

Annual Return (AR30) form

Section 1 – About this form

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

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

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

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register

<https://mutuals.fca.org.uk>.

For guidance on our registration function for societies under the Co-operative and Community Benefit Societies Act 2014, which includes guidance on the requirement to submit an Annual Return, please see here:

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

Section 2 – About this application

Society name	Somerset Co-operative Community Land Trust Limited
Register number	30745R
Registered address	10 East Reach, Taunton
Postcode	TA1 3EW

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

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Section 3 – People

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 and year of birth
Vivian Turner	April 1945
Alan Debenham	September 1940
Eddie Hooper	May 1935
Alex Lawrie	November 1968
Duncan Francis	June 1989
Caitlyn Reynolds	May 1985
Sam Wiggins	February 1979
Melissa Reynolds	April 1985
Andrew Burton	February 1948

Continue on to a separate sheet if necessary.

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 Directors 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.

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 and year of birth
Alex Lawrie	November, 1968

Section 4 – Financial information

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	157
Turnover	£27,115
Assets	£358,823
Number of employees (if any)	0
Share capital	£292,520
Highest rate of interest paid on shares (if any)	4%

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: <http://resources.companieshouse.gov.uk/sic/>

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Section 5 – Audit

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 ☒

The information below impacts the level of audit required of the society's accounts. Please provide answers to the following questions.

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.

Not applicable ☒

OSCR number:	
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5.6 Is the society a housing association?

No ☒ Go to **section 6**

Yes ☐ Go to question **5.7**

5.7 Please confirm which housing regulator you are registered with, and provide the registration number they have given you:

		Registration number
Homes and Communities Agency	<input type="checkbox"/>	
Scottish Housing Regulator	<input type="checkbox"/>	
The Welsh Ministers	<input type="checkbox"/>	
Department for Communities (Northern Ireland)	<input type="checkbox"/>	

Section 6 – Subsidiaries

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 ☐ Continue to question 6.3

No ☒ Continue to Section 7

6.3 If the society has subsidiaries, please provide the names of them below (or attach an additional sheet)

Registration Number	Name

6.4 Please provide below (or on a separate sheet) the names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions: (the society must have written authority from us to exclude a subsidiary from group accounts)

Registration Number	Name	Reason for exclusion

Section 7– Condition for registration

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').

A society must answer the questions set out in either Section 7A or Section 7B of this form, depending on which condition of registration it meets.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance:

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

Section 7A - Co-operative societies

Co-operative societies must answer the following questions in relation to the financial year covered by this return.

7A.1 What is the business of the society? For example, did you provide housing, manufacture goods, develop IT systems etc.

Provides housing to people living and working in Somerset

7A.2 Please describe the members' common economic, social and cultural needs and aspirations. In answering this question, please make sure it is clear what needs and aspirations members had in common.

People at risk of homelessness

7A.3 How did the society's business meet those needs and aspirations?

You have described the society's business answer to question 7A.1, and in question 7A.2 you have described the common needs and aspirations of members. Please now describe how during the year that business met those common needs and aspirations.

By providing affordable housing for people at risk of homelessness, and workspace for community enterprises, in Taunton.

7A.4 How did members democratically control the society? For example, did the members elect a board at an annual general meeting; did all members collectively run the society.

Members elected a board at the annual general meeting and collectively run the society.

7A.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?

All surpluses were reinvested in the work of the society.

Section 7B - Community benefit societies

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.

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.

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.

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.

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7B.5 What did the society do with any surplus or profit? For instance, did you donate the money; did money get reinvested in the business; put into reserves; used for some other purpose?

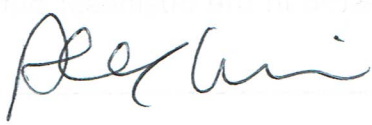
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7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest. Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

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Section 8– Declaration

The secretary of the society must complete this section.

Name	Alex Lawrie
My signature below confirms that the information in this form is accurate to the best of my knowledge	
Signature	
Position	Secretary
Date	29/11/19

Section 9 – Submitting this form

Please submit a signed, scanned version of this form along with your accounts and any auditor's report by email to: mutualsannrtns@fca.org.uk.

