

Annual Return (AR30) form

Society Name: Crystal Palace Community Land Trust Limited

Society Num: 8184

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register: <https://mutuals.fca.org.uk>. Our privacy notice explains how and why we use personal data: <https://www.fca.org.uk/privacy>.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see here:

<https://www.handbook.fca.org.uk/handbook/R FCCBS>

2.1 What date did the financial year covered by these accounts end?

31/03/2023

3.1 Please provide the names of the people who were directors of the society during the financial year this return covers.

Some societies use the term 'committee member' or 'trustee' instead of 'director'. For ease of reference, we use 'director' throughout this form.

Name of Director

Month of Birth

Year of Birth

Chris Axon

May

1967

Robert Shaw

Jan

1975

Bernard Humphrey-Gaskin	Jul	1962
Tom Chance	May	1983
Janet Cooke	Oct	1951
Vishal Shah	Jul	1980
Lola Barrett	Apr	1946
Rory Underwood	May	1988

3.2 All directors must be 16 or older. Please confirm this is this case:

All directors are aged 16 or over

3.3 Societies are within the scope of the Company Director Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:

No director is disqualified

3.4 Please state any close links which any of the directors has with any society, company or authority.

'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Chris Axon is a Director of CRAFT Architects.
Robert Shaw is a Director of Third Revolution Projects.

3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers.

Societies must have a secretary

Name of Secretary	Month of Birth	Year of Birth
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Tom Chance

May

1983

4.1 Please confirm that:

- accounts are being submitted with this form
- the accounts comply with relevant statutory and accounting requirements
- the accounts are signed by two members and the secretary (3 signatures in total)

4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.

Number of members

74

Turnover

88691

Assets

74427

Number of Employees

0

Share Capital

74

Highest rate of interest paid on shares

0

4.3 What Standard Industrial Classification code best describes the society's main business?

Where more than one code applies, please select the code that you feel best describes the society's main business activity. You will find a full list of codes [here](#)

SIC Code

**Renting and operating of Housing Association
real estate (68201)**

*

Societies are required to appoint an auditor to audited unless they are small or have disapplied this requirement. For further guidance see chapter 7 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

5.1 Please select the audit option the society has complied with:

- Full Professional Audit
- Auditor's report on the accounts
- Lay Audit
- No audit

5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act

- We have complied with the audit requirements

5.3 Please confirm any audit report (where required) is being submitted with this Annual Return

- Yes
- Not applicable

5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?

- Yes
- No

5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.

- Registered
- Not applicable

5.6 Is the society a housing association?

- No
- Yes

6.1 Is the society a subsidiary of another society?

- Yes
- No

6.2 Does the society have one or more subsidiaries?

(As defined in sections 100 and 101 of the Act)

- Yes
 No

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); or
- are conducting business for the benefit of the community ('community benefit society').

Your society is registered meeting the condition for registration that it is conducting its business for the benefit of the community.

For further information on the condition for registration, please see chapter 5 of our guidance [here](#).

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

7B.1 What is the business of the society?

For example, did you provide social housing, run an amateur sports club etc.

The business of providing and managing housing (including social housing) and providing assistance to help house people and associated facilities, amenities and services.

7B.2 Please describe the benefits to the community the society delivered?

Here we are looking to see what the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

The CLT is formed for the benefit of the community in Crystal Palace. Its objects shall be to carry on with the express purpose of furthering the social, economic and environmental interests of the community and through the promotion for the community's benefit of regeneration in areas of social and economic deprivation.

7B.3 Please describe how the society's business delivered these benefits?

The business of the society must be conducted for the benefit of the community. Please describe how the society's business (as described in answer to question 7B.1) provided benefit to the community.

In the year 2021/22 the society has progressed a project to develop new affordable housing with the express purpose of furthering the social, economic and environmental interests of the community.

7B.4 Did the society work with a specific community, and if so, please describe it here?

For instance, were the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

All those living and working, or wishing to live or work, in Crystal Palace.

7B.5 What did the society do with any surplus or profit?

For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?

