the charitable company's members and trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Handwritten signature of Lorenzo Mosca in black ink, followed by the letters 'LLP'.

Lorenzo Mosca (Senior Statutory Auditor)  
for and on behalf of Saffery Champness LLP

Saffery Champness LLP  
Chartered Accountants  
Statutory Auditors

71 Queen Victoria Street  
London  
EC4V 4BE

Date: 23 June 2020

Saffery Champness LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

## Architects Benevolent Society

### Statement of financial activities For the year ended 30 September 2019

	Notes	Unrestricted Funds			Restricted fund	Total 2019	Total 2018 <i>Restated</i>
		Current fund	Long term fund	Endowment fund			
		£	£	£	£	£	
<b>Income and endowments from:</b>							
Donations and gifts		288,668	-	-	-	288,668	157,714
Legacies		150,361	-	-	-	150,361	101,032
<b>Other income</b>							
Commercial rent receivable		315,075	-	-	-	315,075	613,124
<b>Investments</b>	<b>4</b>	<b>316,458</b>	<b>-</b>	<b>-</b>	<b>28,141</b>	<b>344,599</b>	<b>292,905</b>
<b>Charitable activities:</b>							
Residents of sheltered housing		13,072	-	-	-	13,072	13,138
<b>Total income and endowments</b>		<b>1,083,634</b>	<b>-</b>	<b>-</b>	<b>28,141</b>	<b>1,111,775</b>	<b>1,177,913</b>
<b>Expenditure on:</b>							
<b>Raising funds</b>							
Fundraising		254,714	-	-	-	254,714	224,754
Investment management costs		84,550	-	3,475	-	88,025	87,604
Costs of running Commercial Properties		105,088	15,150	-	-	120,238	144,421
		444,352	15,150	3,475	-	462,977	456,779
<b>Charitable activities</b>							
Relief of poverty	<b>5</b>	1,270,349	-	-	28,141	1,298,490	1,138,236
Provision of accommodation		5,234	5,026	-	-	10,260	9,610
<b>Total expenditure</b>	<b>7</b>	<b>1,719,935</b>	<b>20,176</b>	<b>3,475</b>	<b>28,141</b>	<b>1,771,727</b>	<b>1,604,625</b>

## Architects Benevolent Society

### Statement of financial activities (continued) For the year ended 30 September 2019

Notes	Unrestricted Funds			Restricted fund	Total 2019	Total 2018 <i>Restated</i>
	Current fund	Long term fund	Endowment fund			
	£	£	£	£	£	£
Net expenditure before transfers and investment gains	(636,301)	(20,176)	(3,475)	-	(659,952)	(426,712)
Transfer between funds	1,268,995	(1,268,995)	-	-	-	-
Net gain on investments	-	465,714	19,175	-	484,889	572,833
<b>Net income/(expenditure)</b>	<b>632,694</b>	<b>(823,457)</b>	<b>15,700</b>	<b>-</b>	<b>(175,063)</b>	<b>146,121</b>
Gain on revaluation of fixed assets	-	-	-	-	-	-
<b>Net movements in funds</b>	<b>632,694</b>	<b>(823,457)</b>	<b>15,700</b>	<b>----</b>	<b>(175,063)</b>	<b>146,121</b>
Fund balances brought forward at 1 October 2018 (as restated)	561,610	33,293,997	742,172	-	34,597,779	34,451,658
<b>Fund balances carried forward at 30 September 2019</b>	<b>16</b> <b>1,194,304</b>	<b>32,470,540</b>	<b>757,872</b>	<b>-</b>	<b>34,422,716</b>	<b>34,597,779</b>

All results during the year related to continuing operations.

The above statement of financial activities includes the Society's statement of total recognised gains and losses.

The notes on pages 36 to 49 form part of these financial statements.

