

Co-operative and Community Benefit Society (FCA) Registered number  
7614

Hereford Community Land Trust Limited

Report and Unaudited Accounts

31 March 2019

**Hereford Community Land Trust Limited**  
**Report and accounts**  
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## **Hereford Community Land Trust Limited Society Information**

### **Board members**

Edward Nicholas Sherwood - resigned on 17th January 2019  
Adrian Tilley - resigned on 5th July 2108  
Steve Williams - resigned on 1st August 2018  
Susana Piohtee - resigned on 4th October 2018  
Alex Cunliffe - resigned on 6th September 2018  
Paddy Benson - resigned on 4th July 2018  
Jeff Beatty - appointed on 3rd May 2018  
Jo Hawthorne - appointed on 6th September 2018  
Christian Montez - appointed on 15th January 2019 and resigned on 14th March 2019  
Huw Rees - appointed on 21st February 2019

### **Secretary**

Edward Nicholas Sherwood - resigned on 17th January 2019  
Jeff Beatty

### **Accountants**

Catherine A Williams Ltd  
1 High Street  
Crickhowell  
Powys  
NP8 1BD

### **Bankers**

Triodos Bank  
Deanery Road  
Bristol  
BS1 5AS

### **Registered office**

Lambe Corner  
36/37 Bridge Street  
Hereford  
HR4 9DJ

**Registered number - Co-operative and Community Benefit Society No:**

7614

**Hereford Community Land Trust Limited**  
**Registered number: 7614**  
**Directors' Report**

The directors present their report and accounts for the year ended 31 March 2019.

**Principal activities**

Hereford Community Land Trust Limited's ("Society") principal activity during the year continued to be to provide community-led housing to people who live and/or work in Hereford city.

**Directors**

The directors of the Society comprise the members of the board. The following members served on the board as directors during the period ending 31st March 2019.

Edward Nicholas Sherwood - resigned on 17th January 2019  
Adrian Tilley - resigned on 5th July 2018  
Steve Williams - resigned on 1st August 2018  
Susana Piohtee - resigned on 4th October 2018  
Alex Cunliffe - resigned on 6th September 2018  
Paddy Benson - resigned on 4th July 2018  
Jeff Beatty - appointed on 3rd May 2018  
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This report was approved by the board on 28/10/2019 and signed on its behalf.



Jeff Beatty  
Director

## Hereford Community Land Trust Limited

### Independent Accountants' report to the board of directors on the preparation of the unaudited statutory accounts of Hereford Community Land Trust Limited for the year ended 31 March 2019

We report to the members on the unaudited accounts for the period ended 31st March 2018, which are set out on pages 1 to 9.

#### Responsibilities of members of the Society

The directors of Hereford Community Land Trust Limited are responsible for keeping adequate accounting records and for the preparation of statutory accounts that give a true and fair view, and that they consider that the Society is entitled to opt out of a full audit and instead requesting an independent accountants' report on the unaudited accounts.

#### Responsibilities of the Reporting Accountant

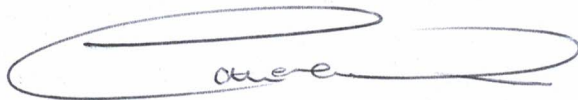
This report is made solely to Society's members, as a body, in accordance with the terms of our engagement letter dated 30th April 2019. Our work has been undertaken solely to prepare for your approval the accounts of Hereford Community Land Trust Limited and state those matters that we have agreed to state to the Board of Directors of Hereford Community Land Trust Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Hereford Community Land Trust Limited and its Board of Directors as a body for our work or for this report.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [www.icaew.com/en/members/regulations-standards-and-guidance](http://www.icaew.com/en/members/regulations-standards-and-guidance)

#### Independent accountants' statement

In the course of our examination, no matter has come to our attention that causes us not to believe that, in our opinion:

- a) the accounts are in agreement with the accounting records kept by the society under s75 of the Co-operative and Community Benefit Societies Act 2014;
- b) having regard only to, and on the basis of the information contained in those accounting records, the accounts have been drawn up in a manner consistent with the accounting requirements of the Co-operative and Community Benefit Societies Act 2014 and FRS 102 The Financial Reporting Standard Applicable in the United Kingdom and Republic of Ireland; and
- c) the society satisfied the conditions for exemption from an audit of the accounts for the year specified in s84(1) of the Act and did not, at any time within that year, fall within any of the categories of societies not entitled to the exemption specified in s84(3)&(4).



