

East Bergholt Community Land Trust Limited

**Unaudited Financial Statements
Year Ended 31 December 2018**

East Bergholt Community Land Trust Limited

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East Bergholt Community Land Trust Limited

Society Information

Registration number	RS007646
Chair	Christopher McEwen
Treasurer	Gordon Cochrane
Secretary	Rolf Althen
Registered office	16 Middleborough, Colchester CO1 1QT

Board of Trustees	Christopher McEwen Nigel Roberts Rolf Althen Peter Dent Gordon Cochrane Joan Miller Julie Price Jeremy Bezant Christopher Tuppen
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Auditor	None appointed
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Solicitor	Wrigleys, 19 Cookridge Street Leeds LS2 3AG
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Bankers	Lloyds Bank plc (appointed March 2018)
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East Bergholt Community Land Trust Limited

Report of the Board For the Year Ended 31 December 2018

The Board Members present their report and financial statements for the year ended 31 December 2018.

Principal activity

East Bergholt Community Land Trust's principal activity is to deliver homes for local people and to deliver housing for shared ownership and renting, mainly for young families and older people. It serves the Parish of East Bergholt as a self-sustaining, not for profit entity to provide, manage and sustain homes not being provided by others and will deliver the housing needs of the Parish of East Bergholt in accordance with the Neighbourhood Plan as well as to deliver and maintain community assets for the long-term benefit of the Parish.

Board Members

The Board Members who served during the year were:

Christopher McEwen
Nigel Roberts
Rolf Althen
Peter Dent
Gordon Cochrane
Joan Miller
Paul Ireland (resigned 10 January 2018)
Tony Brigden (resigned 26 June 2018)
Julie Price (appointed 2 February 2018)
Jeremy Bezan (appointed 26 June 2018)
Christopher Tuppen (appointed 6 August 2018)

Review of activities

The Board members were busy throughout 2018 and have continued to make progress during the first half of 2019 to deliver the "Homes for the Community that the Community Wants". Our Trustees are all unpaid volunteers. Whilst I believe that we can be positive about what we have achieved since April 2017, I know that we all recognise that there is a lot more to do.

It is important that we maintain a close and open relationship with the community in the Parish. We have formed a "Communication, Engagement and Marketing Working Group" who have been very active managing events and ensuring that we keep the community informed through regular articles in the Parish Magazine and a presence on Social Media – principally Facebook.

During 2018 we held our Public Launch in March, an open evening for East End at the "Royal Oak" in May and our first Annual General Meeting at the Constable Hall in June. Our guest speaker was Charles Roberts who is chair of Streatham CLT and chair of East Cambridgeshire District Council. Speaking to the public audience before the formal proceedings of the AGM, he was able to provide examples of how CLTs can succeed with the help of their Council.

As a Community Benefit Society, the Trustees appreciate that we need reasonable membership numbers to be sustainable and to represent the community and ultimately control our organisation. At the end of 2018 we had 146 members which is a good proportion of residents for this size of Parish.

Our "Housing Needs Group" sought "Expressions of Interest" from members of the Parish and organised a Housing Needs Survey (HNS) in November 2018 to update the results of the one undertaken for the Neighbourhood Plan in 2015. The information from both processes is helping us plan the types of homes that we will deliver for the community.

In East Bergholt one major challenge has been identifying acceptable potential development opportunities for the new homes. Our "Land and Buildings Working Group" considered over 40 possibilities – sites and buildings. We have identified some realistic immediate possibilities and some long-term options.

We are currently negotiating with one landowner and hope to have an "Option Agreement" in place in the very near future to buy the site. We are also in discussions with another landowner about the release of a small parcel of land which we consider suitable for possibly two new homes. We will of course be consulting with the community during the planning stage of any development.

EBCLT is not a "Registered Provider" which excludes us from certain Capital Grant Funding. During 2018 we have held discussions with private and public developers who might be in a position to provide development funding and/or management; these discussions continue.

Our finances remained tight but manageable throughout 2018 and during the early part of 2019. We are grateful for the additional funding received from our partner, Babergh District Council. In order to enable us to undertake the necessary pre-planning work on the sites previously mentioned we are anticipating receiving sufficient grants from other bodies.

As I previously noted, our Trustees are all unpaid volunteers and many of them have full time, demanding jobs. Working with other volunteers and partners, I believe that the Trustees have achieved a lot and I am confident that East Bergholt Community Land Trust is making real progress to "Delivering the Homes for the Community that the Community wants and needs".

I would therefore like to conclude by thanking everyone who has worked incredibly hard during the last year and look forward to an even more successful 2019/20.