## Architects Benevolent Society

### Summary income and expenditure account As at 30 September 2019

---

	2019 £	2018 £ <i>Restated</i>
Total income	1,111,775	1,177,913
Total expenditure	(1,771,727)	(1,604,625)
Net gains on investments	484,889	572,833
<b>Net (expenditure)/income</b>	<u>(175,063)</u>	<u>146,121</u>

Total income comprises £1,083,634 for unrestricted funds and £28,141 for restricted funds. A detailed analysis of income and expenditure by source is provided in the Statement of Financial Activities.

Expenditure comprises £1,740,111 for unrestricted funds and £31,616 for restricted funds.

This income and expenditure account excludes all movement on the Charity's permanent endowment fund so as to comply with the requirements of Companies Act 2006.

The Summary Income and Expenditure Account is derived from the Statement of Financial Activities on pages 31 to 32 which together with the notes to the financial statements on pages 36 to 49 provide full information on the movements during the year on all the funds of the Society.

**Architects Benevolent Society**

**Balance Sheet  
As at 30 September 2019**

	Notes	2019 £	2019 £	2018 <i>Restated</i> £	2018 <i>Restated</i> £
<b>Fixed assets</b>					
Tangible assets	10	1,050,196		1,071,584	
Investments	11	32,202,297		32,992,952	
Programme related investments	12	520,537		539,260	
			33,773,030		34,603,796
<b>Current assets</b>					
Debtors	13	102,656		148,359	
Cash at bank and in hand		866,049		185,594	
			968,705		333,953
<b>Creditors:</b> Amounts falling due within one year	14		(319,019)		(339,970)
Net current (liabilities)/assets			649,686		(6,017)
<b>Net assets</b>			34,422,716		34,597,779
<b>Funds</b>					
Permanent Endowment Fund	15		757,872		742,172
Unrestricted funds:					
Current fund	16		1,194,304		561,610
Long term fund:					
Investment & Property Fund		19,682,212		20,505,669	
- Revaluation Reserve	17	12,788,328		12,788,328	
			32,470,540		33,293,997
			34,422,716		34,597,779

The notes on pages 36 to 49 form part of these financial statements.

Approved by the Council on 17 June 2020 and signed on its behalf by



Nigel Thorne  
**Member of the Council**  
**Company No. 1084747 (England and Wales)**

## Architects Benevolent Society

### Statement of cash flows For the year ended 30 September 2019

---

	Notes	2019 £	2019 £	2018 £	2018 £
<b>Cash flows from operating activities</b>					
Net cash used in operating activities	19		(931,851)		(497,149)
<b>Cash flows from investing activities:</b>					
Income from investments		344,599		292,905	
Purchase of fixed assets		(7,837)		(4,355)	
Purchase of investments		(1,963,196)		(2,542,208)	
Proceeds from the sale of investments		2,654,864		2,830,882	
Increase in cash held for investments		583,876		(408,896)	
<b>Net cash flows provided by (used in) investing activities</b>			1,612,306		168,328
<b>Change in cash and cash equivalents in the reporting period</b>			680,455		(328,821)
Cash and cash equivalents at the Beginning of the reporting period			185,594		514,415
<b>Cash and cash equivalents at the end of the reporting period</b>			<b>866,049</b>		<b>185,594</b>

---

**1. Accounting policies**

**1.1 Basis of preparation**

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The accounts have been prepared in accordance with the Companies Act 2006 and the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)' and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The accounts are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The Charity constitutes a public benefit entity as defined by FRS 102.

**1.2 Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

**1.3 Income**

Income is recognised on a receivable basis subject to the following specific points:-

- Legacies are regarded as receivable once their income is probable and measurable.
- Gifts other than cash are recognised at market value on the date that they are received.
- Income on the endowment fund is regarded as restricted income due to the original terms of the fund.

All the income is included in the financial statements gross i.e. before taking account of any associated expenditure.

**1.4 Allocation of costs**

Premises costs relating to the running of head office are allocated between the various expenditure headings on the SOFA on the basis space occupied by staff at head office. Other costs are allocated on the basis of staff time spent on various activities.

