



Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and Community Benefit Societies Act 2014

Society name:

Green Pastures CBS Limited

Important information you should read before completing this form

You must use this form if you are a:

- registered society (previously referred to as an 'industrial and provident society')
- co-operative society
- community benefit society

registered under the Co-operative and Community Benefit Societies Act 2014.

You must submit this form and the society's accounts within 7 months of the end of your financial year. Failure to submit is an offence for which the society may be prosecuted.

Please note:

- we have an information note that may assist you in completing this application
- any personal details you give on the form will be placed on the society's public file.
- it is important you give accurate and complete information and disclose all relevant information. If you do not, it may take us longer to process your annual return.

Please keep a copy of the form and supporting documents for future reference.

Terms in this form

'FCA', 'PRA', 'us' and 'we' refer to the Financial Conduct Authority or Prudential Regulation Authority.

'You' refers to the person signing the form on behalf of the society.

'The 2014 Act' is the Co-operative and Community Benefit Societies Act 2014



Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and Community Benefit Societies Act 2014

Filling in the form

1 If you are using your computer to complete the form:

- use the TAB key to move from question to question and press SHIFT TAB to move back to the previous question; and
- print the completed form and arrange for it to be signed by all relevant individuals.

2 If you are filling in the form by hand:

- use black ink;
- write clearly; and
- arrange for it to be signed and dated by all relevant individuals.

3 If you make a mistake, cross it out and initial the changes; do not use correction fluid.

4 If you:

- leave a question blank;
- do not get the form signed; or
- do not attach the required supporting information

without telling us why, we will treat the application as incomplete. This will increase the time taken to assess your application.

5 If there is not enough space on the form, you may use separate sheets of paper. Clearly mark each separate sheet of paper with the relevant question number. Any separate sheets should be signed by the signatories to the form.

6 **Email a scanned copy of the signed form and supporting documents to**

mutualsannrtns@fca.org.uk

or send it by post to:

Mutuals Team
Financial Conduct Authority
25 The North Colonnade
Canary Wharf
LONDON
E14 5HS

7. Please make sure you include:

- this form
- a set of printed accounts – signed by two members and the secretary (3 signatures in total)
- an audit report or accountant's report where required; and
- any supporting documents.

1

Details of society

1.1 Details of the society

Register number	IP31116R
Registered office address	9 Mornington Road, Southport
Postcode	PR9 0TS

1.2 Year end date (dd/mm/yyyy)

See Note 1.2

3	1	/	0	3	/	2	0	1	6
---	---	---	---	---	---	---	---	---	---

Committee of management

If you are a club you do not need to give a year of birth in questions 1.3-1.6.

The names of the members of the Committee at the date on which the return is signed should be entered below in BLOCK CAPITALS.

1.3 Details of Chairman

Name	Pastor Peter Cunningham
Address	16 Hartwood Road Southport
Postcode	PR9 9AA
Year of birth	1942
Business occupation and other directorships	

1.4 Details of Treasurer

Name	Barry Moore
Address	60 Longacre Southport
Postcode	PR9 9TB
Year of birth	1976
Business occupation and other directorships	

1.5 Details of Secretary

Name	Simon Field Westmacott
Address	Greenacre Meopham Green Kent
Postcode	DA13 0PY
Year of birth	1944
Business occupation and other directorships	Chartered Accountant

1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
Pastor Peter Cunningham	16 Hartwood Road Southport PR9 9AA	1942	
Andrew M Cunningham	The Coach House, Charnleys Lane, Banks, Southport, PR9 8HH	1974	
Rory Paget-Wilkes	156 Swaton Road, London, E3 4ER	1977	
Justin Dempster	8 Old Links Close, Southport, PR9 7UB	1947	
Francis Goodwin	The Mansion House, 1 Purley Magna, Purley on Thames, Reading, RG8 8EL	1952	
Ernest Hibbert	15A Church View, Crigglistone, Wakefield, WF4 3PF	1946	

Please use separate sheets of paper if you need more space, following the instructions provided in section 5 above.

Please indicate how many separate sheets of paper you have used

1

Please continue, answering all questions.

Green Pastures CBS Limited

AR-30 for year ended 31 March 2016

Continuation sheet to page 4

Members of the Committee, also directors

Alison Gelder (appointed 1 January 2016)
Flat 7 Newall House,
Harper Road,
London SE1 6QD.

David Smith (appointed 1 April 2016)
Boaz Trust
First Floor, 110 Oldham Road,
Manchester, M4 6AG

Simon Field Westmacott (appointed 1 April 2016)
Greenacre
Meopham Green,
Kent DA13 0PY

1.7 Are any members of the society's committee disqualified as directors under the Company Director Disqualification Act 1986?

- ☒ No
☐ Yes

1.8 Does the society carry out any activity which is regulated under the Financial Services and Markets Act 2000? (e.g. accepting deposits in a form other than withdrawable shares; offering insurance products; undertaking residential mortgage business). If 'yes' please state the society's Financial Services Register firm reference number

- ☒ No
☐ Yes

Financial Services Register firm reference number

1.9 Is the society a subsidiary of another society?

- ☒ No
☐ Yes

1.10 Does the society have one or more subsidiaries?

- ☐ No
☒ Yes

1.11 Is the society currently accepted by the HM Revenue and Customs as a charity for tax purposes?

- ☐ No
☒ Yes

Please confirm you have attached a copy of the letter from HM Revenue and Customs confirming charitable tax status:

- ☒ Yes

1.12 Is this society a charity registered with the Office of the Scottish Charity Regulator (OSCR)?

- ☒ No
☐ Yes ► provide your Scottish Charity number below

1.13 Is the society registered with one of the following (please tick)?

- ☐ Homes and Communities Agency
☐ The Welsh Ministers
☐ Scottish Housing Regulator

If so, please provide your register number

All societies must answer the following questions:

- if a **bona fide co-operative society** go to question 1.14
- if **existing for the benefit of the community** go to question 1.19

Bona fide co-operative society

1.14 How did members benefit from the business, industry or trade of the society during the year?

--

1.15 Is membership of the society required to obtain the benefits offered by it?

☐ Yes

☐ No

1.16 In what way did members participate in an ongoing basis in the society's primary business during the year?

--

1.17 How did members democratically control the society?

--

1.18 How did the society use any surplus/profit?

If the society distributed the surplus/profit to members please explain how this was done.

--

Please use separate sheets of paper if you need more space (see section 5 above)

Please indicate how many separate sheets of paper you have used.

--

Continue to 2.1

Community benefit society

1.19 Who are the community the society benefited?

The vision and objectives of the Company are to eradicate homelessness in the UK and provide accommodation for the marginalised. To achieve this we work with mainly Christian partners to establish projects and provide pastoral and spiritual care and assistance.

1.20 How did the society benefit that community during the year?

Our "partners" are those organisations, often churches, to which the Company lets its homes for the homeless on medium term leases, typically for 6-10 years. These partners will have already identified a tenant and an appropriate home which CBS will buy, subject to due diligence. The partner sub-lets to the homeless person or family, mentors them and provides organisation and management to their lives, the objective being to make the tenants self-sufficient. We see this provision of property as a releasing of churches to provide homes and support.

1.21 How did the society use any surplus/profit?

All CBS assets are asset-locked, meaning they cannot be sold and the proceeds distributed outside the company. During the year all property purchased facilitated the provision of additional homes and support. Any surplus generated by subsidiary companies was utilised towards the core purpose. Partners provide pastoral support to tenants free of charge, sustaining tenancies. Support is wide ranging and varies across the partnerships depending on tenant backgrounds.

Please use separate sheets of paper if you need more space (see section 5 above).

Please indicate how many separate sheets of paper you have used.

Continue to 2.1

2 Statistics

Account details

2.1 You must enter the figures below

See notes for help on items E-T. Enter NIL where applicable

A	Members at beginning of year	3
B	Members ceased during year	0
C	Members admitted during year	0
D	Members at end of year	3
E	Turnover for year	5,301,487
F	Total of income and expenditure (receipts and payments added together)	10,389,998
G	Net surplus/(deficit) for year	198,726
H	Fixed assets	21,105,226
I	Current assets	4,209,430
J	Total assets (equal to amount in row O, below)	25,314,656
K	Current liabilities	9,990,813
L	Share capital	1,000
M	Long-term liabilities	13,269,963
N	Reserves	2,052,880
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	25,314,656
All societies (excluding clubs) must complete boxes P-T		
P	Investments in other registered societies	0
Q	Loans from members	0
R	Loans from Employees' Superannuation Schemes	0
S	Dividends on sales	0
T	Share interest	0

2.2 Names of subsidiaries as defined in sections 100 and 101 of the Co-operative and Community Benefit Societies Act 2014

Green Pastures (South) Limited
Green Pastures (East Midlands) Limited
Adoni Developments Ltd
Green Pastures Developments Limited
Green Pastures North West Limited

2.3 Names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions (as approved by the FCA)

The society must have written authority from us to exclude a subsidiary from group accounts

3

The audit

3.1 Type of audit used for the attached accounts.

If the society has used a full professional audit or an accountant's report then the report must be prepared by a registered auditor.

