

Registration number: RS007425

Eastington Community Land Trust Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 30 September 2025

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	N Rowlings (Secretary)
Registered office	Hazel Cottage Millend Eastington Gloucestershire GL10 3SF
Accountants	Padam Walburn Accounting Services 80 Forest View Road Tuffley Gloucester Gloucestershire GL4 0BY

Eastington Community Land Trust Limited

Management Committee's Report for the Year Ended 30 September 2025

The members present their report and the financial statements for the year ended 30 September 2025.

Members of the company

The members who held office during the year were as follows:

- T Morrison (Chair)
- M Bullock (Vice Chair)
- M Elliot
- N Rowlings (Secretary)
- T Crane
- A McCann
- S Underdown
- T Low (Treasurer)

Small companies provision statement


This report has 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.


5 February 2026

Approved and authorised by the Management Committee on and signed on its behalf by:

DocuSigned by:

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T Morrison (Chair)

Signed by:

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N Rowlings (Secretary)

Signed by:

50799D3D474242A.....
T Low (Treasurer)

**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 2025**

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 2025 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.

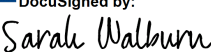
It is your duty to ensure that Eastington Community Land Trust Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Eastington Community Land Trust Limited. You consider that Eastington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

DocuSigned by:

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Padam Walburn Accounting Services
80 Forest View Road
Tuffley
Gloucester
Gloucestershire
GL4 0BY
16 February 2026
Date:.....

Eastington Community Land Trust Limited

Profit and Loss Account for the Year Ended 30 September 2025

	Note	2025 £	2024 £
Turnover		13,060	11,927
Cost of sales		<u>(1,869)</u>	<u>(1,579)</u>
Gross profit		11,191	10,348
Administrative expenses		(3,157)	(2,636)
Other operating income		<u>-</u>	<u>450</u>
Operating profit		<u>8,034</u>	<u>8,162</u>
Other interest receivable and similar income		515	397
Interest payable and similar expenses		<u>-</u>	<u>(49)</u>
		<u>515</u>	<u>348</u>
Profit before tax		8,549	8,510
Tax on profit		<u>(1,624)</u>	<u>(1,621)</u>
Profit for the financial year		<u><u>6,925</u></u>	<u><u>6,889</u></u>

The above results were derived from continuing operations.

The company has no recognised gains or losses for the year other than the results above.

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

Eastington Community Land Trust Limited**(Registration number: RS007425)
Balance Sheet as at 30 September 2025**

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	4	63,102	1
Current assets			
Debtors		-	6,000
Cash at bank and in hand		6,696	62,332
		6,696	68,332
Creditors: Amounts falling due within one year	5	(33,843)	(39,312)
Net current (liabilities)/assets		(27,147)	29,020
Net assets		35,955	29,021
Capital and reserves			
Called up share capital	6	168	159
Retained earnings		35,787	28,862
Shareholders' funds		35,955	29,021

For the financial year ending 30 September 2025 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.

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.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland'.

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

Eastington Community Land Trust Limited

(Registration number: RS007425)
Balance Sheet as at 30 September 2025

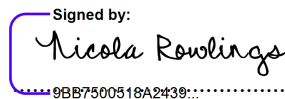
5 February 2026

Approved and authorised by the Management Committee on and signed on its behalf by:

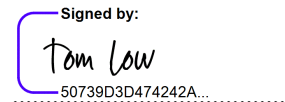
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T Morrison (Chair)

Signed by:

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N Rowlings (Secretary)

Signed by:

50739D3D474242A:.....

T Low (Treasurer)

Eastington Community Land Trust Limited

Statement of Changes in Equity for the Year Ended 30 September 2025

	Share capital	Retained earnings	Total
	£	£	£
At 1 October 2024	159	28,862	29,021
Profit for the year	-	6,925	6,925
New share capital subscribed	9	-	9
At 30 September 2025	168	35,787	35,955
	Share capital	Retained earnings	Total
	£	£	£
At 1 October 2023	157	21,973	22,130
Profit for the year	-	6,889	6,889
New share capital subscribed	2	-	2
At 30 September 2024	159	28,862	29,021

Eastington Community Land Trust Limited

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

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

5 February 2026

These financial statements were authorised for issue by the Management Committee on

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 smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

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.

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.

Eastington Community Land Trust Limited

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

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.

3 Staff numbers

The average number of persons employed by the company (including members) during the year, was 8 (2024 - 8).

Eastington Community Land Trust Limited

Notes to the Unaudited Financial Statements for the Year Ended 30 September 2025

4 Tangible assets

	Land and buildings £	Total £
Cost or valuation		
At 1 October 2024	1	1
Additions	63,101	63,101
At 30 September 2025	63,102	63,102
Depreciation		
Carrying amount		
At 30 September 2025	63,102	63,102
At 30 September 2024	1	1

Included within the net book value of land and buildings above is £63,102 (2024 - £1) in respect of freehold land and buildings.

5 Creditors

Creditors: amounts falling due within one year

	2025 £	2024 £
Due within one year		
Taxation and social security	1,623	1,616
Accruals and deferred income	32,220	37,696
	33,843	39,312

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

6 Share capital

Allotted, called up and fully paid shares

	2025		2024	
	No.	£	No.	£
Ordinary shares of £1 each	168	168	159	159

Eastington Community Land Trust Limited

Detailed Profit and Loss Account for the Year Ended 30 September 2025

	2025 £	2024 £
Turnover (analysed below)	13,060	11,927
Cost of sales (analysed below)	<u>(1,869)</u>	<u>(1,579)</u>
Gross profit	<u>11,191</u>	<u>10,348</u>
Gross profit (%)	85.69%	86.76%
Administrative expenses		
Establishment costs (analysed below)	(719)	(498)
General administrative expenses (analysed below)	(2,438)	(2,111)
Finance charges (analysed below)	<u>-</u>	<u>(27)</u>
	(3,157)	(2,636)
Other operating income (analysed below)	<u>-</u>	<u>450</u>
Operating profit	<u>8,034</u>	<u>8,162</u>
Other interest receivable and similar income (analysed below)	515	397
Interest payable and similar charges (analysed below)	<u>-</u>	<u>(49)</u>
	<u>515</u>	<u>348</u>
Profit before tax	<u><u>8,549</u></u>	<u><u>8,510</u></u>

Eastington Community Land Trust Limited

Detailed Profit and Loss Account for the Year Ended 30 September 2025

	2025 £	2024 £
Turnover		
Grant and other income	7,143	7,143
Rent receivable	5,917	4,784
	<u>13,060</u>	<u>11,927</u>
Cost of sales		
Direct costs	(1,869)	(1,579)
Establishment costs		
Hall hire	(160)	(100)
Insurance	(559)	(398)
	<u>(719)</u>	<u>(498)</u>
General administrative expenses		
Online meeting costs	-	(155)
Computer software and maintenance costs	(156)	(119)
Printing, postage and stationery	(26)	(26)
Trade subscriptions	(180)	(180)
Travel and subsistence	-	(61)
Advertising	(35)	-
Accountancy fees	(721)	(670)
Legal and professional fees	(1,320)	(900)
	<u>(2,438)</u>	<u>(2,111)</u>
Finance charges		
Bank charges	-	(27)
Other operating income		
Other operating income	-	450
Other interest receivable and similar income		
Bank interest receivable	515	397
Interest payable and similar expenses		
Other interest payable	-	(49)