**1.5 Costs of raising funds**

Expenses are included as costs of raising funds if they can be directly related to a source of the Society's income or are for publicity intended to raise the profile of the charity.

## Architects Benevolent Society

### Notes to the financial statements (continued) For the year ended 30 September 2019

---

1.6 Grants payable  
Grants payable include single amounts given to members of the wider architectural profession – and their families – in times of need for specific reasons and to improve their quality of life. They also include regular grants given to beneficiaries to help them cope with day to day living expenses. All cases are regularly examined by the Welfare Committee both to ensure that the beneficiary is still eligible for any awards and to ensure that any new awards fall within the charity’s objectives.

1.7 Charitable activities  
The Society has identified two charitable activities through which it achieves its charitable objectives.

1.7.1 Prevention and relief of poverty  
The Society relieves poverty through the making of grants, gifts and interest free loans to those the trustees judge to be in need. The assessment of individuals is carried out by the welfare officers whose costs are included as a direct charitable expense.

1.7.2 Provision of accommodation  
The Society owns housing for beneficiaries and all direct costs of running these flats plus the welfare officers’ time in supporting the unit are included as a direct charitable expense.

1.7.3 Governance costs  
Governance costs, included within other direct costs (see Note 7) include all costs of maintaining the charity as a legal entity including audit fees, costs of trustees meetings and costs of complying with statutory requirements.

1.8 Tangible fixed assets and depreciation  
Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Freehold and long leasehold buildings are written off in accordance with their useful lives. No depreciation is charged on land.

Echohurst (Freehold)	-over 60 years
43 Portland Place (Long Leasehold)	-over 60 years
Flat 18 The Limes (Long Leasehold)	-over 60 years
Motor vehicles	-25% per annum straight line
Fixtures, fittings and equipment	-5% - 25% per annum straight line

Items purchased are capitalised where their cost is above £500 and they are expected to have an ongoing use in the charity’s operations. Purchases costing less than this are shown as part of expenditure in the Statement of the Financial Activities in the year of purchase.

1.9 Investments  
Fixed asset investments are valued at the current market value at the balance sheet date. Any unrealised gains or losses are credited/charged to the Statement of Financial Activities. Realised gains or losses on disposal of investments are included in the Statement of Financial Activities as they arise.

**Notes to the financial statements (continued)  
For the year ended 30 September 2019**

---

Investment properties are included at the Trustees' estimate of open market value and valuations are reviewed annually. No depreciation is charged on these assets in accordance with the Statement of Recommended Practice.

Mixed use properties are separated between investment property and property held for operational use as a tangible fixed asset.

**1.10 Programme related investments**

The Society makes loans to its beneficiaries that are interest free. These loans can be secured or unsecured. These loans are made at less than a market rate of interest for charitable purposes. They are included at the amount advanced less any repayments and impairments.

**1.11 Pension costs**

The Charity operates a defined contribution scheme, which is a Group Personal Plan. Contributions to the Scheme are charged to the SOFA in the financial year in which they become payable.

**1.12 Restricted funds**

Restricted funds are those received which are earmarked for a specific purpose by the donors. Expenditure which meets the criteria specified is allocated directly to the fund.

**1.13 Unrestricted funds**

Funds received or generated for the objects of the Charity without a further specified purpose are treated as unrestricted funds. Some of these resources are designated by the Members of the Council for particular purposes as they deem appropriate.

The Society's unrestricted funds comprise a Current Fund and a Long Term Fund. The Long Term Fund, which represents the long-term operational requirements of the Society, currently consists of the investment and property fund.

**1.14 Financial instruments**

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method. The Charity has selected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

**1.15 Cash at bank and in hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

**2. Critical accounting judgements and key sources of estimation uncertainty**

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

*Provision for interest-free loans*

It is estimated that the recovery rate for unsecured interest free loans is 25%, and thus 75% of unsecured loans given during the year are written off. This estimate is based on an analysis of all unsecured loans given to current and past beneficiaries and the level of repayments. There are also a number of historical unsecured interest free loans where there has been no contact with the beneficiary for a number of years. A recovery rate of 10% has been applied to these, as the expectation is that the majority are unlikely to be repaid. Other than where there are exceptional circumstances, all secured interest free loans should be repaid in full. A non-recovery rate of 10% is applied to protect against any unforeseen circumstances beyond the Society's knowledge or control.

