

## Annual Return (AR30) form

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

Society Num: 7462

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

Robin Nielsen	Sep	1959
Colin Owens	Jan	1947
Steve Elliot	Oct	1951
Mark Macdonald	Dec	1972

**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.

None

**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 Fanklin

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**

2227

**Assets**

112130

**Number of Employees**

0

**Share Capital**

128750

**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 assets 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 fund raised has been used to purchase the George Public House for the future benefit of the community. During 2019 the Society received a £82,100 grant from the National Lottery Heritage Fund to contribute towards the cost of restoring the George.

### **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?

No dividend was paid to members.

The Society's income and share subscription has 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 2019**  
**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 2019**

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

**COMMITTEE MEMBERS AND OTHER INFORMATION  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**COMMITTEE MEMBERS:** Penelope Bird  
Richard Fordham  
George Hering  
Sue Hering  
Raymond Lewis  
Robin Nielsen  
Colin Owens  
Michael Cooper  
William Wolff-Evans  
Steve Elliot  
Mark MacDonald

**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 (WICKHAM  
MARKET) LTD**

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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The committee presents its report with the financial statements of the society for the year ended 31 December 2019.

**COMMITTEE MEMBERS**

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

	<b>Appointed</b>	<b>Resigned</b>
Penelope Bird		
Richard Fordham		
Anthony Franklin (Secretary)		
George Hering		
Sue Hering (Treasurer)		
Raymond Lewis		
Robin Nielsen		
Colin Owens		
Michael Cooper		
William Wolff-Evans (Chairman)		
Stephen Leach		19 June 2019
Steve Elliot	6 November 2019	
Mark MacDonald	28 June 2019	

**ON BEHALF OF THE COMMITTEE:**



Secretary



Committee member



Committee member

Date: 29th April 2020

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

**INCOME STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

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	2019 £	2018 £
<b>TURNOVER</b>	2,227	7,031
Administrative expenses	<u>13,669</u>	<u>13,863</u>
<b>OPERATING LOSS</b>	(11,442)	(6,832)
Interest receivable and similar income	<u>451</u>	<u>106</u>
<b>LOSS BEFORE TAXATION</b>	(10,991)	(6,726)
Tax on loss	<u>-</u>	<u>-</u>
<b>LOSS FOR THE FINANCIAL YEAR</b>	<u>(10,991)</u>	<u>(6,726)</u>

The notes form part of these financial statements

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

**BALANCE SHEET**  
**31 DECEMBER 2019**

	Notes	2019 £	2018 £
<b>FIXED ASSETS</b>			
Tangible assets	3	46,613	45,843
<b>CURRENT ASSETS</b>			
Stocks		104	-
Debtors	4	2,079	3,107
Cash at bank		<u>109,581</u>	<u>80,034</u>
		111,764	83,141
<b>CREDITORS</b>			
Amounts falling due within one year	5	<u>1,410</u>	<u>950</u>
<b>NET CURRENT ASSETS</b>		<u>110,354</u>	<u>82,191</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		156,967	128,034
<b>CREDITORS</b>			
Amounts falling due after more than one year	6	<u>44,837</u>	<u>5,413</u>
<b>NET ASSETS</b>		<u>112,130</u>	<u>122,621</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		128,750	128,250
Retained earnings		<u>(16,620)</u>	<u>(5,629)</u>
		<u>112,130</u>	<u>122,621</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 29th April 2020 and were signed by:



Tony Franklin, Company Secretary



Bill Wolff-Evans, Chairman



Mike Cooper, Finance Officer

The notes form part of these financial statements

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

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

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**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.

**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.

**Tangible fixed assets**

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

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**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 2019**

**3. TANGIBLE FIXED ASSETS**

		Land and buildings £
<b>COST</b>		
At 1 January 2019		45,843
Additions		<u>770</u>
At 31 December 2019		<u>46,613</u>
<b>NET BOOK VALUE</b>		
At 31 December 2019		<u>46,613</u>
At 31 December 2018		<u>45,843</u>

**4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019	2018
	£	£
Other debtors	<u>2,079</u>	<u>3,107</u>

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019	2018
	£	£
Other creditors	<u>1,410</u>	<u>950</u>

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

	2019	2018
	£	£
Other creditors	<u>44,837</u>	<u>5,413</u>

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

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We report on the unaudited financial statements of The George Community Pub (Wickham Market) Ltd for the period ending 31 December 2019.

**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 2019 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 2019 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  
Chartered Accountants  
89 High Street  
Hadleigh  
Ipswich  
Suffolk  
IP7 5EA

Date: 5 May 2020

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

**DETAILED PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2019**

	2019		2018	
	£	£	£	£
<b>Turnover</b>				
Events	190		1,202	
Grants	2,000		5,718	
Donations	<u>37</u>		<u>111</u>	
		2,227		7,031
<b>Other income</b>				
Deposit account interest		<u>451</u>		<u>106</u>
		2,678		7,137
<b>Expenditure</b>				
Village hall hire	94		148	
Insurance	1,550		508	
Post, stationery and printing	605		5,733	
Computer running costs	213		143	
Property maintenance	665		157	
Subscriptions	300		279	
Admin costs	483		282	
Accountancy	950		950	
Consultancy fees	<u>8,625</u>		<u>5,433</u>	
		<u>13,485</u>		<u>13,633</u>
		(10,807)		(6,496)
<b>Finance costs</b>				
Bank charges		<u>184</u>		<u>230</u>
<b>NET LOSS</b>		<u>(10,991)</u>		<u>(6,726)</u>