Or you can post the form to:

Mutual Societies
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

This form is available on the Mutuels Society Portal:

<https://societyportal.fca.org.uk>

**SOMERSET CO-OPERATIVE COMMUNITY LAND TRUST LIMITED
DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

Somerset Co-operative Community Land Trust Limited
Directors' Report and Unaudited Financial Statements
For The Year Ended 31 December 2018

Contents	Page
Society Information	1
Directors' Report	2—3
Accountant's Report	4
Revenue Account	5
Balance Sheet	6—7
Statement of Changes in Equity	8
Notes to the Financial Statements	9—11
The following pages do not form part of the statutory accounts:	
Detailed Revenue Account	12—13

Somerset Co-operative Community Land Trust Limited
Society Information
For The Year Ended 31 December 2018

Directors

Vivian Turner
Alan Debenham
David Clegg
Eddie Hooper
Alex Lawrie
Duncan Francis
Caitlyn Reynolds
Sam Wiggins
Melisssa Reynolds
Andrew Burton

Society Number

30745R

Registered Office

10 East Reach
Taunton
Somerset
TA1 3EW

Accountants

Third Sector Accountancy Limited
Chartered Accountants and Registered Auditors
Holyoake House
Hanover Street
Manchester
M60 0AS

Somerset Co-operative Community Land Trust Limited
Society No. 30745R
Directors' Report For The Year Ended 31 December 2018

The directors present their report and the financial statements for the year ended 31 December 2018.

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report and the 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). Under society 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 society and of the profit or loss of the society for that period. In preparing the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the society's transactions and disclose with reasonable accuracy at any time the financial position of the society and enable 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 society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors

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

Vivian Turner

Alan Debenham

David Clegg	RESIGNED	16/07/2018
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Eddie Hooper

Alex Lawrie

Duncan Francis

Caitlyn Reynolds	APPOINTED	16/07/2018
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Sam Wiggins	APPOINTED	10/07/2018
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Melissa Reynolds	APPOINTED	16/07/2018
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Andrew Burton	APPOINTED	10/07/2018
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Financial results

The accounts show a current liability, which would normally be a matter of concern. The directors are however confident that the society was and remains able to meet its obligations for the following reasons:

- at 31st December, we had an open share offer which had already secured funds sufficient to ensure a successful conclusion. This provided extra liquidity, and allowed us to secure a second property which improved both our profitability and potential for further development.

- a further consequence of the success of the share offer was to trigger a further offer of loan from CAF Venturesome; the £10,000 due for repayment in March 2019 could be replaced with a larger loan over a further year.

- other loans from members that were due for repayment in 2019 were also settled with the use of funds from the share offer.

For these reasons, the society has been able to trade without any uncertainty over its solvency.

By order of the board



Alex Lawrie (Secretary) Date

09/09/2019

Somerset Co-operative Community Land Trust Limited
Accountant's Report
For The Year Ended 31 December 2018

Chartered Accountant's report to the directors on the preparation of the unaudited statutory accounts of Somerset Co-operative Community Land Trust Limited For The Year Ended 31 December 2018

In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, I have prepared for your approval the accounts of Somerset Co-operative Community Land Trust Limited For The Year Ended 31 December 2018 which comprise the Revenue Account, the Balance Sheet and the related notes from the society's accounting records and from information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the directors of Somerset Co-operative Community Land Trust Limited, as a body, in accordance with the terms of our engagement letter dated 4 September 2018. Our work has been undertaken solely to prepare for your approval the accounts of Somerset Co-operative Community Land Trust Limited and state those matters that we have agreed to state to the directors of Somerset Co-operative Community Land Trust Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Somerset Co-operative Community Land Trust Limited and its directors, as a body, for our work or for this report.

