

Registration number: 7425

# Eastington Community Land Trust Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 30 September 2020

Padam Walburn Accounting Services  
80 Forest View Road  
Tuffley  
Gloucester  
Gloucestershire  
GL4 0BY

# Eastington Community Land Trust Limited

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# Eastington Community Land Trust Limited

## Company Information

<b>Chairman</b>	T Morrison (Chair)
<b>Vice chairman</b>	M Bullock (Vice Chair)
<b>Executive officers</b>	T Low (Secretary) L Farnden (Treasurer)
<b>Registered office</b>	Hazel Cottage Millend Eastington Gloucestershire GL10 3SF
<b>Accountants</b>	Padam Walburn Accounting Services 80 Forest View Road Tuffley Gloucester Gloucestershire GL4 0BY

**Chartered Accountants' Report to the Board of Directors on the Preparation of the  
Unaudited Statutory Accounts of  
Eastington Community Land Trust Limited  
for the Year Ended 30 September 2020**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Eastington Community Land Trust Limited for the year ended 30 September 2020 as set out on pages 4 to 10 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/regulation>.

This report is made solely to the members of Eastington Community Land Trust Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Eastington Community Land Trust Limited and state those matters that we have agreed to state to the members of Eastington 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 Eastington Community Land Trust Limited and its members as a body for our work or for this report, or for the opinion we have formed.

It is your duty to ensure that Eastington Community Land Trust Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Eastington Community Land Trust Limited. You consider that Eastington Community Land Trust Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Eastington Community Land Trust Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express an audit opinion on the statutory accounts.

**INDEPENDENT ACCOUNTANT'S OPINION**

In our opinion:

- (a) the accounts are in agreement with those accounting records kept by the society under section 75 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 applicable legislation, and,
- (c) the society satisfied the conditions for exemption from an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014 and did not at any time within that year fall within any of the categories of societies not entitled to the exemptions specified in section 84(3) of the Co-operative and Community Benefit Societies Act 2014.



.....  
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**Chartered Accountants' Report to the Board of Directors on the Preparation of the  
Unaudited Statutory Accounts of  
Eastington Community Land Trust Limited  
for the Year Ended 30 September 2020**

Date: 23<sup>rd</sup> February 2021

## Eastington Community Land Trust Limited

### Profit and Loss Account and Statement of Retained Earnings for the Year Ended 30 September 2020

	Note	2020 £	2019 £
Turnover		48,721	12,545
Administrative expenses		<u>(32,620)</u>	<u>(7,100)</u>
Operating profit		<u>16,101</u>	<u>5,445</u>
Other interest receivable and similar income		<u>3</u>	<u>-</u>
		<u>3</u>	<u>-</u>
Profit before tax		16,104	5,445
Taxation		<u>(2,665)</u>	<u>-</u>
Profit for the financial year		13,439	5,445
Retained earnings brought forward		<u>(2,080)</u>	<u>(7,525)</u>
Retained earnings carried forward		<u><u>11,359</u></u>	<u><u>(2,080)</u></u>

The notes on pages 8 to 10 form an integral part of these financial statements.  
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# Eastington Community Land Trust Limited

(Registration number: 7425)  
Balance Sheet as at 30 September 2020

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	3	1	-
<b>Current assets</b>			
Cash and short-term deposits		20,403	3,061
<b>Creditors: Amounts falling due within one year</b>	4	<u>(8,925)</u>	<u>(5,023)</u>
<b>Net current assets/(liabilities)</b>		<u>11,478</u>	<u>(1,962)</u>
<b>Net assets/(liabilities)</b>		<u>11,479</u>	<u>(1,962)</u>
<b>Capital and reserves</b>			
Called up share capital		120	118
Profit and loss account		<u>11,359</u>	<u>(2,080)</u>
<b>Members' funds</b>		<u>11,479</u>	<u>(1,962)</u>

For the financial year ending 30 September 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

#### Members' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The members acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

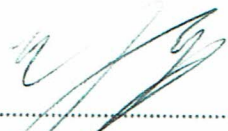
These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

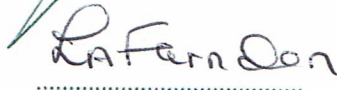
**Eastington Community Land Trust Limited**

**(Registration number: 7425)**  
**Balance Sheet as at 30 September 2020**

Approved and authorised by the Management Committee on 17/2/2021 and signed on its behalf by:

  
.....  
T Morrison (Chair)

  
.....  
T Low (Secretary)

  
.....  
L Farnden (Treasurer)

The officers of the Management Committee acknowledge their responsibilities for:

- (i) ensuring that the society keeps proper accounting records which comply with sections 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act),
- (ii) 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
- (iii) preparing financial statements 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 profit for the financial year in accordance with the requirements of sections 79 and 80, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the society.