- ☒ Full professional audit ▶ Continue to section 4
- ☐ Accountant's report ▶ Complete questions 3.2 and 3.3
- ☐ Lay audit ▶ Complete questions 3.2 and 3.3
- ☐ Unaudited ▶ Complete questions 3.2 and 3.3

3.2 Do the society's registered rules allow the society not to undertake a full professional audit?

- ☐ No
- ☐ Yes

3.3 Has the membership passed at a general meeting a resolution allowing the society not to undertake a full professional audit for the year of account in question? (In accordance with section 84 of the Co-operative and Community Benefit Societies Act 2014)

- ☐ No
- ☐ Yes

4 Accounts and signature

Accounts

4.1 Date on which the accounts and balance sheet will be/were laid before the AGM (dd/mm/yyyy)

0	3	/	0	1	/	2	0	1	6
---	---	---	---	---	---	---	---	---	---

4.2 Has your society produced accounts to the minimum standard required?


☒ Yes ▶ you must confirm that you have attached the accounts and the audit/accountant's report bearing the original signatures of the auditor (if required by law), the secretary and the two committee members. ☒ Attached

☐ No ▶ you must produce accounts to the minimum standard required, see notes for details.

Signature – all societies to complete

4.3 The Secretary of the society must sign and date below

I certify that the information in this form is correct to the best of my knowledge and belief.

Name	S.F Westmacott
Signature	
Phone number	01474 813 143
Email	simon.westmacott@greenpastures.net
Date	07/02/2017

Charity Registration No. XT27103

Company Registration No. IP31116R (England and Wales)

GREEN PASTURES CBS LIMITED

DIRECTORS' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2016

GREEN PASTURES CBS LIMITED

LEGAL AND ADMINISTRATIVE INFORMATION

Directors

Pastor Pete Cunningham
Andrew Cunningham
Rory Paget-Wilkes
Francis Goodwin
Ernest Hibbert
Justin Dempster
Alison Gelder
David Smith
Simon Westmacott

Secretary

Simon Westmacott

Charity Number

XT27103

Company Number

IP31116R

Registered Office

9 Mornington Road
Southport
PR9 0TS

Independent Auditors

Mazars LLP
Times House
Throwley Way
Sutton
Surrey
SM1 4JQ

Solicitors

Weightmans LLP

CONTENTS

	Page
Directors' Report	1-7
Independent Auditor's Report	8
Consolidated Statement of Financial Activities	9
Consolidated Balance Sheet	10
Charity Balance Sheet	11
Consolidated Cash Flow Statement	12
Notes to the Accounts	13-24

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT

FOR THE YEAR ENDED 31 MARCH 2016

The Directors submit the statutory report and consolidated accounts of Green Pastures CBS Limited ("CBS") for the year ended 31 March 2016.

Reference and administrative details of the Company

CBS is an Industrial and Provident Society incorporated as a registered company with exempt charitable status and as such is exempt from the requirement to be registered as a charity with the Charity Commission. The company was formed under the Industrial and Provident Societies Acts 1965 to 2002 (now superseded by the Co-operative and Community Benefit Societies Act 2014) and as such is governed by its Rules.

The Financial Statements follow the requirements of the revised Statement of Recommended Practice – Accounting and Reporting by Charities (SORP 2015), as issued by the Charity Commission in 2014. For the purpose of charity law, both Executive and Non-Executive Directors are also the company's trustees and are responsible for making all major decisions on behalf of the Company.

The Directors who served during the year or before the date of this report were:

Executive Directors

Pastor P Cunningham

Andrew Cunningham

Rory Paget-Wilkes

Simon Westmacott (appointed 1 April 2016)

Non Executive Directors ("NED"s):

Tim Aldeburgh (resigned on 1 January 2016)

Francis Goodwin

Ernest Hibbert

Justin Dempster

Alison Gelder (appointed 1 January 2016)

David Smith (appointed 1 April 2016)

Directors' interests

The Executive Directors' interests in the issued share capital of CBS were as stated below:

	Ordinary shares of £1 each	
	31.03.16	31.03.15
Pastor Pete Cunningham	334	334
Andrew Cunningham	333	333

The only other shareholder was Mrs. AV Woodley, a member of the management committee who held 333 shares at both year-end dates.

Main aim, objectives and activities

The vision of the CBS group is:

- to provide homes for the homeless and those in need, in every UK city, town and village;
- to eradicate homelessness in the UK through partnering with mainly Christian projects;
- to provide sustainable accommodation for the marginalised; and
- to provide pastoral and spiritual care and assistance for the homeless and those in most need.

The CBS group operates through buying and building property to house people who are sleeping rough or in unsuitable accommodation thereby providing those people, who have little in their lives that is secure, with a home. We partner with local churches and charities who rent and manage the property and provide each tenant with the specific support they need. As referred to elsewhere in this report, CBS added a net 84 beds in 2016, compared with 97 the previous year. The target for the current year is to add 110 beds with a target of a further 125 beds in the following year. CBS funds its activities through mortgages, bank finance, personal loans and the issue of unsecured loan stock paying 4% or 5% depending on the term or such lesser rate as the lender will accept.

Organisation and management

The CBS group receives overall management and direction from its management committee and NEDs. The management committee consists of the Executive Directors. The NEDs provide greater transparency, accountability and direction. Decisions involving an Executive Director as a related party or otherwise having a potential conflict of interest are taken entirely by the NEDs. Any NED who is similarly conflicted does not vote on such decisions.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

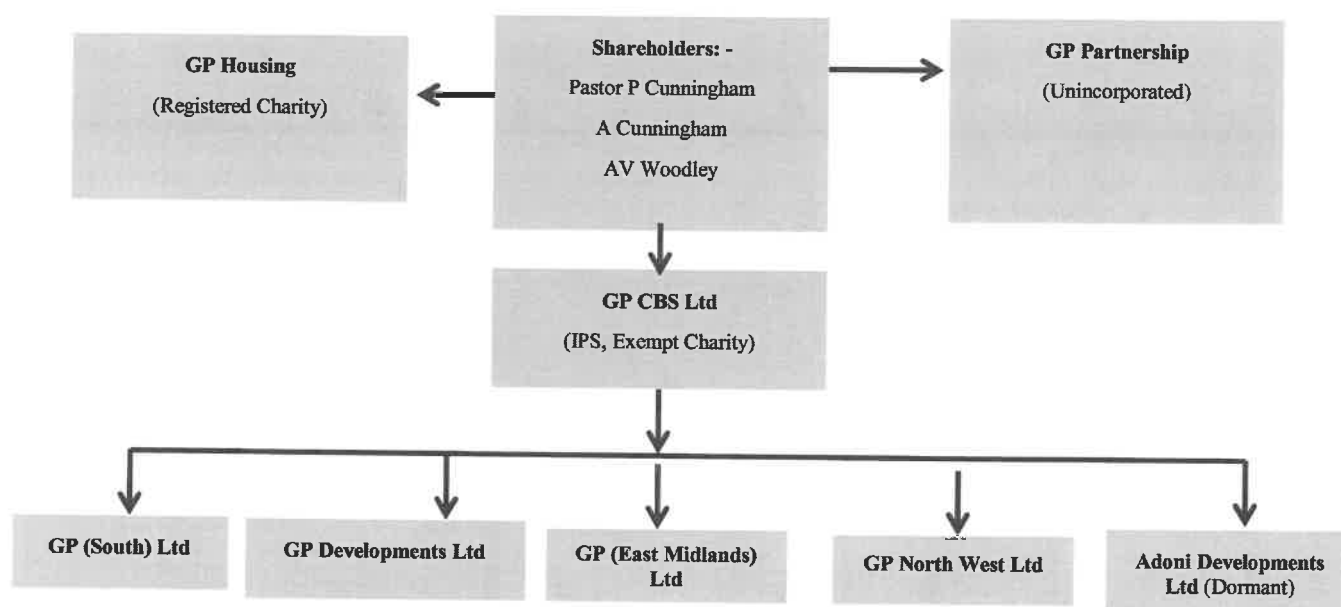
Recruitment, appointment, induction and training of new trustees

The current trustees review this process and appoint those persons who are deemed suitable. An induction process is provided to new Directors to ensure that they are aware of their responsibilities and understand the work of the charity.

Key staff retention remains strong and is expected to continue.

Group Structure

The CBS group consists of the parent company, CBS, and four subsidiaries as shown on the group structure below. The three individuals who own the shares as shown on the previous page also own two further Green Pastures entities which are currently held outside the charitable group which are also shown on the group structure below:



The objectives of all the separate entities shown above mirror those of the charitable group, except for Green Pastures Developments Limited ("GPD") which is involved in property development with the objective of supporting the activities of CBS. The assets and liabilities of Green Pastures (South) Ltd ("GPS") and Green Pastures (East Midlands) Ltd ("GPEM") have now been hived up to CBS and application has been made to have the companies struck off.

Green Pastures North West Ltd ("GPNW") was sold by the founders to CBS on 20 November 2015 for a cash sum of £400,000, representing a discount of approximately 50% against net asset value. Further details are given below under Related Party Transactions.

