

Registration number: 7425

Eastington Community Land Trust Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 30 September 2021

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

Chairman T Morrison (Chair)

Vice chairman M Bullock (Vice Chair)

Executive officers T Low (Secretary)
L Farnden (Treasurer)

Registered office Hazel Cottage
Millend
Eastington
Gloucestershire
GL10 3SF

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



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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 2021**

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 2021 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 loss 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 2021**

Date: 15/12/21

Eastington Community Land Trust Limited

Profit and Loss Account and Statement of Retained Earnings for the Year Ended 30
September 2021

	Note	2021 £	2020 £
Turnover		46,722	48,721
Administrative expenses		<u>(53,100)</u>	<u>(32,620)</u>
Operating (loss)/profit		<u>(6,378)</u>	<u>16,101</u>
Other interest receivable and similar income		<u>-</u>	<u>3</u>
		<u>-</u>	<u>3</u>
(Loss)/profit before tax		(6,378)	16,104
Taxation		<u>1,212</u>	<u>(2,665)</u>
(Loss)/profit for the financial year		(5,166)	13,439
Retained earnings brought forward		<u>11,359</u>	<u>(2,080)</u>
Retained earnings carried forward		<u><u>6,193</u></u>	<u><u>11,359</u></u>

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

Eastington Community Land Trust Limited

(Registration number: 7425)
Balance Sheet as at 30 September 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	3	1	1
Current assets			
Debtors		6,000	-
Cash and short-term deposits		6,556	20,403
		<u>12,556</u>	<u>20,403</u>
Creditors: Amounts falling due within one year	4	<u>(6,224)</u>	<u>(8,925)</u>
Net current assets		<u>6,332</u>	<u>11,478</u>
Net assets		<u>6,333</u>	<u>11,479</u>
Capital and reserves			
Called up share capital		140	120
Profit and loss account		6,193	11,359
Members' funds		<u>6,333</u>	<u>11,479</u>

For the financial year ending 30 September 2021 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.

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

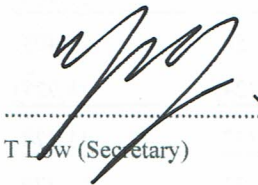
Eastington Community Land Trust Limited

**(Registration number: 7425)
Balance Sheet as at 30 September 2021**

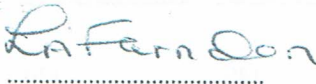
Approved and authorised by the Management Committee on 16/12/21 and signed on its behalf by:



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.

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

Eastington Community Land Trust Limited

Statement of Changes in Equity for the Year Ended 30 September 2021

	Share capital	Profit and loss	Total
	£	£	£
At 1 October 2020	120	11,359	11,479
Loss for the year	-	(5,166)	(5,166)
Total comprehensive income	-	(5,166)	(5,166)
New share capital subscribed	20	-	20
At 30 September 2021	<u>140</u>	<u>6,193</u>	<u>6,333</u>
	Share capital	Profit and loss	Total
	£	£	£
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>

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 2021

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.

The directors have reviewed the society's forecasts and projections and, in particular, have considered potential implications of the Covid-19 pandemic. For the immediate projects, the Board has obtained grants from Homes England, Locality, Stroud DC and Eastington Parish Solar Fund. Beyond that, ground rents from completed projects provide a regular income for operating expenses.

Whilst the eventual financial impact of the pandemic on society and on the overall economy remains uncertain, the directors are confident that the society will be able to remain operational throughout the pandemic.

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.

Eastington Community Land Trust Limited

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2021

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 debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

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 2021

3 Tangible assets

	Land and buildings £	Total £
Cost or valuation		
At 1 October 2020	1	1
At 30 September 2021	1	1
Depreciation		
Carrying amount		
At 30 September 2021	1	1
At 30 September 2020	1	1

Included within the net book value of land and buildings above is £1 (2020 - £1) in respect of freehold land and buildings.

4 Creditors

Creditors: amounts falling due within one year

	Note	2021 £	2020 £
Due within one year			
Taxation and social security		(1,212)	2,665
Other creditors		7,436	6,260
		6,224	8,925

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

	2021		2020	
	No.	£	No.	£
Ordinary shares of £1 each	140	140	120	120

Eastington Community Land Trust Limited

Detailed Profit and Loss Account for the Year Ended 30 September 2021

	2021 £	2020 £
Turnover (analysed below)	<u>46,722</u>	<u>48,721</u>
Gross profit (%)	100%	100%
Administrative expenses		
Establishment costs (analysed below)	(533)	(366)
General administrative expenses (analysed below)	<u>(52,567)</u>	<u>(32,254)</u>
	<u>(53,100)</u>	<u>(32,620)</u>
Operating (loss)/profit	(6,378)	16,101
Other interest receivable and similar income (analysed below)	<u>-</u>	<u>3</u>
(Loss)/profit before tax	<u><u>(6,378)</u></u>	<u><u>16,104</u></u>

Eastington Community Land Trust Limited

Detailed Profit and Loss Account for the Year Ended 30 September 2021

	2021	2020
	£	£
Turnover		
Grant and other income	41,938	43,937
Rent receivable	4,784	4,784
	<u>46,722</u>	<u>48,721</u>
Establishment costs		
Rent	(116)	(148)
Insurance	(218)	(218)
Repairs and maintenance	(199)	-
	<u>(533)</u>	<u>(366)</u>
General administrative expenses		
Online meeting costs	(148)	-
Printing, postage and stationery	(152)	(40)
Trade subscriptions	(150)	(150)
Sundry expenses	-	(72)
Travel and subsistence	-	(15)
Advertising	(168)	(60)
Accountancy fees	(447)	(309)
Legal and professional fees	(51,502)	(31,608)
	<u>(52,567)</u>	<u>(32,254)</u>
Other interest receivable and similar income		
Bank interest receivable	-	3