Catherine A Williams Ltd  
Chartered Accountants and Registered Auditors  
1 High Street  
Crickhowell  
Powys  
NP8 1BD


31/10/2019

Hereford Community Land Trust Limited  
 Statement of Financial Activities  
 for the year ended 31 March 2019

	Unrestricted Reserves 2019 £	Restricted Reserves 2019 £	Total Reserves 2019 £	Total Reserves 2018 £
Amortisation of grants	1,515	6,581	8,096	2,642
Operating expenses	(1,418)	(6,581)	(7,999)	(2,642)
Other operating income	5	-	5	-
Operating surplus	102	-	102	-
Surplus before taxation	102	-	102	-
Tax on surplus	(19)	-	(19)	-
Surplus for the financial year	83	-	83	-

  
 .....  
 Board member

  
 .....  
 Board member

  
 .....  
 Secretary

**Hereford Community Land Trust Limited**  
**Registered number:** 7614  
**Balance Sheet**  
**as at 31 March 2019**

	Notes	2019 £	2018 £
<b>Current assets</b>			
Cash at bank and in hand		5,888	7,468
<b>Creditors: amounts falling due within one year</b>			
	3	(5,270)	(7,063)
<b>Net current assets</b>		618	405
<b>Net assets</b>		618	405
<b>Capital and reserves</b>			
Share capital	6	535	405
Unrestricted reserves		83	-
Restricted reserves		-	-
<b>Shareholders' funds</b>		618	405

The Society is satisfied that it is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014, and the members have not required the Society to obtain an audit of its accounts.

The directors acknowledge their responsibilities for:

ensuring that the society keeps proper accounting records which comply with section 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act);

establishing and maintaining a satisfactory system of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with section 75 of the Act; and

preparing accounts which give a true and fair view of the state of affairs of the society as at the end of the financial year and of its income and expenditure for the year in accordance with the requirements of section 80, and which otherwise comply with the requirements of the Act relating to accounts, so far as applicable to the Society.

The accounts have been prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

28.10.2019  
  
 Board member  
 Jeff Beatty

  
 Board member

  
 Secretary

**Hereford Community Land Trust Limited**  
**Statement of Changes in Capital and Reserves**  
**for the year ended 31 March 2019**

	Share capital £	Unrestricted General Reserves £	Restricted Reserves £	Total £
<b>At 25 July 2017</b>	-	-	-	-
Shares issued	405			405
<b>At 31 March 2018</b>	<u>405</u>	<u>-</u>	<u>-</u>	<u>405</u>
<b>At 1 April 2018</b>	405	-	-	405
Surplus for the financial year	-	83	-	83
Shares issued	130	-	-	130
<b>At 31 March 2019</b>	<u>535</u>	<u>83</u>	<u>-</u>	<u>618</u>

**Hereford Community Land Trust Limited**  
**Notes to the Accounts**  
**for the year ended 31 March 2019**

**1 Legal status**

Hereford Community Land Trust Limited is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society.

**2 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

***Going concern***

The Society has net liabilities but the Society's directors intend to continue supporting the society financially and therefore the accounts have been prepared on a going concern basis.

***Income***

Income is recognised once the Society has an entitlement to the resources, it is certain that the resources will be received and the monetary value of the incoming resources can be measured with sufficient reliability. Income is measured at the fair value of the consideration received or receivable, net of discounts. The following specific policies are applied to particular categories of income:

Revenue grant income - Income from grants relating to revenue is recognised in income on a systematic basis over the periods in the which the entity recognises the related costs for which the grant is intended to compensate. Grant income is only recognised once there is reasonable assurance that the entity will comply with the conditions attaching to the grants and that the grant will actually be received.

***Expenses***

Expenses are recognised as resources expended as soon as there is a legal or constructive obligation committing the Society to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the headings that aggregate all costs relating to that category.