Green Pastures Housing is a separate registered charity (charity number 1131468) whose primary purpose is to collect donations from individuals and organisations for housing the homeless, operate gift aid and pay these over to CBS and other parties. Green Pastures Partnership ("GPP") is a partnership of the three shareholders of CBS, owns several properties housing homeless people and dates back to the origins of the Green Pastures operation in 1999.

Public benefit

The Directors confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the company's aims and objectives, and in considering future activities of the company.

The vision and objectives of the Company are to eradicate homelessness in the UK and provide accommodation for the marginalised. To achieve this we work with mainly Christian partners to establish projects and provide pastoral and spiritual care and assistance.

Our "partners" are those organisations, often churches, to which CBS lets its homes for the homeless on medium term leases, typically for 6 - 10 years. These partners will have already identified a tenant and an appropriate home which CBS will buy, subject to due diligence. The partner sub-lets to the homeless person or family, mentors them and provides organisation and management to their lives, the objective being to make the tenants self-sufficient. We see this provision of property as a releasing of churches to provide homes and support.

All CBS assets are asset-locked, meaning they cannot be sold and the proceeds distributed outside the company. During the year all property purchased facilitated the provision of additional homes and support. Any surplus generated from subsidiary companies was utilised towards the core purpose. Partners provide pastoral support to tenants free of charge, sustaining tenancies. Support is wide ranging and varies across the partnerships depending on tenant backgrounds. Tenants range across families, addicts, ex-offenders, destitute asylum seekers, sofa surfers, families with disabilities regardless of age, gender or religion. Support includes assisting with household administration, ensuring doctor and hospital appointment attendance, food parcels, welfare to work programmes, encouraging access to wider church programmes including Alpha, Celebrate Recovery, Community Awareness Programme, Sunday School, Youth, Cell Groups, Sunday Services and Volunteering. Some partners have accessed allotments to grow fruit and vegetables as well as raising chickens and pigs. This work also raises small funds to support partner ministries.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

Whilst not quantified, this wide ranging support has a positive impact on the public purse by reducing prison population and assisting tenants back to work whether voluntary or paid. Tenants with addictions are offered support by professional services including rehabilitation. All our efforts are centred on homeless people and the wider issues surrounding the causes of homelessness so that such people can rebuild their lives and become socially and economically self-sustaining. This is not only fulfilling for them, but enables them to move on and release their GP home for someone else. We continue to seek improvement in our ministry and share best practice with all partners. The annual partner retreat is a great resource for partners to share experience and ideas, which results in greater impact.

Review of the year

The year to 31st March 2016 maintained our growth rate, achieving 84 new bed spaces against a target of 115. This compared with 97 net bed spaces added during 2015.

We would not however, have come this far without the support, trust and faith in what we do from our stakeholders. The rewards have been plentiful, both in regard to the company and in the impact on the local communities in which we operate.

The team at Green Pastures continues to work relentlessly in order to improve every aspect of what we do for our tenants and the corresponding impact this has in our community. For this reason, it is not only the finances that are prioritised because we work with and for people in need, but the quality of provision is also important in order permanently to change our tenants' lives.

The CBS group has maintained its partner liaison staff during the year to achieve growth by extending the network of church partners including handling prospective partner enquiries and bringing about firm and lasting relationships personally with the partners in each town where we purchase homes. An important part of the partner liaison work is providing experience and knowledge to new partners who are leasing a property and supporting tenants for the first time.

Additional staff for promotional work brings to the forefront the development of loan stock investment through conference attendance, radio campaigns, speaking engagements and newsletter releases enabling the wider Christian community to partner and invest with us. We have also been able to develop links with government ministers and departments and other charitable organisations. We are currently discussing with ministers the possibility of Green Pastures housing refugees, a new departure for us and which we would welcome. Our public relations work includes the development of our award winning website, development of Twitter which now attracts over 5000 followers, and YouTube videos.

In summarising our operational achievements this year, Green Pastures has continued to improve its multiple bottom lines. This year, we can show what impact we have had, noticeably through our work in housing the homeless and helping the marginalised.

As a Christian Social Enterprise, we believe that faith is fundamental to having a full life. This year several tenants found faith for the first time or their faith was renewed.

We housed an additional 84 people, bringing the total to 782 by September 2016.

Our "Pathways – Welfare to Work" Programme continues to provide opportunities for tenants to work voluntarily or part time paid. There are several tenants who have been working consistently for over a year.

Green Pastures has an aspirational target of creating 1 home for each home bought. The new build in Barking is creating 59 new homes of which Green Pastures will retain homes for 10 people. Green Pastures is also creating new homes for circa 50 people elsewhere.

Financial Performance

On 20 October 2015, the shareholders of GPNW, who also hold all the issued shares of CBS, sold their shares to CBS at a cash price of £400,000 which represented a discount of approximately 50% on net asset value. This transaction was carried out after due diligence and with the approval of the NEDs and the consideration was settled in full at the time of purchase. The group accounts have therefore incorporated the profits of GPNW since that date. The discount to asset value of £433k has been shown as negative goodwill in the balance sheet less the first of 10 equal annual transfers to profit and loss account in accordance with FRS 102.

The results for the year and the state of the charitable group's affairs as at 31 March 2016 are set out in the financial statements on pages 9 to 23. On a stand-alone basis, CBS's operating profit ("net income") fell to £364k from £475k in 2015 whilst on a consolidated basis, CBS achieved a surplus of £199k compared with £291k. The surplus for both years included a proportion of the new homes at Barking which will benefit CBS. As referred to elsewhere, the final outcome of the Barking development was significantly lower than anticipated last year albeit still satisfactory.

CBS has continued its growth programme by investing more than £100,000 during the year, referred to in the Review of the Year. This recurring cost has been carried in our Profit and Loss account, so as the business grows, margins improve as the cost is spread. Our intention is that the present growth infrastructure will enable the group to add a further 150 homes together with supporting ministry. If viability were at stake, this growth expenditure could be reduced but there has been no necessity for such reduction. Last year, we referred to profits expected to be generated by GP Developments over the duration of its development contract. A disappointment has been that GP Developments had to pay more than expected to the builder, incurring significant extra fees and costs in the process, but the overall return to the group, including the increased value of properties devolving to the charity, was satisfactory.

As noted elsewhere, the Directors' policy is to gift profits from subsidiaries up to CBS because the very reason for their existence is to support the core business of providing homes for the homeless. We expect the consolidated position in March 2017 to show a material increase in group equity and available cash.

Our stand-alone operating profit for the year of £364k including dividends from subsidiaries of £165k has improved our net asset position, an important factor for an asset-based charity. Stand-alone net current assets moved from £(2.9m) to £(4.31m) largely because of a significant increase in the amount of loan stock maturing within one year and the inclusion of GPNW with £(1.6m). We are maintaining our effort to move the maturity profile of our loan stock away from short term by offering reduced interest rates for terms of less than 5 years and will shortly be taking on more 25-year bank lending at attractive rates in current market conditions.

On a consolidated basis, our net income of £199k tangibly contributed to our net assets as did the discount at which we acquired GPNW notwithstanding that under new accounting rules, we shall be showing the benefit over 10 years. This increase was also helped by the transfer of fully completed

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

development properties to the company albeit partly offset by GP Developments having to write back some of its past profits taken on account.

From time to time, properties increase in value to an extent that there is advantage in selling and repurchasing elsewhere, or where CBS is left without a partner. In such cases, properties are sold. Some such properties have been identified for disposal during the current year which will realise a gain in valuation. One such property has a sale agreed which will generate a profit over cost of £215k.

CBS group has maintained growth overheads during this period whilst increasing its cash reserve to improve its capability for new home purchase.

Cash Management

CBS's policy is to hold liquid funds of 10% of loan stock in issue to cover short term cash flow requirements. These liquid funds may be in the form of cash deposits or secured loans to third parties repayable within six months or otherwise available by way of bank facility. The purpose of liquidity is to provide flexibility in cash management, in particular to enable the company to move quickly as opportunities arise and to meet loan stock repayments when due. Our loan stock facility coupled with bank resources enables us to manage a consolidated position of net current liabilities although our long term objective is to trade into net current assets. Part of the current position is caused by undated loans to subsidiaries repayable on demand, in particular £1.3m within GPNW, which have been in place for some years. The plan gradually to refinance such loans into dated CBS loan stock has gone well and at the date of this report, the majority of loan holders have taken CBS loan stock. Further information on loan stock is given under that heading below.

Our 10% margin policy inevitably fluctuates according to the timing of property purchases; at the end of the year, cash as a percentage of borrowings had risen to more than 10% as a consequence of fewer property purchases. In order to meet the expense of holding cash we have identified higher interest accounts and secured loans that help to offset the costs of depositing funds with our bankers at their current rates. These holdings include loans secured on property at up to 60% RICS valuation. We also intend to use intermediaries to obtain better deposit rates in the money market.

Loan Stock

Investor interest in our Loan Stock has remained strong throughout the year and continues to do so. We invite investors to support CBS by accepting rates lower than the standard 5% or 4% and to extend their term which has met an encouraging response. Our average interest rate payable has reduced to 4.5% and the average term extended to 3 years. As at 30 September 2016 there were more than 900 investors.

