

Annual Return (AR30) form

Society Name: Crystal Palace Community Land Trust Limited

Society Num: 8184

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?

31/03/2020

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
Tom Chance	May	1983
Chris Axon	May	1967
Bernard Humphrey-Gaskin	Jul	1962
Robert Shaw	Jan	1975
Janet Cooke	Oct	1951

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.

N/A

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

Tom Chance

May

1983

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

60

Turnover

25950

Assets

22028

Number of Employees

0

Share Capital

60

**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

**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').

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.

The business of providing and managing housing (including social housing) and providing assistance to help house people and associated facilities, amenities and services.

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 CLT is formed for the benefit of the community in Crystal Palace. Its objects shall be to carry on with the express purpose of furthering the social, economic and environmental interests of the community and through the promotion for the community's benefit of regeneration in areas of social and economic deprivation.

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 the year 2019/20 the society has begun a project to develop new affordable housing with the express purpose of furthering the social, economic and environmental interests 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.

All those living and working, or wishing to live and work, in Crystal Palace.

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?

The surplus for the year will be carried forward and invested in the society's ongoing project to develop an affordable housing scheme.

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.

None.

Crystal Palace Community Land Trust Limited

Unaudited Financial Statements

**for the financial period from 23 August 2019 (date of registration) to 31 March
2020**

Crystal Palace Community Land Trust Limited

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Crystal Palace Community Land Trust Limited

BOARD OF MANAGEMENT AND OTHER INFORMATION

Board of Management	Chris Axon (Chair) (Appointed 23 August 2019) Bernard Humphrey-Gaskin (Appointed 23 August 2019) Robert Shaw (Appointed 23 August 2019) Tom Chance (Treasurer - 23 August 2019 to 10 June 2020) Janet Cooke (Appointed 17 February 2020) Lucy Hopkins (Appointed 18 April 2020) Vishal Shah (Treasurer) (Appointed 10 June 2020)
Community Benefit Society Secretary	Tom Chance (Secretary) (Appointed 23 August 2019)
Society Registration Number	8184
Legal Form	Community Benefit Society
Place of Registration	United Kingdom
Registered Office and Business Address	C/O Antenna Studios 20 Haynes Lane Upper Norwood London SE19 3AN United Kingdom
Independent Examiner	Katherine Tully on behalf of Allen Tully & Co. Chartered Certified Accountants Registered Auditors 19 Palace Square London SE19 2LT United Kingdom

Crystal Palace Community Land Trust Limited
INDEPENDENT EXAMINERS REPORT
to the Board of Management on the preparation of the unaudited statutory
accounts of Crystal Palace Community Land Trust Limited for the financial
period from 23 August 2019 (date of registration) to 31 March 2020

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 Crystal Palace Community Land Trust Limited for the financial period from 23 August 2019 (date of registration) to 31 March 2020 which comprise the Income Statement, the Statement of Financial Position and the related notes thereto from the society's accounting records and from information and explanations you have given to us.

I report on the accounts of the society, which are set out on pages 5 to 10.

Respective responsibilities of the Board and the Independent Examiner

The Board of the society are responsible for the preparation of the accounts. The Board consider that an audit is not required for this year as it was below the financial threshold for non-charity societies and the members have passed a vote to disapply any audit requirements and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Part 7 of the Co-operative and Community Benefit Societies Act 2014,
- to follow the procedures laid down in the general directions given by the Financial Conduct Authority, Finalised Guidance 15/12 and
- to state whether particular matters have come to my attention

Basis of independent examiners report

My examination was carried out in accordance with the General Directions given by the Financial Conduct Authority. An examination includes a review of the accounting records kept by the society and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Board concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

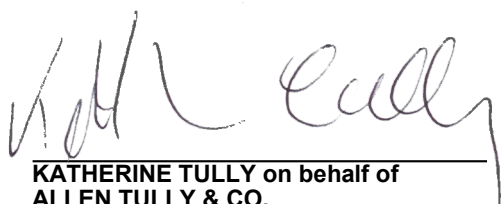
Independent examiners statement

In connection with my examination, no matter has come to my attention

1. which gives reasonable cause to believe that in any material respect the requirements:

to keep accounting records in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 201.
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



KATHERINE TULLY on behalf of
ALLEN TULLY & CO.