The surplus for the year will be carried forward and invested in the society's ongoing project to develop an affordable housing scheme.

7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest.

Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

None

Crystal Palace Community Land Trust Limited

Crystal Palace Community Land Trust Limited

Board of Management Report and Unaudited Financial Statements

for the financial year ended 31 March 2023

Crystal Palace Community Land Trust Limited

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Crystal Palace Community Land Trust Limited

BOARD OF MANAGEMENT AND OTHER INFORMATION

Board of Management

Chris Axon (Chair)
Rory Underwood (Treasurer) (Appointed 10 June 2022)
Janet Cooke
Bernard Humphrey-Gaskin
Robert Shaw
Tom Chance
Lola Barrett
Vishal Shah

Community Benefit Society Secretary

Tom Chance (Secretary)

Society Registration Number

8184

Place of Registration

United Kingdom

Registered Office and Business Address

97 Auckland Road
London
SE19 2DT
United Kingdom

Independent Examiner

Katherine Tully of behalf of
Allen Tully & Co.
Chartered Certified Accountants
19 Palace Square
London
SE19 2LT
United Kingdom

Crystal Palace Community Land Trust Limited BOARD OF MANAGEMENT REPORT

for the financial year ended 31 March 2023

The Board of Management present their report and the unaudited financial statements for the financial year ended 31 March 2023.

Board of Management

The Members who served as Board members during the financial year are as follows:

Chris Axon (Chair)
Rory Underwood (Treasurer)
Janet Cooke
Bernard Humphrey-Gaskin
Robert Shaw
Tom Chance
Lola Barrett
Vishal Shah

Board of Management Report

The board and team have made good progress this year towards securing an agreement to lease on our first site at The Lawns, SE19, and submitting a planning application for the development of affordable housing. We drew down further funding from the GLA to finance this work, and finish the year with a balance that will be spent down in the forthcoming year towards submitting the planning application.

We also commissioned the services of a local community expert to strengthen our engagement with key local stakeholders in advance of our planning submission. This has helped us to ensure that local councillors in particular are fully briefed on our plans, how we have developed them with fellow members of our local community to account for local views, and how we have prioritised the affordability and environmental sustainability of the homes.

The board strengthened its links with the administration in Croydon Council, which changed in May 2022. Directors met with the new elected Mayor of Croydon and his lead member for housing in November 2022, following a pre-election discussion with leading candidates in March 2022. We have also developed good relationships with new officers coming into the regeneration team in the council. Our first project relies on the goodwill and support of the council, which has agreed to provide the CLT with a 250 year lease on the site. During this period we have also maintained a good working relationship with the Greater London Authority, and in June 2023 met London's Deputy Mayor for Housing, Tom Copley, on site along with three GLA officers

Our membership grew slightly in the year, and we continued to keep them up to date despite the slow progress during the period. At our Annual General Meeting in November 2022 Rory Underwood was elected to our board, and we updated members on the draft plans for our housing development at The Lawns. We held an Extraordinary General Meeting in January 2023 where four directors (Chris Axon, Tom Chance, Bernard Humphrey-Gaskin and Rob Shaw) were re-elected after their first terms expired.

We ended the year well positioned to submit our planning application for our first development later in 2023.

On behalf of the board


Chris Axon (Chair)

Date: 13/10/2023


Rory Underwood (Treasurer)

Date: 13/10/23



Tom Chance (Secretary)
13/10/2023

Crystal Palace Community Land Trust Limited
INDEPENDENT EXAMINERS REPORT
to the Board of Management on the preparation of the unaudited statutory
accounts of Crystal Palace Community Land Trust Limited for the financial year
ended 31 March 2023

In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, I have prepared for your approval the accounts of Crystal Palace Community Land Trust Limited for the financial year ended 31 March 2023 which comprise the Income Statement, the Statement of Financial Position and the related notes thereto from the company's accounting records and from information and explanations you have given to us.

I report on the accounts of the society, which are set out on pages 5 to 10.