As at 31 March 2015, the balance of issued CBS loan stock stood at £9.6m; during the year, £757k was repaid and, 79% of investors representing 84% by value of those entitled to repayment chose to renew their investments. The balance at 31 March 2016 stood at £14.8m. Since the year end, average net new loan stock investment has amounted to nearly 300k per month.

Should investors wish unexpectedly to redeem their investment early and for good reason, CBS can usually accommodate such requests through its overall cash management arrangements. As at the balance sheet date, loan stock due for repayment within the next 12 months amounted to £6.9m. Longer term obligations stood at £7.9m.

Our financial model utilises property purchases funded by loan stock to at least 30% and a maximum of 65% bank or mortgage loans. New loan stock, bank and mortgage loans are also used to refinance existing facilities.

Bank Loans

We are pleased that one of the major banks which last year offered a 25 year term loan of £1.4m net with a rolling drawdown facility, has since offered us further financing. For the original facility, we decided to accept a mix of 10 years fixed at 4.85% and variable rates linked to base rate. During the year, we utilised a second facility of £1.2m for 12 months prior to locking in for 24 years which we have since done on an equal mix of floating rate and fixed for 10 years. Our bankers are offering a further facility for £2.5m also for 25 years at rates to be chosen by CBS.

Business Angels

Over recent years GP has built a Business Angel fund of £500k by way of a stand-by facility. This finance only incurs expense when drawn down and provides additional financial resource for future purchasing or exceptional circumstances. This is a valuable facility and we are grateful to our angels for providing it at no commitment cost.

Reserves

The nature of CBS's business means that its operating revenue streams are reasonably predictable in the form of rents. It has operating costs, particularly business development, that could be reduced if necessary. The need to provide operating reserves, for example against fluctuations in donor income, is therefore not great. As the business grows, operating surpluses are expected which will be used to add to the capital base thereby providing flexibility in the application of our 9% model¹ as well as enlarging the equity base to support future borrowing. The intention is also to provide a financial cushion to provide short term flexibility when interest rates rise which is widely expected at some point.

The 9% model is our target gross rental income on our properties and is made up as follows:

	%
Interest and capital	6.3
Voids and bad debts	0.5
Operational Costs	2.2
Total	9.0
Cyclical repairs	0.8
Business Growth costs	1.0

The model is flexible and the component mix varies from property to property. We see the operational cost as relatively high in percentage terms; this

¹ Normally our minimum gross investment yield

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

reduces as we grow. We also expect to generate supporting income from other sources such as property development to provide a more sustainable base. As at the balance sheet date, CBS had a development site on Southport Road, Southport, on which it has obtained planning consent and intends to develop in partnership or sell outright. This is expected to provide significant profit.

Risks

The CBS group has undertaken a review of major risks to which it is exposed and monitors regularly. Budgets and management accounts have been prepared to ensure sufficient working capital is available to meet day to day requirements.

Green Pastures continues to review its risks including interest rate rises, house price and rent movements, government and local authority policy changes, investment trends and the needs and approaches of its stakeholders. These include partners, loan stock holders, bankers, employees and our suppliers such as builders, professional firms and others. We do not foresee any significant external changes during the forthcoming year. Mitigation strategies implemented include holding liquidity, improving surpluses, identifying opportunities and purchasing swiftly to maximize advantage so that we can build our equity base. We also cultivate close relationships with our partners. The activities of GP Developments Limited are outlined further below under "Developments".

We regularly review CBS's position as a going concern. As noted under "Financial Performance", the financial position of CBS on a consolidated basis has continued to improve.

Property developments, referred to below under "Developments", have become a significant contributor to our growth. We are particularly mindful of the risk exposure which such projects can entail and our policy is always to minimise such exposure and to limit it to levels which the group can handle. Furthermore, the flow of development opportunities cannot be predicted with certainty.

In recent years, CBS has been usefully served by rising property values. This is not always the case, as we experienced in the aftermath of 2008, and our strategy is not built upon rising values. We do not envisage a fall in property values as negatively affecting our operating performance.

Interest Rates

To purchase properties, we utilise funding from financial institutions and from our Unsecured Loan Stock, holders of which on average accept 4.5% rather than the historical maximum of 5%. We expect the Bank of England base rate to remain at 0.25% until the end of 2016 and expect to be able to accommodate any likely rate rise at that time. At the time of writing, a rise of one quarter percentage point in interest rates would adversely affect our current annual results by £13,570

QA & Awards

We are ISO 9001 Quality Assurance Accredited. This is a nationally recognised accreditation and management tool used continually to improve operational and administrative procedures to highlight and eliminate inefficiency and wastage.

Going forward

Our strategy to maintain growth costs, commence strategic promotions and increase cash reserves now shows social and financial dividend. As at the year-end CBS had more than £2m cash resources available for investment since when loan stock in issue has increased to approximately £14.8m at 31 March 2016. Partner enquiries for bed provision continue to flow so we are well placed with further increased capacity to provide homes and support. As operational and growth costs are already incorporated, this will also improve the financial performance of CBS group. We had hoped to improve significantly on the 97 additional homeless people we housed and supported in the year to 2015 and achieved an additional 84 beds for 2016. For the year ending March 2017 we are targeting an increase of 115 beds although at the half way stage, uptake has been disappointing at only 27 beds. We are currently budgeting an average bed space cost of £35,000 and are currently assessing how we might better expand the business.

Our forecast targets are prayerfully considered and influenced by existing and new partner appetite, loan stock investment, bank and economic trends and head office capacity. We are currently exploring with central government the possibility of providing homes for migrants.

New properties continue to be acquired using our 9% model although this has been challenging in some areas in others we have marginally exceeded it.

Payroll costs have increased during the past year following additions to our finance team. Administration costs have continued to fall as a percentage of total costs as the business has grown.

Exempt Accommodation

CBS group partners continue to have success gaining exempt accommodation funding. This provides Green Pastures partners with additional resource which is often essential in meeting our 9% investment requirement. We are mindful that EA may change in future.

Gifts

Green Pastures is immensely grateful for the £46,000 it received in gifts from across the country as a result of its actively seeking grant or gift funding during the year.

At the beginning of 2013 we introduced a requirement for partners to commit their supporters to give to the CBS group over and above lease agreements. This is slowly improving the financial performance, increasingly so as CBS agrees more partners.

Savings

Improved controls on maintenance, insurance and operational expenditure has shown financial savings this year and GP continues to seek improvements. However, this did not prevent GPNW from incurring unusually heavy maintenance costs partly caused by regulatory compliance.

CBS's transition plan includes transferring all of its subsidiary companies' assets into CBS and winding up the redundant companies. This increases the CBS balance sheet directly and allows further cost saving as accounts and audits are no longer required on the subsidiary companies. This process has commenced with GPS and GPEM, the former having been already been struck off. The hiving up of GP North West's assets and liabilities will take some time because of the size of the company.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

Valuations

House valuations have remained stable or marginally improved during the year outside central London which tends to be prohibitively expensive. Increases in valuations do not improve our operational financial performance but positively improve the balance sheet. The national market will continue to be monitored and the portfolio value adjusted when required. All parts of the portfolio are subject to RICS valuations so that over a period of time, all properties are professionally valued. As at the date of this report, CBS had three properties respectively in Dartford, Woking and Reading which are included on the balance sheet at an aggregate value of £550,000 and which have not been professionally valued for five years or more. The directors are of the opinion that the stated values do not exceed realisable values.

Developments

The core purpose of Green Pastures will not change from providing homes mostly through churches to support people who would otherwise be homeless. One part of our goal is to create new energy-efficient housing stock. Since 2009, we have created 79 new homes which have had success in providing homes for both homeless people and the open market.

Last year's annual report referred to Green Pastures Developments Limited ("GPD") as a special purpose vehicle to carry out a development in Barking between 2013-15. Completion was due in March 2015 but was delayed for a combination of several reasons. Practical Completion was dated 3 March 2016. A compromise settlement of the Liquidated Assessed Damages entitlement and Extension of Time claims was reached with the builder which, together with extra costs, materially reduced the anticipated development profit. We were grateful for the support of the local authority in reaching the settlement.

The development has provided a house and two flats to CBS, 56 pre-sold affordable social housing units, a church complex and dowry. These outcomes will help to regenerate the local area.

Whilst financial performance is not GP's primary purpose, it is integral to the social enterprise success by expanding the capital base to fund our growth as an asset-based charity as well as being available to underpin our recent and diminishing operating deficit. The project was only feasible with the co-operation of the local church and local authority which has provided the bulk of the finance. The project was brought to CBS group by Berkeley Foundation Limited, more details of which are given in the section headed Related Party Transactions.

In 2013 CBS bought a site in Southport for the development of dwellings. As with previous developments this is a long term project which will have a short term impact on the profit and loss account. CBS has since obtained development consent and negotiations are in progress for the development of this site ranging from an outright sale to a participation by Green Pastures. We continue to be alert to development opportunities to supplement our capital base.

