

Annual Return (AR30) form

Society Name: Somerset Co-operative Community Land Trust Limited
 Society Num: 30745 R

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?

31/12/2019

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
Andrew Burton	Feb	1948
Melissa Reynolds	Apr	1985
Caitlyn Reynolds	May	1985
Duncan Francis	Jun	1989
Alan Debenham	Sep	1940
Alex Lawrie	Nov	1968
Sam Wiggins	Feb	1979
Eddie Hooper	May	1935

Vivian Turner

Apr

1945

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.

Alex Lawrie - Somerset Co-operative Services / Somerset Development Workers / Go-op Co-operative Limited
Caitlyn Reynolds - Somerset Development Workers

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

Alex Lawrie

Nov

1968

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

229

Turnover

35,943

Assets

632,038

Number of Employees

0

Share Capital

559,199

Highest rate of interest paid on shares

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](#)

SIC Code

Renting and operating of Housing Association real estate (68201)

*

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

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

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

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

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

- We have complied with the audit requirements

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

- Yes
- Not applicable

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

- Yes
- No

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

- Registered
- Not applicable

5.6 Is the society a housing association?

- No
- Yes

6.1 Is the society a subsidiary of another society?

- Yes
- No

6.2 Does the society have one or more subsidiaries?

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

- Yes
- No

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

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

You must answer the questions set out in in the next section of this form, depending on which condition for registration you meet.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance [here](#).

7.1 Condition for Registration

- Co-operative society
- Community Benefits society

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

**SOMERSET CO-OPERATIVE COMMUNITY LAND TRUST LIMITED
DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

**Somerset Co-operative Community Land Trust Limited
Directors' Report and Unaudited Financial Statements
For The Year Ended 31 December 2019**

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Somerset Co-operative Community Land Trust Limited
Society Information
For The Year Ended 31 December 2019

Directors

Andrew Burton
Melissa Reynolds
Caitlyn Reynolds
Duncan Francis
Alan Debenham
Alex Lawrie

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 2019

The directors present their report and the financial statements for the year ended 31 December 2019.

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:

Andrew Burton

Melissa Reynolds

Sam Wiggins

RESIGNED 05/07/2019

Caitlyn Reynolds

Eddie Hooper

RESIGNED 05/07/2019

Vivian Turner

RESIGNED 08/02/2019

Duncan Francis

Alan Debenham

Alex Lawrie

Approved by the board on 02 / 06 / 2020 and signed on their behalf by:



Alex Lawrie, Secretary

Somerset Co-operative Community Land Trust Limited
Accountant's Report
For The Year Ended 31 December 2019

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 2019

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 2019 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 04 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 10/06/2020
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 2019

	Notes	2019 £	2018 £
TURNOVER		35,943	27,115
GROSS PROFIT		35,943	27,115
Administrative expenses		(45,338)	(66,350)
Other operating income		49,614	16,700
OPERATING PROFIT/(LOSS)		40,219	(22,535)
Interest payable and similar charges		(14,682)	(18,504)
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		25,537	(41,039)

The notes on pages 7 to 9 form part of these financial statements.

Somerset Co-operative Community Land Trust Limited
Balance Sheet
As at 31 December 2019

	Notes	2019		2018	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	3		629,331		382,977
			<u>629,331</u>		<u>382,977</u>
CURRENT ASSETS					
Debtors	4	42,618		5,380	
Cash at bank and in hand		24,964		4,259	
			<u>67,582</u>		<u>9,639</u>
Creditors: Amounts Falling Due Within One Year	5	(64,875)		(33,793)	
			<u>2,707</u>		<u>(24,154)</u>
NET CURRENT ASSETS (LIABILITIES)					
			<u>632,038</u>		<u>358,823</u>
Creditors: Amounts Falling Due After More Than One Year	6		(269,026)		(265,341)
			<u>363,012</u>		<u>93,482</u>
NET ASSETS					
			<u>363,012</u>		<u>93,482</u>
CAPITAL AND RESERVES					
Called up share capital	8		559,199		292,520
Revenue Account			(196,187)		(199,038)
			<u>363,012</u>		<u>93,482</u>
SHAREHOLDERS' FUNDS					
			<u>363,012</u>		<u>93,482</u>

For the year ending 31 December 2019 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 on 02 / 06 / 2020 and signed on their behalf by:



Caitlyn Reynolds, Director



Alan Debenham, Director



Alex Lawrie, Secretary

The notes on pages 7 to 9 form part of these financial statements.

