

Annual Return (AR30) form

Society Name: The George Community Pub (Wickham Market) Limited

Society Num: 7462 CBS

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). 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.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see [here](#)

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

31/12/2018

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
Anthony Franklin	Jan	1944
William Wolff-Evans	Sep	1954
Michael Cooper	Apr	1957
Penelope Bird	Sep	1946
Richard Fordham	Jun	1962
George Hering	Nov	1949
Susan Hering	Jul	1950
Raymond Lewis	Oct	1945

Robin Nielsen	Sep	1959
Colin Owens	Jan	1947
Stephen Leach	Nov	1947

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.

George Hering, Director, Ibis Marketing Limited, Inspirations (Wickham Market) CIC, The Wickham Market Partnership
 Susan Hering, Company Secretary, Ibis Marketing Limited
 Robin Nielsen, Archaeological and Heritage Consultant (Robin Nielsen Archaeological Consulting – Sole Trader). Wren Cottage, Wickham Market - holiday letting (co-owner), Tea Pot Tea Room, Wickham Market – café (co-owner)
 Colin Owens, Director, Inspirations (Wickham Market), CIC, Trustee, Wickham Market Partnership
 William Wolff-Evens, Director, Wolff Evans & Sons Ltd
 Stephen Leach, Director BENINGTON DOOR SMS LIMITED (08811002), Director BENINGTON DOOR SMS LIMITED (08811002), Director MARGARY & MILLER LIMITED (08651681), Secretary TIER ONE CLOTHING LIMITED (06917105), Director BENINGTON PARK FARM LIMITED (00743793)

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
Anthony Franklin	Jan	1944

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

325

Turnover

7031

Assets

122621

Number of Employees

0

Share Capital

128250

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

Public houses and bars (56302)

*

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.

Society's business will in the future be to own and operate a community pub in Wickham Market. Having raised the funds sufficient to finance the acquisition of the severely fire damaged George Public House, the Society business plan is now to restore it to use as a viable community pub and Social Enterprise offering services, facilities and opportunities for the community benefit. This plan will allow individuals in the community to have a democratic stake in a key enterprise and will engage in other village activities with a view to re-investing any surplus for the benefit of the Social Enterprise, the community and stakeholders.

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 Society purchased the freehold of the George Public House for the future benefit of the community. In doing so the Society has saved a heritage asset. The reconstruction costs are relatively large but because of the listed status and condition of the building the Society has access to grants for use in its restoration without the need for their recovery and which are not available to individuals or commercial organisations, and thereby raising the potential of a long term viable business plan. In particular, because of the heritage issues, it puts restoration of the building clearly within the criteria for heritage lottery grants. The pub will in the future draw custom from and serve Wickham Market residents, circa 2,300 people, and surrounding settlement, plus many visitors to the area which benefits from local attractions. As a community pub it will not only serve food and drinks but also have sufficient dedicated space for social activities and engagement.

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 May 2018 the Society launched a community share offer which raised £128,250 in community share subscriptions from 325 individuals. £40,000 of the funds raised have been used to purchase the George Public House for the future benefit 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.

The Society works with and for the Wickham Market and surrounding village communities.

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?

In 2018 the Society made a deficit and no dividend was paid to members. The Society's funds have been used in part to fund the acquisition of the George Public House and in the running costs of the Society, the remainder, some £80,000, has been set aside to help fund the rebuilding of the George Public House.

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.

No commercial arrangements made with other organisations.

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018
FOR
THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD

**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD**

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FOR THE YEAR ENDED 31 DECEMBER 2018**

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**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD**

**COMMITTEE MEMBERS AND OTHER INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2018**

COMMITTEE MEMBERS: Penelope Bird
Richard Fordham
George Hering
Sue Hering
Raymond Lewis
Robin Nielsen
Colin Owens
Michael Cooper
William Wolff-Evans
Stephen Leach

SECRETARY: Anthony Franklin

REGISTERED OFFICE: Community Rooms
Resource Centre
Chapel Lane
Wickham Market
Suffolk
IP13 0SB

REGISTERED NUMBER: RS007462 (England and Wales)

ACCOUNTANTS: Walter Wright
Chartered Accountants
89 High Street
Hadleigh
Ipswich
Suffolk
IP7 5EA

THE GEORGE COMMUNITY PUB (WICKHAMARKET) LTD

MANAGEMENT COMMITTEE'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2018

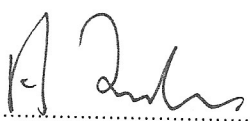
The committee presents its report with the financial statements of the society for the year ended 31 December 2018.