**3 Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade creditors	1,682	-
Deferred grants	1,572	6,164
Taxation and social security costs	19	-
Other creditors	1,997	899
	<u>5,270</u>	<u>7,063</u>

**Hereford Community Land Trust Limited**  
**Notes to the Accounts**  
**for the year ended 31 March 2019**

<b>4 Deferred revenue grants: Community Land Trust Start Up Fund</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
At 1 April 2018	1,515	-
Grants received during the period	-	4,000
Amortisation of grants	(1,515)	(2,485)
	<hr/>	<hr/>
At 31 March 2019	<u>-</u>	<u>1,515</u>

During the period ending 31st March 2018 a Community Land Trust Start Up Fund grant of £4000 was received from the National CLT Network to enable the Society to fund its legal incorporation as a Community Benefit Society and to support the other initial setup costs. Following completion of the incorporation of the society, the CLT Network approved the remaining funds of £1,515.31 to be treated as unrestricted reserves to be spent on any purpose within the society's aims. The grant income of £1,515.31 deferred in 2018 has therefore been amortised in full in this year's accounts and reclassified as unrestricted reserves.

<b>5 Deferred revenue grants: Community Housing Fund grant</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
At 1 April 2018	4,648	-
Grants received during the period	3,504	4,805
Amortisation of grants	(6,581)	(157)
	<hr/>	<hr/>
	<u>1,571</u>	<u>4,648</u>

A Community Housing Fund grant of £4,805 was received from Herefordshire Council during the period ending 31st March 2018 and a further grant of £3,505 was received during the year ending 31st March 2019. The grants have been specifically identified to fund the Society's Building Momentum Project. As at 31st March 2019, £6,5737.97 of costs had been incurred on the project, with the balance of £1,572.03 grant income deferred to be matched against expenditure in future periods to which the grant is intended to compensate.

**Hereford Community Land Trust Limited**  
**Notes to the Accounts**  
**for the year ended 31 March 2019**

<b>6 Share capital</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
At 1 April 2018	405	-
Shares issued during the period	130	405
At 31 March 2019	<u>535</u>	<u>405</u>

The shares provide members with the right to vote at general meetings on the basis of one member one vote regardless of the number of shares held, but do not provide any rights to dividends or distributions on a winding up.

Shares in the Society issued to members are not transferable. The shares are withdrawable with the directors approval, with the withdrawable amount equal to the amount credited as paid on the shares. Where the right to withdraw shares is suspended, a member surrendering their entire shareholding to the Society will result in his/her share being cancelled and the value credited to the general reserve. However at the directors discretion they may pay to the surrendering member the nominal value of the shares surrendered.

**7 Controlling party**

The ultimate controlling party of Hereford Community Land Trust Limited are the members who have been appointed to the board of directors of Hereford Community Land Trust Limited, as a body.

**Hereford Community Land Trust Limited**  
**Detailed profit and loss account**  
**for the year ended 31 March 2019**

*This schedule does not form part of the statutory accounts*

	<b>Unrestricted Reserves 2019 £</b>	<b>Restricted Reserves 2019 £</b>	<b>Total Reserves 2019 £</b>	<b>Total Reserves 2018 £</b>
Amortisation of grants	1,515	6,581	8,096	2,642
<b>Administrative expenses</b>				
Employee costs:				
Travel and subsistence	344	27	371	91
Refreshment costs	150	455	605	18
Staff training and welfare	-	600	600	-
Recruitment	-	60	60	-
	<u>494</u>	<u>1,142</u>	<u>1,636</u>	<u>109</u>
General administrative expenses:				
Stationery and printing	-	1,088	1,088	246
Insurance	-	122	122	-
Subscriptions	150	-	150	-
Telephone and fax	-	8	8	-
Bank charges	7	-	7	-
Room hire	-	68	68	-
Speaker expenses	-	97	97	-
	<u>157</u>	<u>1,383</u>	<u>1,540</u>	<u>246</u>
Legal and professional costs:				
Accountancy fees	700	-	700	900
Advertising and PR	-	-	-	27
Other legal and professional	67	300	367	1,360
Project management costs	-	3,756	3,756	-
	<u>767</u>	<u>4,056</u>	<u>4,823</u>	<u>2,287</u>
	<u>1,418</u>	<u>6,581</u>	<u>7,999</u>	<u>2,642</u>
<b>Other operating income</b>				
Donation	5	-	5	-