*Christopher McEwen
Chair of the Board of Trustees*

East Bergholt Community Land Trust Limited

Report of the Board For the Year Ended 31 December 2018

Statement of Board Members' Responsibilities

The Board Members are responsible for preparing the Annual Report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 requires the Board Members to prepare financial statements for each financial year. Under that law the Board Members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The Board Members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Society and of its income and expenditure for that period.

In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) make judgments and accounting estimates that are reasonable and prudent;
- c) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- d) Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue to operate.

The Board Members are responsible for keeping adequate accounting records that are sufficient to show and explain the Society's transactions and disclose with reasonable accuracy at any time the financial position of the Society and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. 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.

Approved by the Members of the Board on 19 May 2019 and signed on their behalf by:


Christopher McEwen

East Bergholt Community Land Trust Limited

Income and Expenditure Account Year Ended 31 December 2018

	Note	2018 £	Restated 2017 £
Income:			
Grants	3	1,092	4,000
Donations		253	-
Total income		1,345	4,000
Administrative expenses		3,201	2,144
Net (expenditure)/income before tax		(1,856)	1,856
Tax on (expenditure)/income		-	-
Net (expenditure)/income after tax		£ (1,856)	£ 1,856

The notes on pages 8 to 9 form part of these financial statements

East Bergholt Community Land Trust Limited
Registered number: RS007646

Balance Sheet
As At 31 December 2018

	Notes	2018 £	2017 £
Current assets			
Cash at bank		3,008	1,856
Cash in hand		46	8
		<u>3,054</u>	<u>1,864</u>
Creditors: amounts falling due within one year	5	(2,908)	-
Net current assets		<u>146</u>	<u>1,864</u>
Net assets		<u>£ 146</u>	<u>£ 1,864</u>
Capital and reserves			
Share capital	6	146	8
Income and expenditure account		-	1,856
		<u>£ 146</u>	<u>£ 1,864</u>

The Trustees consider that the Society is entitled to exemption from audit under section 84 of the Co-operative and Community Benefit Societies Act 2014 and members have not required the Society to obtain an audit for the year in question.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A – small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

Christopher McEwen
Chair

The notes on pages 8 to 9 form part of these financial statements

East Bergholt Community Land Trust Limited

Statement of changes in equity Year Ended 31 December 2018

	Called up Share capital £	Income and expenditure account £	Total equity £
At 16 October 2017	3	-	3
Net income for the period	-	1,856	1,856
Shares issued during the period	5	-	5
	<hr/>	<hr/>	<hr/>
At 31 December 2017	8	1,856	1,864
	<hr/>	<hr/>	<hr/>
Net expenditure for the period	-	(1,856)	(1,856)
Shares issued during the period	138	-	138
	<hr/>	<hr/>	<hr/>
At 31 December 2018	£ 146	£ -	£ 146

The notes on pages 8 to 9 form part of these financial statements

East Bergholt Community Land Trust Limited

Notes to the Financial Statements Year Ended 31 December 2018

1 General information

East Bergholt Community Land Trust Limited is a society under The Co-operative and Community Benefit Societies Act 2014, incorporated in England under registered number RS007646. The address of the registered office is 16 Middleborough, Colchester, Essex CO1 1QT.

2 Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Co-operative and Community Benefit Societies Act 2014.

The following principal accounting policies have been applied:

2.2 Income

Income is recognised to the extent that it is probable that economic benefits will flow to the Society and the income can be reliably measured. Income is measured at the fair value of the consideration received or receivable net of VAT and trade discounts.

2.3 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.4 Financial Instruments

The Society only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors and investments in non-puttable ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the income and expenditure account.

2.5 Comparatives

The comparative period relates to the period 16 October 2017 to 31 December 2017.

East Bergholt Community Land Trust Limited

Notes to the Financial Statements Year Ended 31 December 2018

3 Income

Analysis of income by type:

	2018	2017
	£	£
Grants	1,092	4,000
Donations	253	-
	<u>£ 1,345</u>	<u>£ 4,000</u>

4 Employees

During the year the average monthly number of employees, excluding the Board who are not remunerated, was nil (2017 – nil)

5 Creditors: amounts falling due within one year

	2018	2017
Deferred income	<u>£ 2,908</u>	<u>£ -</u>

6 Share capital

	2018	2017
Allotted, called up and fully paid		
Ordinary shares	<u>£ 146</u>	<u>£ 8</u>

	2018	2017
Reconciliation of members:		
Members at beginning of period	8	3
New memberships	138	5
Members at end of period	<u>146</u>	<u>8</u>

7 Control

The society is controlled by its members, who elect a board of trustees to act on their behalf.

8 Prior period adjustment

The income and expenditure account has been restated to remove members' share subscriptions from income.