It is your duty to ensure that Somerset Co-operative Community Land Trust Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit or loss of Somerset Co-operative Community Land Trust Limited. You consider that Somerset Co-operative Community Land Trust Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the accounts of Somerset Co-operative Community Land Trust Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Third Sector Accountancy Limited

Date 10 / 10 / 2019

Third Sector Accountancy Limited
Chartered Accountants and Registered Auditors
Holyoake House
Hanover Street
Manchester
M60 0AS

Somerset Co-operative Community Land Trust Limited
Revenue Account
For The Year Ended 31 December 2018

	Notes	2018 £	2017 As restated £
TURNOVER		27,115	27,154
GROSS PROFIT		27,115	27,154
Administrative expenses		(66,350)	(32,003)
Other operating income		16,700	7,568
OPERATING PROFIT/(LOSS)		(22,535)	2,719
Interest payable and similar charges		(18,504)	(13,295)
LOSS FOR THE FINANCIAL YEAR		(41,039)	(10,576)

The notes on pages 9 to 11 form part of these financial statements.

Somerset Co-operative Community Land Trust Limited
Balance Sheet
As at 31 December 2018

		2018		2017 As restated	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		382,977		368,798
			382,977		368,798
CURRENT ASSETS					
Debtors	4	5,380		2,385	
Cash at bank and in hand		4,259		2,888	
		9,639		5,273	
Creditors: Amounts Falling Due Within One Year	5	(33,793)		(19,600)	
NET CURRENT ASSETS (LIABILITIES)			(24,154)		(14,327)
TOTAL ASSETS LESS CURRENT LIABILITIES			358,823		354,471
Creditors: Amounts Falling Due After More Than One Year	6		(265,341)		(258,063)
NET ASSETS			93,482		96,408
CAPITAL AND RESERVES					
Called up share capital	7		292,520		243,898
Revenue Account			(199,038)		(147,490)
SHAREHOLDERS' FUNDS			93,482		96,408

Somerset Co-operative Community Land Trust Limited
Balance Sheet (continued)
As at 31 December 2018

The notes on pages 7 to 8 form part of these financial statements.

For the year ending 31 December 2018 the society was entitled to disapply the requirement to have its financial statements for the financial year audited. The members passed a resolution in general meeting to disapply the audit requirement, as required by S84(2) Co-operative and Community Benefit Societies Act 2014.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the board/management committee/member on ^{09/09/2019}.....and signed on their behalf by:



Caitlyn Reynolds (Director)



Alan Debenham (Director)



Alex Lawrie (Secretary)

Somerset Co-operative Community Land Trust Limited
Statement of Changes in Equity
For The Year Ended 31 December 2018

	Share Capital	Revenue Account	Total
	£	£	£
As at 1 January 2017	238,022	(132,725)	105,297
Loss for the year and total comprehensive income	-	(10,576)	(10,576)
Interest on members' shares	-	(4,189)	(4,189)
Shares issued during the period	5,876	-	5,876
As at 31 December 2017 and 1 January 2018	243,898	(147,490)	96,408
Loss for the year and total comprehensive income	-	(41,039)	(41,039)
Interest on members' shares	-	(10,509)	(10,509)
Shares issued during the period	48,622	-	48,622
As at 31 December 2018	292,520	(199,038)	93,482

The brought forward reserves have been adjusted by a prior period adjustment – see note 10.

Somerset Co-operative Community Land Trust Limited
Notes to the Financial Statements
For The Year Ended 31 December 2018

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Co-operative and Community Benefit Societies Act 2014.

1.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue from rental charges and the recharging of utilities to tenants.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	1% per annum
Fixtures and fittings	5% per annum

2. Average Number of Employees

Average number of employees, including directors, during the year was nil. (2017: nil)

Somerset Co-operative Community Land Trust Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2018

3. Tangible Assets

	Land & Property		
	Freehold	Fixtures and fittings	Total
	£	£	£
Cost			
As at 1 January 2018 as restated (see note 10)	374,200	1,600	375,800
Additions	15,333	2,522	17,855
As at 31 December 2018	<u>389,533</u>	<u>4,122</u>	<u>393,655</u>
Depreciation			
As at 1 January 2018	6,842	160	7,002
Provided during the period	3,470	206	3,676
As at 31 December 2018	<u>10,312</u>	<u>366</u>	<u>10,678</u>
Net Book Value			
As at 31 December 2018	<u>379,221</u>	<u>3,756</u>	<u>382,977</u>
As at 1 January 2018	<u>367,358</u>	<u>1,440</u>	<u>368,798</u>