Independent Directors and Mentors

The executive board routinely meets every month and the NEDs are invited to attend every other month. Twice a year, CBS group has strategic meetings with respected mentors to which the NEDs are invited. This combination is assisting the board to monitor, budget and adjust thereby becoming more efficient, enabling it to provide more homes and support.

Remuneration of key management personnel

Remuneration of key personnel is determined by the executive board through negotiation at the time of hiring and subsequently at annual or, occasionally, at ad hoc intervals. Reference is had to rates for equivalent work adjusted pro rata and to the estimated value to the business. When necessary, non-executive directors are consulted. Full time local staff salaries are determined by negotiation and reference to rates in the area for comparable work.

Related Party Transactions

Andrew Cunningham, a director of and shareholder in CBS, is also director and 50% shareholder in Andrew Cunningham Building Design Ltd ("ACBD") which has had contractual relationships with borrowers of funds from CBS at various times as previously reported and referred to in Note 19, Related Parties.

Simon Hirst, a director of GPD, is also a director of Christian Property Group ("CPG") which received in 2015 a loan of £260,000 from CBS secured against property which attracts a 10% return. CPG shares the same values as CBS and intends to create surpluses to assist homeless people. Simon continues to provide invaluable experience and professional input to the Barking new build project for which he has received a fee of 6,250 through CPG.

Chris Reed was a director of GP Developments until he resigned on 3 September 2015 having provided invaluable services to the company prior to the start of construction. He received director's fees of £5,000 p.a. He also partners with CBS in providing homes for homeless people through Kingdom Properties.

Transactions during the year between CBS and GPNW are referred to in Note 20 to the accounts. Work carried out by ACBD for CBS including its subsidiaries or for GPNW is referred to in Note 20 to the accounts.

The long term contract referred to in Note 20 was devised and negotiated on a pro bono basis during approximately four years on behalf of the PCC of St. Mark's Church by Berkeley Foundation Ltd., a company limited by guarantee of which Paul Cunningham is a director. In consideration, Berkeley Foundation is entitled to a fee of 1% of the development value or approximately £95,000 which is being paid by GPD. During the year Berkeley Foundation received fees of £3,518 (2015: £38,698). Paul Cunningham is a brother of Pastor Peter Cunningham who is a director and shareholder of CBS and uncle of Andrew Cunningham, a director of GPD as well as a director and shareholder of CBS.

The project manager for the Barking development has been variously Colonnade Developments Ltd and Broadchurch Asset Management Ltd ("BAM"), both companies providing the same personnel for the project. Paul Cunningham was a director of both companies between the following dates:

BAM	10 July 2014 – 18 November 2014
Colonnade	10 July 2014 – 5 May 2015.

Mr Cunningham did not receive any remuneration or expenses for these roles.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2016

Conclusion

Green Pastures continues to be a faith-based social enterprise. The directors continue to create an environment that allows faith to operate. Good stewardship is also critical to GP's ability to fulfil its core purpose. We continue to strive to be good stewards. The team of founders, directors, independent directors, mentors, staff and volunteers remain steadfast to future challenges. There is a wealth of faith, ability and passion throughout Green Pastures that also encompasses partners, investors and givers. This team is well placed to meet the issues outlined and continue the journey of eradicating homelessness.

Post Balance Sheet Events

There have been no post balance sheet events other than in the normal course of business.

Statement of Directors' responsibilities

The Directors are responsible for preparing the Directors' Report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 requires the directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including The Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the Directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. observe the principles and methods in the Charities SORP
- c. make judgements and accounting estimates that are reasonable and prudent;
- d. prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Company and enables them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditor

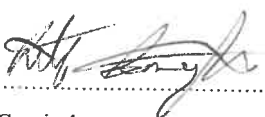
So far as the Directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the Directors have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

Auditor

The re-appointment of Mazars as our auditor will be put at the Annual General Meeting.

Approval

This report was approved by the Directors on 3/1/17 and signed on their behalf by:


.....

P Cunningham

Director

We have audited the financial statements of Green Pastures CBS Limited ("CBS") for the year ended 31 March 2016 which comprise the Consolidated Statement of Financial Activities, the Consolidated Balance Sheet, the Charity Balance Sheet, the Consolidated Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including The Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland'.

Respective responsibilities of trustees and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 7, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors. This report is made solely to the company's members as a body in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body for our audit work, for this report, or for the opinions we have formed.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's web-site at www.frc.org.uk/auditscopeukprivate.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2016 and of its income and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the Part 7 of the Co-operative and Community Benefit Societies Act 2014

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Part 7 of the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- the charitable company has not kept proper and adequate accounting records, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit

Alistair Fraser (Senior Statutory Auditor)
For and on behalf of Mazars LLP
Chartered Accountants and Statutory Auditor

Times House
Throwley Way
Sutton
Surrey
SM1 4JQ

Date:

AS AT 31 MARCH 2016

	2016 Unrestricted funds	2015 Prior period total funds
	£	£
Income and endowments from:		
Donations and Legacies	45,911	42,198
Charitable activities	1,258,963	526,188
Other trading activities	3,468,687	4,848,824
Investments	131,992	150,142
Other	<u>395,934</u>	<u>374,066</u>
Total	<u>5,301,487</u>	<u>5,941,418</u>
Expenditure on:		
Raising funds	3,565,202	101,459
Charitable activities	1,399,639	5,515,120
Other	<u>123,670</u>	<u>21,949</u>
Total	<u>5,088,511</u>	<u>5,638,528</u>
Corporation tax	5,329	(12,250)
Net gains/(losses) on investments	<u>(19,579)</u>	-
Net income/(expenditure)	198,726	290,640
Other recognized gains/(losses)	43,366	-
Gains/(losses) on revaluation of fixed assets	(359,600)	12,210
Other gains/(losses)	<u>237,377</u>	-
Net movement in funds	<u>119,869</u>	<u>302,850</u>
Reconciliation of funds		
Total funds brought forward	1,934,011	1,631,161
Total funds carried forward	2,053,880	1,934,011

The group has no restricted or endowment funds.

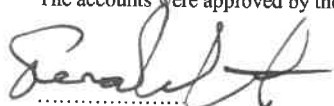
AS AT 31 MARCH 2016


	Note		2016 £	2015 £
Fixed assets				
Negative goodwill			(390,298)	-
Tangible assets	10	927,259	11,649	7,054
Investment properties	11		21,483,875	11,480,585
			<u>21,105,226</u>	<u>11,487,639</u>
Current Assets				
Debtors	13	927,259	2,324,176	
Investments		804,817	-	
Cash at bank and in hand		2,477,354	2,144,308	
			<u>4,209,430</u>	<u>4,468,484</u>
Creditors: amounts falling due within one year	14	(9,990,813)	(6,842,569)	
Net Current Assets			<u>(5,781,383)</u>	<u>(2,374,085)</u>
Total assets less current liabilities			<u>15,323,843</u>	<u>9,113,554</u>
Creditors: amounts falling due after more than one year	15		(13,269,963)	(7,179,543)
Net Assets			<u>2,053,880</u>	<u>1,934,011</u>
Income funds				
Unrestricted funds				
Share capital	17	1,000	1,000	
Unrestricted income funds	19	61,702	135,079	
Revaluation reserves	19	1,991,178	1,797,932	
			<u>2,053,880</u>	<u>1,934,011</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The notes on pages 13 to 23 form part of these financial statements.

The accounts were approved by the Board on 3 January 2017


S.F. Westmacott
Director


P Cunningham
Director


S.F. Westmacott
Company Secretary

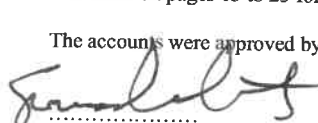
AS AT 31 MARCH 2016

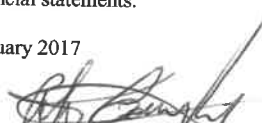
	Note	2016	2015
		£	£
Fixed assets			
Tangible assets	10	10,267	6,931
Investment properties	11	14,824,143	10,346,485
Investments	12	400,200	320,201
		—	—
		15,234,610	10,673,617
Current Assets			
Debtors	13	1,081,106	1,609,522
Investments		804,817	-
Cash at bank and in hand		2,375,185	2,063,663
		—	—
		4,261,108	3,673,185
Creditors: amounts falling due within one year	14	(8,574,852)	(6,553,217)
		—	—
Net Current assets (liabilities)		(4,313,744)	(2,880,032)
		—	—
Total assets less current liabilities		10,920,866	7,793,585
		—	—
Creditors: amounts falling due after more than one year	15	(9,587,222)	(6,929,152)
		—	—
Net Assets		1,333,644	864,433
		==	==
Income funds			
Unrestricted funds			
Share capital	17	1,000	1,000
Unrestricted income funds	19	659,126	295,589
Revaluation reserves	19	673,518	567,844
		—	—
		—	—
		1,333,644	864,433
		==	==

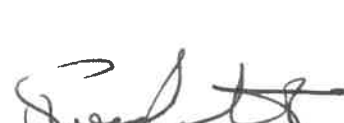
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The notes on pages 13 to 23 form part of these financial statements.