*Valuation of investment property*

Property valuations are based on regularly updated, independent valuations carried out in accordance with the RICS Valuation – Professional Standards 2014. Where necessary these valuations are further updated and adjusted annually in line with market yields and split between investment property and PPE on the basis of square footage.

Notes to the financial statements (continued)  
For the year ended 30 September 2019

**3. Company status**

The Architects Benevolent Society is a company limited by guarantee. The liability of each member is restricted to a maximum of £1 in the event of a winding up.

**4. Investment income**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Fixed asset investments	341,194	292,905
Gross interest receivable	3,405	-
	<u>344,599</u>	<u>292,905</u>

**5. Relief of poverty**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Grants	581,956	489,359
Gifts	334,781	303,820
Other direct costs including welfare officers	251,427	226,742
Indirect costs	130,326	118,315
	<u>1,298,490</u>	<u>1,138,236</u>

The Society made grants and gifts in the year to 357 (2018: 321) individual cases. All of these were made for the welfare of those who have worked in the profession of architecture and their families who were in need.

No (2018: none) grants are classified as institutional grants.

**6. Governance costs**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trustees and committee meetings	17,030	15,037
Professional fees	112,568	133,573
	<u>129,598</u>	<u>148,610</u>

**Architects Benevolent Society**

**Notes to the financial statements (continued)  
For the year ended 30 September 2019**

**7. Analysis of total expenditure**

	Staff costs	Depreciation	Grants and gifts	Other	Total direct costs	Other head office costs	Head office Depreciation	Total costs	2018
	£	£	£	£	£	£	£	£	£
Raising funds	142,547	-	-	8,309	150,856	103,858	-	254,714	224,754
Investment management costs	-	-	-	88,025	88,025	-	-	88,025	87,604
Running commercial properties	48,215	15,150	-	15,242	78,607	32,582	9,049	120,238	144,421
Relief of poverty	226,189	-	931,749	10,226	1,168,164	130,326	-	1,298,490	1,138,236
Provision of accommodation	2,306	5,026	-	213	7,545	2,715	-	10,260	9,610
	<u>419,257</u>	<u>20,176</u>	<u>931,749</u>	<u>122,015</u>	<u>1,493,197</u>	<u>269,481</u>	<u>9,049</u>	<u>1,771,727</u>	<u>1,604,625</u>

**8. Net (expenditure)/income for the year**

	2019 £	2018 £
The net (expenditure)/income for the year is stated after charging:		
Depreciation	29,225	33,229
Amounts paid to auditors - audit	16,600	18,450
- other services	8,000	6,100
	<u>53,825</u>	<u>57,779</u>

**Architects Benevolent Society**

**Notes to the financial statements (continued)  
For the year ended 30 September 2019**

**9. Staff costs**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
The average monthly number of persons employed by the Society during the year was:		
	<b>Number</b>	<b>Number</b>
Office management and welfare	10	8
	<u>          </u>	<u>          </u>
Staff costs (for the above persons)		
Wages and salaries	337,833	284,742
Social security costs	35,515	32,005
Other pension costs	30,626	28,486
Health and other staff benefits	15,283	9,165
	<u>          </u>	<u>          </u>
	<u>419,257</u>	<u>354,398</u>

The number of staff paid over £60,000 in the year is as follows:

Between £60,000 and £70,000	-	1
Between £70,001 and £80,000	1	-
	<u>          </u>	<u>          </u>
	<u>1</u>	<u>1</u>

Pension contributions in respect of the higher paid employee were £7,321 (2018: £6,300).

The key management personnel of the charity consists of the Chief Executive Officer. The total employee benefits of the key management personnel were £81,579 (2018: £68,719).