4. Debtors

	2018	2017
	£	£
Due within one year		
Trade debtors	5,380	2,385
	<u>5,380</u>	<u>2,385</u>

Somerset Co-operative Community Land Trust Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2018

5. Creditors: Amounts Falling Due Within One Year

	2018	2017
	£	£
Trade creditors	18,475	-
Loans repayable within one year	3,014	7,882
CAF Venturesome	10,000	10,000
Tenant deposits held	-	660
Accruals and deferred income	2,304	1,058
	33,793	19,600

6. Creditors: Amounts Falling Due After More Than One Year

	2018	2017 (as restated)
	£	£
Secured loans payable after one year	227,616	200,650
Loans payable after one year	24,984	48,361
Loans from members (as restated – see note 10)	12,741	9,052
	265,341	258,063

7. Share Capital

	2018	2017
Members' shares	292,520	243,898

8. Post Balance Sheet Events

During the latter part of 2018 a share issue was underway which was successful and which raised over £246,000 in new share capital by the end of May 2019. At the year end a total of £194,000 funds had been pledged and were held in escrow.

9. General Information

Somerset Co-operative Community Land Trust Limited is a community benefit society, limited by shares, incorporated in England & Wales, registered number 30745R. The registered office is 10 East Reach, Taunton, Somerset, TA1 3EW.

Somerset Co-operative Community Land Trust Limited
Detailed Revenue Account
For The Year Ended 31 December 2018

10. Prior period adjustments

The previous accounts did not fully account for fixed asset additions re land and building development costs, and long term liabilities were also understated. The effect of the required adjustments is as follows:

	£
Reserves brought forward 1 January 2017 as previously stated	(141,711)
Increase in fixed asset additions	14,718
Increase in long term liabilities	(5,732)
	<hr/>
Reserves brought forward 1 January 2017 as restated	(132,725)
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Reserves brought forward 1 January 2018 as restated	(132,725)
Increase in fixed asset additions	2,587
Reduction in management and consultancy fees	(2,587)
Movement in reserves for the year ended 31 December 2017 as restated	(14,765)
	<hr/>
Reserves brought forward 1 January 2018 as restated	(147,490)
	<hr/>
Surplus for the year ended 31 December 2017 as previously stated	(13,163)
Reduction in management and consultancy fees	2,587
	<hr/>
Surplus for the year ended 31 December 2017 as restated	(10,576)
Interest on members' shares as previously stated	(4,189)
	<hr/>
Movement in reserves for the year ended 31 December 2017 as restated	(14,765)
	<hr/>

Somerset Co-operative Community Land Trust Limited
Detailed Revenue Account
For The Year Ended 31 December 2018

	2018		2017	
	£	£	£	£
TURNOVER				
Rent receivable		22,323		24,643
Service charges		4,792		2,511
		27,115		27,154
GROSS PROFIT		27,115		27,154
Administrative Expenses				
Light and heat	5,833		5,688	
Repairs and maintenance	4,139		3,303	
Insurance	846		276	
Advertising and marketing costs	567		-	
Accountancy fees	3,637		725	
Legal fees	2,531		750	
Tenant management	3,730		3,628	
Management and consultancy fees	29,370		12,076	
Architect & Surveyor fees	3,708		-	
Subscriptions	946		30	
Bank charges	2,300		90	
Depreciation	3,676		3,480	
Sundry expenses	265		556	
Share issue costs	4,802		1,401	
		(66,350)		(32,003)
Other Operating Income				
Grants receivable	16,700		7,559	
Donations received	-		9	
		16,700		7,568
OPERATING PROFIT/(LOSS)		(22,535)		2,719
Interest payable and similar expenses				
Interest on Loans	18,504		13,295	
		(18,504)		(13,295)
LOSS FOR THE FINANCIAL YEAR		(41,039)		(10,576)