The accounts were approved by the Board on 3 January 2017


S.F. Westmacott
Director


P. Cunningham
Director


S.F. Westmacott
Company Secretary

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

	2016	2015
	£	£
Cashflows from operating activities		
Net income	119,869	302,850
Adjustments for:		
Depreciation	3,712	2,806
Property development gain	(395,934)	-
Gain/loss on investments	41,587	(106,492)
Gain/loss on disposal of tangible fixed assets	19,579	-
Interest income	(131,992)	(150,142)
Interest expense	759,210	444,838
Trade and other receivables	592,100	597,274
Trade and other payables	<u>157,102</u>	<u>(29,562)</u>
Cash flows generated from operations	1,165,233	1,061,572
Interest paid	(759,210)	(444,838)
Tax paid	<u>(6,921)</u>	<u>12,250</u>
Net cashflow from operating activities	399,102	628,984
Cashflows from investing activities		
Purchase of property plant and equipment	(4,152,972)	(3,104,070)
Proceeds on disposal of property, plant and equipment	411,089	96,304
Purchase of investments	(400,00)	-
Interest received	<u>131,992</u>	<u>150,142</u>
	(4,009,891)	(2,857,624)
Cashflows from financing		
Capital repayments	(3,239,193)	(1,240,612)
Proceeds from new loans	<u>7,183,028</u>	4,721,840
	3,943,835	3,481,228
Net increase/(decrease) in cash	<u>333,046</u>	<u>1,252,588</u>

1 Accounting Policies

1.1 Basis of preparation and first time adoption of accounting standard FRS 102

The consolidated accounts have been prepared in accordance with applicable accounting standards and the Statements of Recommendation Practice, "Accounting and Reporting by Charities", effective from March 2015.

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain fixed assets.

CBS and subsidiaries have adopted FRS 102 for the first time. The policies applied under the group's previous accounting framework are not materially different from FRS 102 adoption of which has had no material impact on equity or profit and loss.

1.2 Basis of consolidation

The group accounts consolidate the accounts of Green Pastures CBS Limited and its subsidiaries. The results of the subsidiaries are consolidated from and up to the date of change of control. Where necessary, accounting policies of subsidiaries have been aligned with the policies adopted by the group. All intra-group transactions including any gains or losses, income or expenses are eliminated in full on consolidation.

The consideration for subsidiaries is measured at fair value, which is the aggregate of the fair values of the assets transferred, liabilities incurred or assumed and the equity instrument issued in exchange for control of the acquiree. The acquiree's identifiable assets and liabilities are recognised at their fair value at the acquisition date.

Where the assets and liabilities of subsidiaries have been hived up to the parent charity, the original cost of those subsidiaries is permanently written off.

Goodwill arising on acquisition is recognised as an asset and measured at cost, representing the excess of the aggregate of the consideration and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the fair values of the identifiable assets and liabilities at the date of acquisition. Negative goodwill of £433,664 has arisen on the acquisition of GPNW and is being transferred to the Statement of Financial Activities in 10 equal annual instalments beginning in 2016.

CBS and its subsidiary undertakings comprise a small-sized group. Individual accounts have been prepared for each company which required one and are available on application to the Company Secretary.

The parent and subsidiary companies, along with a description of their principal activity, are listed as follows (each listed company operated within the UK): -

Parent

Green Pastures CBS Limited – housing the homeless

Subsidiaries (each has 100% ownership by the parent company above)

Green Pastures North West Limited – housing the homeless

Green Pastures (East Midlands) Limited – being wound up

Green Pastures (South) Limited – since wound up

Green Pastures Developments Limited – property development

Adoni Developments Limited - dormant

1.3 Going Concern

On a consolidated basis, CBS generated an operating surplus ("Net income/expenditure") of £198,726 after tax compared with a surplus of £290,640 for 2015. These surpluses have arisen as a result of property development activities by GPD and have helped to cover the business development expenditure. If necessary, this expenditure can be curtailed. Furthermore, the group has a number of properties which are available for sale including the site at Southport Road as well as several unencumbered properties. The directors do not expect any material rise in interest rates during the coming year. A rise of a quarter of one percentage point would adversely affect GP by £13,570 p.a. Investor interest in CBS's loan stock issues remains strong and the directors do not envisage any going concern issues during the forthcoming year.

1.4 Income

Donations and gifts are recognised when received. Donated facilities are included at the value to CBS where this can be quantified and a third party is bearing the cost. No amounts are included in the accounts for services donated by volunteers.

Income from charitable activities represent rental income from the land and buildings and are generally recognised as the rental agreement progresses so that for ongoing agreements it reflects the partial performance of the contractual obligations. For such agreements the amount of income reflects the accrual of the right to consideration by reference to the value of rental due according to each rental agreement. Income from raised generated funds not billed to clients are included in debtors; payments on account in excess of the relevant amount of income are included in creditors.

Where property is provided rent-free or at a discount, a RICS-assessed rental income is recognised offset by a charitable gift to the lessee as expenditure.

Other trading activities represents the trade turnover from the trading subsidiary companies. This turnover represents amounts receivable for goods and services net of VAT and trade discounts.

GREEN PASTURES CBS LIMITED**CONSOLIDATED STATEMENT OF CASH FLOWS****FOR THE YEAR ENDED 31 MARCH 2016**

Profit is recognised on long-term contracts and included in other trading activities, if the final outcome can be assessed with reasonable certainty, by including in the Statement of Financial Activities income and related expenditure as contract activity progresses. This income is calculated as that proportion of the total contract value which expenditure to date bear to total expected expenditure for that contract. Amounts recoverable on long term contracts, which are included in debtors, are stated at the net income value of the work done after provision for contingencies and anticipated future losses on contracts, less amounts received as progress payments on account. Any excess payments are included in creditors as payments on accounts.

Investment income represents interest income on bank balances held during the year along with interest chargeable on loans issued to various individuals and organisations to maintain liquid funds of around 10%.

1.5 Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources. So far there has been one activity, housing the homeless, except for property development carried out in a subsidiary company.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities. Support costs are those costs incurred directly in support of expenditure on the objects of CBS and include project management carried out at headquarters. Management and administration costs are those incurred in connection with CBS and compliance with the constitutional and statutory requirements.

Fundraising trading: costs of goods sold represents the cost of sales incurred by the trading subsidiaries.

1.6 Tangible fixed assets and depreciation

Tangible fixed assets, other than freehold land, costing more than £1,000 are capitalised and are stated at cost (including any incidental expenses of acquisition) or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Freehold land is not depreciated

Freehold buildings	0% on cost
Fixtures, fittings & equipment	25% reducing balance basis
Motor vehicles	25% reducing balance basis

Land and buildings are stated at market value at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

Land held for development represents the cost of land acquired plus subsequent expenditure e.g. on planning applications which the Directors intend to develop within a subsidiary trading company within the foreseeable future.

1.7 Investments

Current investments are stated at market value at the balance sheet date. The SOFA includes the net gains and losses arising on revaluations and disposals throughout the year.

1.8 Investment Properties

The group buys investment properties to house homeless people. These range from single one-bedroom flats to apartment blocks and may arise as existing buildings or from development. All acquisition costs including upgrades to meet current regulations are capitalised. No depreciation is provided on land or buildings but their values are continuously monitored with a rolling programme of RICS valuations covering all properties at intervals of not more than 5 years unless otherwise stated. In addition, movements in property values by region and type are collected from several sources and aggregated. The resultant movement is then applied across the portfolio to properties which have not had a RICS valuation during the year. The cost of internal equipment with a finite life such as alarms is expensed as incurred.

1.9 Funds

Unrestricted fund are funds which are available for use at the discretion of the Directors in furtherance of the general objectives of CBS for particular purposes. The group has no restricted or endowment funds nor are any of its unrestricted funds designated. The cost of raising and administering its funds is therefore not charged against any specific fund.

2 Donations and gifts

Consolidated		Charity	
2016	2015	2016	2015
£	£	£	£
45,911	42,198	211,300	398,999

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

3 Other trading activities

This activity represents the turnover of GPD and the developed share of properties accruing to CBS.

4 Investment income

	Consolidated		Charity	
	2016	2015	2016	2015
	£	£	£	£
Interest receivable	131,992	150,142	144,797	163,884

5 Income from charitable activities

	Consolidated		Charity	
	2016	2015	2016	2015
	£	£	£	£
Housing the homeless	1,258,963	526,188	997,442	913,294

6 Support Costs

An analysis of support costs is set out below.

	Charitable	Development	Total	Apportionment basis
2016	£	£	£	
Governance	31,516	3,513	35,029	Personnel, time spent
Management and administration	24,951	1,118	26,069	Personnel, time spent
Finance	73,552	7,203	80,755	Personnel, time spent
Business development including lessee liaison	117,240	-	117,240	Departmental cost
Total	247,259	11,834	259,093	
2015	£	£	£	
Governance	14,580	7,369	21,949	Personnel, time spent
Management and administration	13,244	1,118	14,362	Personnel, time spent
Finance	41,387	7,203	48,590	Personnel, time spent
Business development including lessee liaison	46,906	0	46,906	Departmental cost
Total	116,117	15,690	131,807	

7 Other Costs

In addition to the Support Costs set out in Note 6, the group incurred other costs, as set out below including donations to the PCC of St Mark's Church, Marks Gate.