No Trustees received any remuneration for their services, however travel and out of pocket expenses incurred in their work were reimbursed. The total amount of expenses reimbursed to 9 Trustees was £9,859 (2018: £9,534 to 8 Trustees). Trustee indemnity insurance of £1,974 (2018: £1,974) is included in head office costs.

The aggregate unrestricted donations made by the Trustees to the Charity in the year were £703 (2018: £2,419). No Trustee left an unrestricted legacy to the Charity in the year (2018: £nil). In the year, donations made by a company owned by a Trustee were £120 (2018: £1,817).

Notes to the financial statements (continued)  
For the year ended 30 September 2019

## 10. Tangible fixed assets

	Land and buildings freehold £	Land and buildings leasehold £	Fixtures, fittings and equipment £	Motor vehicle £	Total £
<b>Cost</b>					
1 October 2018	300,928	861,348	225,509	16,503	1,404,288
Additions	-	3,174	4,663	-	7,837
Disposals	-	-	-	-	-
<b>30 September 2019</b>	<b>300,928</b>	<b>864,522</b>	<b>230,172</b>	<b>16,503</b>	<b>1,412,125</b>
<b>Depreciation</b>					
1 October 2018	56,533	78,459	189,804	7,908	332,704
Charge for year	5,026	15,150	4,923	4,126	29,225
Disposals	-	-	-	-	-
<b>30 September 2019</b>	<b>61,559</b>	<b>93,609</b>	<b>194,727</b>	<b>12,034</b>	<b>361,929</b>
<b>NBV at 30 September 2019</b>	<b>239,369</b>	<b>770,913</b>	<b>35,445</b>	<b>4,469</b>	<b>1,050,196</b>
<b>NBV at 30 September 2018</b>	<b>244,395</b>	<b>782,889</b>	<b>35,705</b>	<b>8,595</b>	<b>1,071,584</b>

Notes to the financial statements (continued)  
For the year ended 30 September 2019

11. Fixed asset investments

	Investment property	Quoted Investment equities and unity trusts	Cash	Total 2019	Total 2018 <i>Restated</i>
	£	£	£	£	£
<b>Market value</b>					
At 1 October 2018	17,838,894	14,198,939	955,119	32,992,952	32,299,897
Additions	408,411	1,554,785	-	1,963,196	3,762,392
Disposals	-	(2,654,864)	-	(2,654,864)	(2,830,882)
Net investment gain/loss	-	484,889	-	484,889	(37,259)
Net movement in the year	-	-	(583,876)	(583,876)	(201,196)
<b>At 30 September 2019</b>	<b>18,247,305</b>	<b>13,583,749</b>	<b>371,243</b>	<b>32,202,297</b>	<b>32,992,952</b>
					<b>2019</b>
					<b>£</b>
					<b>11,121,837</b>

There were no investments in individual entities held at 30 September 2019 which are considered material in the context of the market value of the portfolio.

All investment assets are held in the United Kingdom.

Investment properties were last valued as at 30 September 2017 on an open market value basis using an informal valuation carried out by HNG Chartered Surveyors. The historic cost of the investment properties is £7,854,344 (2018: £7,445,933). A formal valuation has not been performed as at 30 September 2019 due to the development works being carried out on the properties but the Trustees have confirmed that the valuation remains appropriate in the financial statements. A full formal valuation will be undertaken following the development works.

Notes to the financial statements (continued)  
For the year ended 30 September 2019**12. Programme related investments**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
The charity makes interest free loans to its beneficiaries		
Loans to beneficiaries		
At 1 October 2018	999,337	1,054,758
Loans made in year	26,981	44,916
Current and historical loans written off in the year	-	(6,327)
Loans repaid in the year	(65,854)	(94,010)
	<hr/>	<hr/>
<b>At 30 September 2019</b>	<b>960,464</b>	<b>999,337</b>
	<hr/>	<hr/>
Provision against loans		
At 1 October 2018	460,077	461,972
Provisions against current and historical loans written off	-	(39,533)
Movement in provision in the year for unsecured loans	(18,764)	37,553
Movement in provision in the year for secured loans	(1,386)	85
	<hr/>	<hr/>
<b>At 30 September 2019</b>	<b>439,927</b>	<b>460,077</b>
	<hr/>	<hr/>
<b>Net balance</b>	<b>520,537</b>	<b>539,260</b>
	<hr/>	<hr/>

Total of these loans that were secured at 30 September 2019 was £337,626 (2018: £389,622).