COMMITTEE MEMBERS

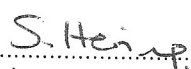
The members who served the society during the period were as follows:

	Appointed	Resigned
Sophie Ayers		29 September 2018
Penelope Bird		
Sara Eaton		29 September 2018
Richard Fordham		
Anthony Franklin (Secretary)		
George Hering		
Sue Hering (Treasurer)		
Raymond Lewis		
Robin Nielsen		
Colin Owens		
Michael Cooper		
William Wolff-Evans (Chairman)	18 January 2018	
Stephen Leach	12 November 2018	

ON BEHALF OF THE COMMITTEE:


.....
Secretary


.....
Committee member


.....
Committee member

Date: 26 May 2019

**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD**

INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	Year Ended 31.12.18 £	Period 9.12.16 to 31.12.17 £
TURNOVER		7,031	11,990
Administrative expenses		<u>13,863</u>	<u>10,688</u>
OPERATING (LOSS)/PROFIT		(6,832)	1,302
Interest receivable and similar income		<u>106</u>	<u>-</u>
(LOSS)/PROFIT BEFORE TAXATION		(6,726)	1,302
Tax on (loss)/profit		<u>-</u>	<u>205</u>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR		<u>(6,726)</u>	<u>1,097</u>

**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD (REGISTERED NUMBER: RS007462)**

**BALANCE SHEET
31 DECEMBER 2018**

	Notes	2018 £	2017 £
FIXED ASSETS			
Tangible assets	3	45,843	-
CURRENT ASSETS			
Debtors	4	3,107	4,443
Cash at bank and in hand		<u>80,034</u>	<u>2,693</u>
		83,141	7,136
CREDITORS			
Amounts falling due within one year	5	<u>950</u>	<u>6,039</u>
NET CURRENT ASSETS		<u>82,191</u>	<u>1,097</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		128,034	1,097
CREDITORS			
Amounts falling due after more than one year	6	<u>5,413</u>	<u>-</u>
NET ASSETS		<u>122,621</u>	<u>1,097</u>
CAPITAL AND RESERVES			
Called up share capital		128,250	-
Retained earnings		<u>(5,629)</u>	<u>1,097</u>
		<u>122,621</u>	<u>1,097</u>

The management committee consider that the society is entitled to exemption from the requirement to have an audit under the provision of section 84 of the Co-operative and Community Benefit Societies Act 2014 and the members have elected not to obtain an audit of its accounts this year.

The management committee acknowledges responsibilities for:

- Ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the committee members on 26th May 2019 and were signed by:

A. Z... Michael... S. Henry

**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

1. STATUTORY INFORMATION

The society is a community benefit society, registered in England and Wales. The society's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover

Turnover represents the sales of goods and services, is recognised on dispatch of the goods or provision of the service and excludes value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Grants

Grants relating to revenue are recognised as income on a systematic basis over the periods in which the entity recognises the related costs for which the grant is intended to compensate.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD**

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2018

3. TANGIBLE FIXED ASSETS

		Land and buildings £
COST		
Additions		<u>45,843</u>
At 31 December 2018		<u>45,843</u>
NET BOOK VALUE		
At 31 December 2018		<u>45,843</u>

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Other debtors	<u>3,107</u>	<u>4,443</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	-	5,234
Taxation and social security	-	205
Other creditors	<u>950</u>	<u>600</u>
	<u>950</u>	<u>6,039</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018	2017
	£	£
Other creditors	<u>5,413</u>	<u>-</u>

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD

We report on the unaudited financial statements of The George Community Pub (Wickham Market) Ltd for the period ending 31 December 2018.

RESPECTIVE RESPONSIBILITIES OF OFFICERS AND REPORTING ACCOUNTANT

The society's committee of management is responsible for the preparation of the accounts, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

BASIS OF OPINION

Our procedures consisted of comparing the accounts with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

OPINION

In our opinion:

- the revenue account and balance sheet for period ended 31 December 2018 are in agreement with the books of account kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014;
- having regard only to, and on the basis of the information contained in the books of account, the revenue account and balance sheet for the period ended 31 December 2018 comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- the society met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014.

Walter Wright

Walter Wright
Chartered Accountants
89 High Street
Hadleigh
Ipswich
Suffolk
IP7 5EA

Date:10 Dec 2019.....

**THE GEORGE COMMUNITY PUB (WICKHAM
MARKET) LTD**

**DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Year Ended 31.12.18		Period 9.12.16 to 31.12.17	
	£	£	£	£
Turnover				
Events	1,202		1,914	
Grants	5,718		10,021	
Donations	<u>111</u>		<u>55</u>	
		7,031		11,990
Other income				
Deposit account interest		<u>106</u>		<u>-</u>
		7,137		11,990
Expenditure				
Village hall hire	148		263	
Insurance	508		-	
Post, stationery and printing	5,733		345	
Computer running costs	143		167	
Property maintenance	157		-	
Subscriptions	279		121	
Admin costs	282		978	
Accountancy	950		600	
Consultancy fees	5,433		7,765	
Legal and professional fees	<u>-</u>		<u>436</u>	
		<u>13,633</u>		<u>10,675</u>
		(6,496)		1,315
Finance costs				
Bank charges		<u>230</u>		<u>13</u>
NET (LOSS)/PROFIT		<u>(6,726)</u>		<u>1,302</u>