	2016	2015
Other Salaries	80,514	87,517
Rent and Rates	74,422	86,341
Travel & Subsistence	25,027	71,189

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

Office Expenses	12,725	9,555
Telecoms and I.T.	5,437	7,750
Professional Fees	69,255	129,408
Bank charges	4,321	4,705
Bad debts	46,516	55,070
Insurance	7,956	16,787
Donations	120,611	-
Construction and Associated costs	3,490,942	4,491,196
Property Maintenance	159,141	99,309
Utilities, taxes, insurance	41,319	3,056
Loan interest paid	<u>691,232</u>	<u>444,838</u>
	4,829,418	5,506,721
Support costs above	<u>259,093</u>	<u>131,807</u>
Total Expenditure per SOFA	<u><u>5,088,511</u></u>	<u><u>5,638,528</u></u>

8 Directors and Key Management Personnel

None of the Directors (or any persons connected with them) received any remuneration during the year except as otherwise shown below. Directors' travel and other expenses reimbursed were a total of £13,927 (2015: reimbursed £5,277).

Employees

Number of paid employees

The average monthly number of paid employees during the year was:

	2016	2015
	Number	Number
Directors	2	2
Staff	18	16
	<u>20</u>	<u>18</u>

The full time equivalent for the year was 15 (2015: 15).

During the year A Cunningham received a gross salary of £18,984 (2015: £15,232) for his work within CBS but not as his role as a charity trustee. His wife also received a gross salary of £25,294 (2015: £25,000) for her work within CBS. During the year R Paget-Wilkes received a gross salary of £30,294 (2015: £30,000) for his work within CBS but not as his role as charity trustee. During the year, S. Westmacott, who was appointed a director of CBS on 1 April 2016, received consultancy fees and reimbursed expenses of £32,347 (2015: £23,727).

Key management personnel comprise:

Andrew Cunningham, part time director, is one of the founders and leads on all major decisions, particularly those relating to policy and property acquisitions. He also runs his own architectural services practice through Andrew Cunningham Building Design Ltd.

Pastor Peter Cunningham, director, one of the founders who in addition to being a pastor at Shoreline Community Church, is actively engaged in building contacts and relationships with other Christian organisations and politicians.

Vicki Woodley, one of the founders, is currently responsible for maintaining records of loan stock investors. She also maintains relationships with investors, handling enquiries from existing and potential investors.

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

Rory Paget-Wilkes, part time director, leads the Partner Liaison team responsible for finding and engaging new 'partners', i.e. lessees of GP properties which support and mentor tenants. The team also works to interest new investors in GP's loan stock.

Simon Westmacott, part time director, is a Chartered Accountant responsible for financial and legal matters. He oversees the Accounts Department as well as being involved in strategic financial decisions, relationships with auditors and third party agreements.

Five non-executive directors are invited to board meetings every six months. They are also invited to decide on any matters where there is a potential conflict of interest with executive board members and on any major decisions.

Barry Moore is Accounts Manager, an accomplished Sage operator and responsible for maintaining accounting records.

9 Taxation

As an exempt charity, Green Pastures CBS Limited is exempt from tax on income and gains falling within section 505 of that Taxes Act 1988 or section 256 of the Taxation and Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects under HMRC reference XT27103. CBS has a trading subsidiary which is chargeable to tax to the extent that it has not gifted its taxable profits to CBS. No tax charges are anticipated in respect of the current year.

10 Consolidated Tangible Fixed Assets

	Fixtures, fittings and equipment	Motor vehicles	Total
	£	£	£
Cost or valuation			
At 1 April 2015	11,386	5,000	16,386
Additions	8,153	4,560	12,713
Revaluation			
Transfers	(1,037)		(1,037)
	—	—	—
At 31 March 2016	18,502	9,560	28,062
	—	—	—
Depreciation			
At 1 April 2015	6,769	2,563	13,845
Additions	6,246	1,749	3,482
Disposals	(914)		(914)
	—	—	—
At 31 March 2016	12,101	4,312	16,413
	—	—	—
Net book value			
At 31 March 2016	6,401	5,248	11,649
	—	—	—
At 31 March 2015	4,617	2,437	7,054
	—	—	—

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

Charity Tangible Fixed Assets

	Fixtures, fittings and equipment	Motor vehicles	Total
	£	£	£
Cost or valuation			
At 1 April 2015	10,348	5,000	15,348
Additions	1,798	4,560	6,358
Revaluation			
Transfers			
	—	—	—
At 31 March 2016	12,146	9,560	21,706
	—	—	—
Depreciation			
At 1 April 2015	5,855	2,563	8,418
Charge for the year	1,272	1,749	3,021
	—	—	—
At 31 March 2016	7,127	4,312	11,439
	—	—	—
Net book value			
At 31 March 2016	5,019	5,248	10,267
	==	==	==
At 31 March 2015	4,493	2,437	6,930
	==	==	==

11. Consolidated Investment Properties

	Land and buildings	Land held for developing	Total
	£	£	£
Cost or valuation			
At 1 April 2015	10,665,807	814,778	11,480,585
Additions	10,624,549	33,146	10,657,695
Disposals	(592,339)	-	(592,339)
Revaluation	1,079	(63,145)	(62,066)
	—	—	—
At 31 March 2016	20,699,096	784,779	21,483,875
	—	—	—

Of the total value of land and buildings at the year end, £8,380,450 (75%) were valued as at 31 March 2015 by independent firms of RICS qualified chartered surveyors on an open market basis. The remaining £2,856,969 (25%) were valued as at 31 March 2016 by the Directors on an open market basis. No depreciation is provided in respect of this land or buildings.

Additions to land and buildings includes property at a cost of £351,368 on which the tenant has a call option for 10 years which requires that it be shown as a finance lease; it is hereby disclosed as such.

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

Comparable historical cost for the land and buildings included at valuation:

	2016	2015
	£	£
Cost	13,967,163	9,558,994
Accumulated depreciation	-	-
At 31 March 2016	<u>13,967,163</u>	<u>9,558,994</u>

Charity Investment Properties

	Land and buildings	Land held for developing	Total
	£	£	£
Cost or valuation			
At 1 April 2015	9,531,707	814,778	10,346,485
Additions	3,371,578	33,145	3,404,723
Transfers from subsidiaries	1,135,000	-	1,135,000
Revaluation	1,076	(63,145)	(62,066)
	<u> </u>	<u> </u>	<u> </u>
At 31 March 2016	<u>14,039,364</u>	<u>784,778</u>	<u>14,824,142</u>

See note beneath the table of Consolidated Investment Properties above.

12 Charity Fixed Asset Investments

	£
Market value at 1 April 2015	320,201
Addition	400,000
Written off	(320,001)
Market value at 31 March 2016	<u>400,200</u>
Historical cost:	
At 31 March 2016	<u>400,200</u>
	<u> </u>
At 31 March 2015	<u>320,201</u>

The write-off is the cost of GPS and EM the assets and liabilities of which have been hived up to CBS prior to the companies being struck off at Companies House.

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

Holdings of more than 20%

The company held at the balance sheet date more than 20% of the share capital of the following companies:

Subsidiary undertakings	Class	Shares held (%)
Adoni Developments Ltd.	Ordinary	100
Green Pastures (East Midlands) Limited	Ordinary	100
Green Pastures (South) Limited	Ordinary	100
Green Pastures Developments Limited	Ordinary	100
Green Pastures North West Limited	Ordinary	100

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

Subsidiary undertakings	Principal activities	Capital and reserves	Profit/(loss) for the year
		£	£
Adoni Developments Ltd	Dormant	9	(76)
Green Pastures (East Midlands) Limited	Housing the homeless	8,102	(627)
Green Pastures (South) Limited	Housing the homeless	833,001	44,506
Green Pastures Developments Limited	Property development	(63,136)	(83,588)
Green Pastures North West Ltd.	Housing the homeless	732,759	28,369

13 Debtors

	Consolidated		Charity	
	2016 £	2015 £	2016 £	2015 £
Amounts recoverable on contracts	27,492	325,593	-	-
Trade debtors	696,897	204,171	186,066	115,086
Amounts owed by group undertakings	-	-	723,526	-
Other debtors	999,466	1,754,943	976,331	1,454,977
Prepayments and accrued income	8,221	39,459	-	39,459
	<u>1,732,076</u>	<u>2,324,166</u>	<u>1,885,923</u>	<u>1,609,522</u>

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

14 Creditors: amounts falling due within one year

	Consolidated		Charity	
	2016	2015	2016	2015
	£	£	£	£
Bank loans	317,575	137,429	149,201	40,780
Other loans	8,270,686	5,452,400	6,969,906	4,827,382
Trade creditors	697,257	608,174	627,210	31,659
Amounts owed to group undertakings	-	-	828,534	1,337,627
Other creditors	-	315,253	-	-
Accruals	707,276	295,847	-	295,848
Taxes and social security costs	(1,981)	33,466	-	19,921
	<u>9,990,813</u>	<u>6,842,569</u>	<u>8,574,851</u>	<u>6,553,217</u>

Unsecured loan stock is repayable within a range of years depending upon each individual loan term. Interest payable on loan stock varies between nil and 5% per annum.