**13. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Other debtors	4,194	79,325
Prepayments and accrued income	65,801	69,034
Service charge account	32,661	-
	<hr/>	<hr/>
	<b>102,656</b>	<b>148,359</b>
	<hr/>	<hr/>

**Architects Benevolent Society**

**Notes to the financial statements (continued)  
For the year ended 30 September 2019**

<b>14.</b>	<b>Creditors:</b> Amounts falling due within one year	<b>2019</b>	<b>2018</b>
		<b>£</b>	<b>£</b>
	Trade creditors	38,425	57,473
	Other tax and social security	69,133	63,668
	Other creditors	-	72,064
	Accruals and deferred income	211,461	124,550
	Service charge account	-	22,215
		319,019	339,970
		319,019	339,970

**15. Permanent endowment fund**

Sawyer Benevolent Fund

The Sawyer Benevolent Fund is a registered subsidiary charity of the Architects Benevolent Society and is the only permanent endowment that the charity administers. At 30 September 2019 the value of the fund amounted to £757,872 (2018: £742,172).

Under the terms of the trust the annual income of the fund, which is recorded as a restricted fund in the Statement of Financial Activities on pages 31 – 32 of the accounts is to be applied for the relief of such twenty old retired Architects in poor circumstances as the trustees shall from time to time select.

**16. Unrestricted funds**

	Current fund	Long term fund -investment and property fund	Total
	£	£	£
At 1 October 2018 as restated (note 20)	561,610	33,293,997	33,855,607
Net movement in funds	(636,301)	445,538	(190,763)
Transfers between funds	1,268,995	(1,268,995)	-
<b>At 30 September 2019</b>	1,194,304	32,470,540	33,664,844

The Current Fund represents short terms funds for the day to day operation of the Society.

The Investment and Property Fund is part of the Long-Term Fund of the Society and represents assets held for the ongoing operational requirements of the Charity. It is equal to the carrying value of the investments and freehold and leasehold properties net of bank finance.

Notes to the financial statements (continued)  
For the year ended 30 September 2019

17. Analysis of net assets between funds

	Endowment fund £	Current fund £	Long term fund £	Total funds £
Fund balances at 30 September 2019 are represented by:				
Tangible fixed assets	-	39,914	1,010,282	1,050,196
Investments	742,039	-	31,460,258	32,202,297
Programme related investments	-	520,537	-	520,537
Current assets	15,833	633,853	-	649,686
<b>Total net assets</b>	<b>757,872</b>	<b>1,194,304</b>	<b>32,470,540</b>	<b>34,422,716</b>
Revaluation reserve included above:				
Investment properties	-	-	10,392,961	10,392,961
Other investments	23,929	-	2,371,438	2,395,367
<b>Revaluation reserve at 30 September 2019</b>	<b>23,929</b>	<b>-</b>	<b>12,764,399</b>	<b>12,788,328</b>

18. Related party transactions

No Trustees received any remuneration for their services as a Trustee. Travel and out of pocket expenses incurred in their work as Trustees are reimbursed. The total amount of expenses reimbursed to Trustees, non-Trustee committee members and branch representatives was £9,859 (2018: £9,534). Trustee Indemnity Insurance of £1,974 is included in head office costs.

During the year, unrestricted donations from Trustees amounted to £703 (2018: £2,419).