Somerset Co-operative Community Land Trust Limited
Statement of Changes in Equity
For The Year Ended 31 December 2019

	Share Capital	Revenue Account	Total
	£	£	£
As at 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 and 1 January 2019	<u>292,520</u>	<u>(199,038)</u>	<u>93,482</u>
Profit for the year and total comprehensive income	-	25,537	25,537
Interest on members' shares	-	(22,686)	(22,686)
Shares issued during the period	276,029	-	276,029
Shares withdrawn	(9,350)	-	(9,350)
As at 31 December 2019	<u>559,199</u>	<u>(196,187)</u>	<u>363,012</u>

Somerset Co-operative Community Land Trust Limited
Notes to the Financial Statements
For The Year Ended 31 December 2019

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	Buildings: 1% per annum
Buildings in course of construction	Not depreciated
Fixtures and fittings	5% per annum

In previous years the whole freehold property cost was depreciated under which the charge for the year would have been £5,196; the land element has now been separated resulting in a charge for the buildings only of £3,903.

1.4. Government Grant

Grants are recognised in the Revenue account on receipt when the performance related conditions are met.

2. Average Number of Employees

Average number of employees, including directors, during the year was nil. NIL (2018: NIL)

3. Tangible Assets

	Land & Property			Total
	Freehold	Buildings in course of construction	Fixtures and fittings	
	£	£	£	
Cost				
As at 1 January 2019	347,014	42,519	4,122	393,655
Additions	195,881	53,157	1,501	250,539
As at 31 December 2019	542,895	95,676	5,623	644,194
Depreciation				
As at 1 January 2019	10,312	-	366	10,678
Provided during the period	3,903	-	282	4,185
As at 31 December 2019	14,215	-	648	14,863
Net Book Value				
As at 31 December 2019	528,680	95,676	4,975	629,331
As at 1 January 2019	336,702	42,519	3,756	382,977

Somerset Co-operative Community Land Trust Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2019

4. Debtors

	2019	2018
	£	£
Due within one year		
Trade debtors	15,504	5,380
Accrued income	27,114	-
	42,618	5,380

5. Creditors: Amounts Falling Due Within One Year

	2019	2018
	£	£
Trade creditors	33,488	18,475
Loans repayable within one year	25,891	13,014
Tenant deposits held	2,450	-
Accruals and deferred income	3,046	2,304
	64,875	33,793

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

	2019	2018
	£	£
Secured loans payable after one year	225,202	227,616
Loans payable after one year	9,323	24,984
Loans from members	34,501	12,741
	269,026	265,341

Of the creditors falling due within and after more than one year the following amounts are due after more than five years.

	2019	2018
	£	£
Other loans	212,017	215,894
Other Creditors	5,218	6,296

7. Secured Creditors

Of the creditors falling due within and after more than one year the following amounts are secured by way of a mortgage over the land and buildings owned by the Society.

	2019	2018
	£	£
Other loans	227,649	229,717

8. Share Capital

	2019	2018
Members' shares	559,199	292,520

Somerset Co-operative Community Land Trust Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2019

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. It is a public benefit entity.

Somerset Co-operative Community Land Trust Limited
Detailed Revenue Account
For The Year Ended 31 December 2019

	2019		2018	
	£	£	£	£
TURNOVER				
Rent receivable		31,900		22,323
Service charges		4,043		4,792
		35,943		27,115
GROSS PROFIT		35,943		27,115
Administrative Expenses				
Utilities	4,419		5,833	
Repairs and maintenance	6,363		4,139	
Insurance	1,672		846	
Printing, postage and stationery	691		-	
Advertising and marketing costs	260		567	
Accountancy fees	2,688		3,637	
Legal fees	2,583		2,531	
Tenant management	1,110		3,730	
Management and consultancy fees	8,789		29,370	
Architect & Surveyor fees	1,380		3,708	
Subscriptions	380		946	
Bank charges	750		2,300	
Depreciation	4,185		3,676	
Sundry expenses	411		265	
Share issue costs	9,657		4,802	
		(45,338)		(66,350)
Other Operating Income				
Grants receivable	49,614		16,700	
		49,614		16,700
OPERATING PROFIT/(LOSS)		40,219		(22,535)
Interest payable and similar expenses				
Interest on Loans	14,682		18,504	
		(14,682)		(18,504)
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		25,537		(41,039)