The bank loans are secured by a fixed charge on the building to which they relate.

15 Creditors: amounts falling due after one year

	Consolidated		Charity	
	2016	2015	2016	2015
	£	£	£	£
Bank loans	3,194,994	2,083,950	1,598,909	1,833,560
Other creditors	10,074,600	5,095,593	7,988,314	5,095,593
Deferred tax	369	-	0	-
	<u>13,269,963</u>	<u>7,179,543</u>	<u>9,587,223</u>	<u>6,929,153</u>
Analysis of loans				
Total loans	21,857,855	12,769,372	16,706,330	11,797,315
Included in current liabilities	(8,588,261)	(5,589,829)	(7,119,107)	(4,868,162)
	<u>13,269,594</u>	<u>7,179,543</u>	<u>9,587,223</u>	<u>6,929,153</u>

	Consolidated		Charity	
	2016	2015	2016	2015
	£	£	£	£
Loan maturity analysis				
Debt due in one year or less	8,588,261	5,589,829	7,119,107	4,868,163
Two to five years	7,072,523	4,965,831	6,787,180	4,860,842
More than five years	6,197,071	2,213,712	2,800,043	2,068,310
	<u>21,857,855</u>	<u>12,769,372</u>	<u>16,706,330</u>	<u>11,797,315</u>

The bank loans are secured by a fixed charge on the building to which they relate.

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

16 Financial instruments

CBS enters into only basic financial instrument transactions that result in the recognition of financial assets and liabilities such as trade and other accounts receivable and payable, loans from banks and other third parties and loans to related and other third parties. CBS has no equity investments other than in wholly-owned subsidiaries.

The following paragraphs of this Note relate to policy in relation to the impact of non-market interest rates on transactions more than one year into the future. The group presently has no assets or liabilities to which such policy would apply but the policy statement is required under FRS 102.

All of the group's current and expected borrowings are currently at market rates and are measured at the undiscounted amount of cash payable and so constitute financial liabilities measured at fair value through profit or loss. The group has no long term financial receivables other than a finance lease at market rates.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. If the arrangements for a short term instrument constitute a financing transaction, such as the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an outright short-term loan not at market rate, the financial liability or asset is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the income statement.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and the best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

17 Share Capital

	Consolidated		Charity	
	2016	2015	2016	2015
	£	£	£	£
Issued share capital	1,000	1,000	1,000	1,000
	1,000	1,000	1,000	1,000

Under CBS's rules, shares are cancelled on the withdrawal of a Director, but the amount paid in respect thereof is retained by CBS. The shares provide the Directors with the right to vote at general meetings, but do not provide any rights to dividends or distributions on winding up.

18 Capital Commitments

	2016	2015
	£	£
At 31 March 2015 the company had capital commitments not included under Creditors as follows:		
Expenditure contracted for but not provided in the accounts	0	3,837,100

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

19 Unrestricted Funds

Charity	2015 £	Income	Expenditure	Taxation	Revaluation reserve	2016 £
General reserves	295,589	1,749,474	1,385,936	-	-	659,126
Revaluation reserve	567,844	-	-	-	105,673	673,517
Share Capital	1,000	-	-	-	-	1,000
Total	864,433	1,749,474	(1,385,936)	-	105,673	1,333,643
Group						
General reserves	135,079	5,344,852	(5,423,558)	5,329	-	61,702
Revaluation reserve	1,797,932	193,246	-	-	-	1,991,178
Share Capital	1,000	-	-	-	-	1,000
Total	1,934,011	5,538,098	(5,423,558)	5,329	-	2,053,880

The General Reserve brought forward has been increased by £400 because of a prior year adjustment which reduced the profit for 2016.

20 Related Parties

Loans

All of the loans referred to below are secured on property at a maximum loan to value ratio of 60% and carry interest at 10% unless otherwise stated.

From time to time, CBS has made advances to individuals or their companies who are, or have been, or have become clients of ACBD and/or have sold properties to CBS. Such loans have a maximum call of 6 months and constitute attractive short term investments for CBS as part of its liquidity management. During the year, CBS made no such advances (2015: £nil) and received net repayments of £38,573 (2015: £375,000). At the balance sheet date, the total of such loans outstanding was £516,427 (2015: £555,100).

One such borrower, Mr. Mark Sorby, received an advance in November 2013 of £285,000. During the year, it transpired that Mr. Sorby had sold the security for the loan without repaying it, which should not have been possible. Pursuit of remedies by CBS's legal advisers had just begun at the time of writing and the directors consider that whilst there must be a possibility of loss, they can see no way of quantifying it between 0% and 100%. Notwithstanding the sale, GP's legal advice is that the mortgage and charge remain attached to the property and formal demand for repayment has been made. No provision for any loss has been made at this stage.

During the year CBS made loan advances of £nil (2015: £nil) to CPG. Mr. Simon Hirst is a director of both CPG and GPD. At the balance sheet date £263,761 (2015: £269,688) was owed by CPG. This figure includes a principal amount of £260,000 and £3,761 of accumulated interest. It was agreed with CPG during 2015 that the interest at 10% would be rolled up into the principal amount, but during the year CPG paid interest of £27,973 and the amount due at the balance sheet date was £263,761. There is a six month call for repayment on all funds.

On 1 April 2015, GPNW owed to CBS £16,062 (2014: £37,349) during the year numerous charges and payments occurred between the companies including a wages recharge by CBS of £33,703 (2015: £34,859) resulting in £109,871 (2015: £16,062) being due to CBS at the year-end. GPNW was owned by the shareholders of CBS who sold it to CBS on 20 November 2016 at a discount to n.a.v. of approximately 50%. Throughout the year, GPNW had a property loan of £614,999 from CBS, which remained at the balance sheet date, on which it paid £27,973 in interest.

During the year CBS incurred various items of expenditure on behalf of Green Pastures Partnership, a partnership controlled by the directors of CBS. CBS also charged the partnership £29,015 (2015: £34,936) in relation to wages and administration costs. The balance owed by the partnership at the balance sheet date was £36,164 (2015: £35,490).

During the year CBS paid £nil (2015: £nil) for items on behalf of Shoreline Church, a charity connected to CBS by virtue of two common trustees (Pastor P Cunningham and AM Cunningham) and was repaid £26 (2015: £nil). The balance owed from Shoreline Church at the balance sheet date was £nil (2015: £26).

During the year CBS made loan advances of £nil (2015 - £nil) to GPEM, a wholly owned subsidiary of CBS and charged GPEM £nil (2015 - £nil) in respect of wage, administration costs, audit and accountancy fees incurred. Also during the year GPEM made charitable donations to CBS of £nil (2015: £38,983). As part of the hiving up of the assets and liabilities of GPEM, properties to the value of £nil (2015: £880,000) were transferred from GPEM to CBS and £nil (2015: £480,124) net was paid to GPEM. There were also several transactions between the companies during the year and the balance owed from GPEM at the balance sheet date was £6,938 (2015 - £nil).

During the year CBS received advances of £nil (2015: advances of £528,514) from GPD, a wholly owned subsidiary of CBS. The balance owed by GPD at the balance sheet date was £1,094 (2015: £157,778 owed to).

Property Transfer

During the year CBS received a transfer of properties from GPS valued at £1,135,000 (2015: £2,060,000). During the year, CBS received

GREEN PASTURES CBS LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2016

properties from GPBM valued at £nil (2015 - £880,000).

Commercial Contracts

During the year, ACBD continued to work up, submit and negotiate a planning application on land to the rear of 1 – 5, Southport Road, Southport Lancashire at a fixed fee of £50,000 which was paid during the previous year plus a success fee of £10,000 which had not been paid at the balance sheet date, all plus VAT. During the year, ABCD received £nil including VAT (2015: £24,000 including VAT and expenses) in relation to this work. ACBD also received from CBS £nil (2015: £3,600 including VAT) in relation to planning applications in respect of 19 – 21 Southport Road, Southport and a further sum of nil (2015: £58 including VAT) relating to disbursements. As previously reported, ACBD was entitled to a success fee of £10,000 in respect of land to the rear of Southport Road which was paid, including VAT and expenses of £2,058, in November, 2016.

During the year, Broadchurch Asset Management provided project management services in relation to the Marks Gate project through Alastair Watson and Mike Southcombe and was paid a total of £125,742 (2015: £103,005). Between July and November 2014, Paul Cunningham was a registered director of Broadchurch Asset Management, is brother of Peter Cunningham and uncle of Andrew Cunningham, both registered directors of CBS.

Berkeley Foundation Limited provided assembly services pro bono to St Mark's PCC relating to the Marks Gate project over 4 years prior to 2013 in recognition of which it is entitled to a fee from GPD of £95,000. During the year, Berkeley Foundation received fees of £3,518 (2015: £38,698) in relation to this entitlement. Mr Paul Cunningham is a registered director of Berkeley Foundation Ltd., brother of Pastor Peter Cunningham and uncle of Andrew Cunningham, both directors and shareholders of CBS.

21 Post balance sheet events

There have been no material post balance sheet events that have not been referred to elsewhere in this report.