Notes to the financial statements (continued)  
For the year ended 30 September 2019

19. Reconciliation of net (expenditure)/income to net cash flow from operating activities

	2019	2018
	£	<i>Restated</i> £
Net (expenditure)/income for the reporting period	(175,063)	146,121
<b>Adjustments for:</b>		
Depreciation	29,225	33,229
Net (gains)/losses on investments	(484,889)	(572,833)
Investment income	(344,599)	(292,905)
Decrease in programme related investments	18,723	53,526
Decrease/(increase) in debtors	45,703	96,550
Increase/(decrease) in creditors	(20,951)	39,163
<b>Net cash used in operating activities</b>	<u>(931,851)</u>	<u>(497,149)</u>

20. Prior year restatement

In the year to 30 September 2018, assets totalling £610,092 were excluded from the balance sheet of the charity in error as a result of these having been transferred to a separate portfolio of investments which were not presented during the preparation of the financial statements to that date. As a result, investments were understated by this amount and losses on investment movements were overstated by the same figure.

The comparative figures have been restated to correct this error and

Investments as previously reported at 30 September 2018	32,382,860
Adjustment	610,092
<b>Restated investment balance at 30 September 2018</b>	<u>32,992,952</u>
Net (losses)/gains on investments as previously reported at 30 September 2018	(37,259)
Adjustment	610,092
<b>Restated gains/(losses) on investments at 30 September 2018</b>	<u>572,833</u>
Funds of the charity as previously reported at 30 September 2018	33,987,687
Adjustment	610,092
<b>Restated funds of the charity at 30 September 2018</b>	<u>34,597,779</u>

Architects Benevolent Society

Notes to the financial statements (continued)  
For the year ended 30 September 2019

21. Comparative information for the year ended 30 September 2018 as restated

	Unrestricted Funds		Endowment fund	Restricted fund	Total 2018
	Current Fund	Long Term fund	fund	fund	2018
	£	£	£	£	£
<b>Income and endowments</b>					
<b>Donations and legacies</b>					
Donations and gifts	157,714	-	-	-	157,714
Legacies	101,032	-	-	-	101,032
<b>Other income</b>					
Commercial rent receivable	613,124	-	-	-	613,124
<b>Investments</b>					
	266,565	-	-	26,340	292,905
<b>Charitable activities</b>					
Residents of sheltered housing	13,138	-	-	-	13,138
<b>Total income and endowments</b>	<b>1,151,573</b>	<b>-</b>	<b>-</b>	<b>26,340</b>	<b>1,177,913</b>
<b>Total expenditure on</b>					
Raising funds	224,754	-	-	-	224,754
Investment management fees	84,075	-	3,529	-	87,604
Costs of running commercial properties	129,306	15,115	-	-	144,421
	438,135	15,115	3,529	-	456,779
<b>Charitable activities</b>					
Relief of poverty	1,111,896	-	-	26,340	1,138,236
Provision of accommodation	4,585	5,025	-	-	9,610
<b>Total expenditure</b>	<b>1,554,616</b>	<b>20,140</b>	<b>3,529</b>	<b>26,340</b>	<b>1,604,625</b>
Net income/(expenditure) before transfers and investment gains	(403,043)	(20,140)	(3,529)	-	(426,712)
Transfer between funds	(123,751)	123,751	-	-	-
Gains on investments	-	553,101	19,732	-	572,833
<b>Net income/(expenditure)</b>	<b>(526,794)</b>	<b>656,712</b>	<b>16,203</b>	<b>-</b>	<b>146,121</b>
Gain/(loss) on revaluation of fixed assets	-	-	-	-	-
<b>Net movement in funds</b>	<b>(526,794)</b>	<b>656,712</b>	<b>16,203</b>	<b>-</b>	<b>146,121</b>
Fund balances brought forward at 1 October 2017	1,088,404	32,637,285	725,969	-	34,451,658
<b>Fund balances brought forward at 30 September 2018</b>	<b>1,088,404</b>	<b>32,637,285</b>	<b>742,172</b>	<b>-</b>	<b>34,597,779</b>