## Eastington Community Land Trust Limited

### Statement of Changes in Equity for the Year Ended 30 September 2020

	<b>Share capital</b>	<b>Profit and loss</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
At 1 October 2019	118	(2,080)	(1,962)
Profit for the year	-	13,439	13,439
Total comprehensive income	-	13,439	13,439
New share capital subscribed	2	-	2
At 30 September 2020	<u>120</u>	<u>11,359</u>	<u>11,479</u>
	<b>Share capital</b>	<b>Profit and loss</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
At 1 October 2018	112	(7,525)	(7,413)
Profit for the year	-	5,445	5,445
Total comprehensive income	-	5,445	5,445
New share capital subscribed	6	-	6
At 30 September 2019	<u>118</u>	<u>(2,080)</u>	<u>(1,962)</u>

The notes on pages 8 to 10 form an integral part of these financial statements.

# Eastington Community Land Trust Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 September 2020

### 1 General information

The company is a private company limited by share capital, incorporated in England.

The address of its registered office is:

Hazel Cottage  
Millend  
Eastington  
Gloucestershire  
GL10 3SF  
England

### 2 Accounting policies

#### Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

#### Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### Going concern

The financial statements have been prepared on a going concern basis.

Since 21 March 2020, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilise economic conditions.

The Director has determined that these events are non-adjusting subsequent events. Accordingly, the financial position and results of operations as of and for the year ended 30 September 2020 have not been adjusted to reflect their impact. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the Company for future periods.

## Eastington Community Land Trust Limited

### Notes to the Unaudited Financial Statements for the Year Ended 30 September 2020

#### Revenue recognition

Turnover is made up of funding through grant income and partnership with a Housing Association. Grant income is recognised in the profit and loss account in the period it is paid/in which it became receivable.

#### Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

#### Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

## Eastington Community Land Trust Limited

### Notes to the Unaudited Financial Statements for the Year Ended 30 September 2020

#### 3 Tangible assets

	Land and buildings £	Total £
<b>Cost or valuation</b>		
Additions	1	1
At 30 September 2020	1	1
<b>Depreciation</b>		
<b>Carrying amount</b>		
At 30 September 2020	1	1

Included within the net book value of land and buildings above is £1 (2019 - £Nil) in respect of freehold land and buildings.

#### 4 Creditors

##### Creditors: amounts falling due within one year

	Note	2020 £	2019 £
<b>Due within one year</b>			
Taxation and social security		2,665	(329)
Other creditors		6,260	5,352
		8,925	5,023

Other creditors comprise the retained net income brought forward from the Trust prior to incorporation.

#### 5 Share capital

##### Allotted, called up and fully paid shares

	2020		2019	
	No.	£	No.	£
Ordinary shares of £1 each	120	120	118	118



## Eastington Community Land Trust Limited

### Detailed Profit and Loss Account for the Year Ended 30 September 2020

	2020 £	2019 £
Turnover (analysed below)	<u>48,721</u>	<u>12,545</u>
Gross profit (%)	100%	100%
<b>Administrative expenses</b>		
Establishment costs (analysed below)	(366)	(369)
General administrative expenses (analysed below)	<u>(32,254)</u>	<u>(6,731)</u>
	<u>(32,620)</u>	<u>(7,100)</u>
Operating profit	16,101	5,445
Other interest receivable and similar income (analysed below)	<u>3</u>	<u>-</u>
Profit before tax	<u><u>16,104</u></u>	<u><u>5,445</u></u>

This page does not form part of the statutory financial statements.

## Eastington Community Land Trust Limited

### Detailed Profit and Loss Account for the Year Ended 30 September 2020

	2020 £	2019 £
<b>Turnover</b>		
Grant and other income	43,937	12,545
Rent receivable	4,784	-
	<u>48,721</u>	<u>12,545</u>
<b>Establishment costs</b>		
Rent	(148)	(151)
Insurance	(218)	(218)
	<u>(366)</u>	<u>(369)</u>
<b>General administrative expenses</b>		
Printing, postage and stationery	(40)	(36)
Trade subscriptions	(150)	(150)
Sundry expenses	(72)	-
Travel and subsistence	(15)	(37)
Advertising	(60)	-
Accountancy fees	(309)	(290)
Legal and professional fees	(31,608)	(6,218)
	<u>(32,254)</u>	<u>(6,731)</u>
<b>Other interest receivable and similar income</b>		
Bank interest receivable	3	-