Respective responsibilities of the Board and the Independent Examiner

The Board of the society are responsible for the preparation of the accounts. The Board consider that an audit is not required for this year as it was below the financial threshold for non-charity societies and the members have passed a vote to dis-apply any audit requirements and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Part 7 of the Co-operative and Community Benefit Societies Act 2014,
- to follow the procedures laid down in the general directions given by the Financial Conduct Authority, Finalised Guidance 15/12 and
- to state whether particular matters have come to my attention

Basis of independent examiners report

My examination was carried out in accordance with the General Directions given by the Financial Conduct Authority. An examination includes a review of the accounting records kept by the society and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Board concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiners statement

In connection with my examination, no matter has come to my attention

1. which gives reasonable cause to believe that in any material respect the requirements:
to keep accounting records in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014.
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

KATHERINE TULLY on behalf of
ALLEN TULLY & CO.

Chartered Certified Accountants and Registered Auditors
19 Palace Square
London
SE19 2LT
United Kingdom

Date: _____

Crystal Palace Community Land Trust Limited

INCOME STATEMENT

for the financial year ended 31 March 2023

	2023 £	2022 £
Turnover	88,691	28,146
Other income	27	167
Other charges	(53,240)	(13,307)
	<u>35,478</u>	<u>15,006</u>

Crystal Palace Community Land Trust Limited

Society Registration Number: 8184

STATEMENT OF FINANCIAL POSITION

as at 31 March 2023

	2023 £	2022 £
Current assets	74,907	39,429
Total Assets less Current Liabilities	74,907	39,429
Accruals and deferred income	(480)	(480)
Net Assets	74,427	38,949
Capital and Reserves	74,427	38,949

Notes to the financial statements

1. General Information

Crystal Palace Community Land Trust Limited is a Society limited by shares and registered in the United Kingdom. The registered number of the Community Benefit Society is 8184. The registered office of the company is 40 Dover Road, Upper Norwood, London SE19 3JL, United Kingdom which is also the principal place of business of the society. The financial statements have been presented in Pound Sterling (£) which is also the functional currency of the Society.

2. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2022 - 0).

3. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

4. Grant Income

Income from grants received include income earned from the supply of services under contractual arrangements and from performance related grants which have conditions that specify the provision of particular services to be provided by the society. Income from government and other co-funders is recognised when the society is legally entitled to the income because it is fulfilling the conditions contained in the related funding agreements. Where a grant is received in advance, its recognition is deferred and included in creditors. Where entitlement occurs before income is received, it is accrued in debtors.

Grants from governments and other co-funders typically include one of the following types of conditions:

- Performance based conditions: whereby the society is contractually entitled to funding only to the extent that the core objectives of the grant agreement are achieved. Where the society is meeting the core objectives of a grant agreement, it recognises the related expenditure, to the extent that it is reimbursable by the donor, as income.

-Time based conditions: whereby the society is contractually entitled to funding on the condition that it is utilised in a particular period. In these cases, the society recognises the income to the extent it is utilised within the period specified in the agreement.

In the absence of such conditions, assuming that receipt is probable and the amount can be reliably measured, grant income is recognised once the society is notified of entitlement.

Grants received towards capital expenditure are credited to the Statement of Financial Activities when received or receivable, whichever is earlier.

Approved by the Board on _____ and signed on its behalf by:

Chris Axon (Chair)
Director

Rory Underwood (Treasurer)
Director

DRAFT FINANCIAL STATEMENTS 3 August 2023

CRYSTAL PALACE COMMUNITY LAND TRUST LIMITED

SUPPLEMENTARY INFORMATION

RELATING TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2023

Income		
Grants	88,691	28,146
Donations	27	167
	<hr/>	<hr/>
	88,718	28,313
	<hr/>	<hr/>
Expenditure		
Project Management	-	4,200
Room Hire	-	45
Website Costs	-	38
Surveys and Investigations	8,400	2,100
Design and Technical	38,028	600
Planning	2,320	2,747
Publicity	-	260
Subscriptions	350	350
Legal and professional	3,590	2,400
Accountancy	480	480
Bank charges	72	87
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	53,240	13,307
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Net surplus	35,478	15,006
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