Chartered Certified Accountants and Registered Auditors
19 Palace Square
London
SE19 2LT
United Kingdom

Date: 16 October 2020

Crystal Palace Community Land Trust Limited

INCOME STATEMENT

for the financial period from 23 August 2019 (date of registration) to 31 March 2020

	Notes	Mar 20 £
Income		25,950
Expenditure		(3,982)
Surplus for the financial period		<u>21,968</u>

The society has no recognised gains or losses other than the surplus for the financial period. The surplus has been earmarked for activities associated with The Lawns project.

Crystal Palace Community Land Trust Limited

Society Registration Number: 8184

STATEMENT OF FINANCIAL POSITION

as at 31 March 2020

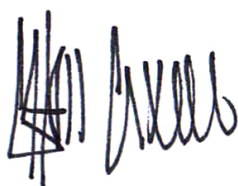
	Mar 20 £
Current Assets	
Cash at bank and in hand	22,508
Creditors: Amounts falling due within one year	(480)
Net Current Assets	22,028
Total Assets less Current Liabilities	22,028
Capital and Reserves	
Called up share capital	60
Income and expenditure account	22,048
Shareholders' Funds	22,108

For the financial period from 23 August 2019 (date of registration) to 31 March 2020 the society was entitled to exemption from audit as it was below the financial threshold for non-charity societies and the members have passed a vote to disapply any audit requirements.

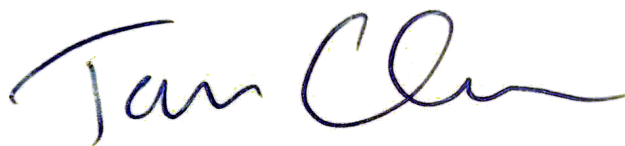
The Board confirm that the members have not required the society to obtain an audit of its financial statements for the financial period in question in accordance with Co-operative and Community Benefits Society Act 2014, Part 7.

The Board acknowledge their responsibilities for ensuring that the society keeps accounting records which comply with Co-operative and Community Benefits Society Act 2014, Part 7 and for preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of the financial period and of its profit and loss for the financial period in accordance with the requirements of section 80 and which otherwise comply with the requirements of the Co-operative and Community Benefits Society Act 2014 relating to financial statements, so far as applicable to the society.

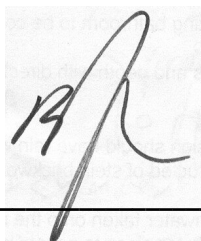
Approved by the Board and authorised for issue on 19th October 2020 and signed on its behalf by



Chris Axon)
(Chair)



Tom Chance
(Treasurer)



Member Name Bernard Humphrey-Gaskin

Crystal Palace Community Land Trust Limited

ACCOUNTING POLICIES

for the financial period from 23 August 2019 (date of registration) to 31 March 2020

Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with the Co-operative and Community Benefits Society Act 2014 and the financial reporting standards.

Income

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Crystal Palace Community Land Trust Limited

Society registration Number: 8184

STATEMENT OF FINANCIAL POSITION

as at 31 March 2020

Notes to the financial statements

1. GENERAL INFORMATION

Crystal Palace Community Land Trust Limited is a Society limited by shares and registered in the United Kingdom. The registered number of the Community Benefit Society is 8184. The registered office of the company is C/O Antenna Studios, 20 Haynes Lane, Upper Norwood, London SE19 3AN, United Kingdom which is also the principal place of business of the society. The financial statements have been presented in Pound Sterling (£) which is also the functional currency of the Society.

2. EMPLOYEES

There are no employees.

3. POST-BALANCE SHEET EVENTS

There have been no significant events affecting the society since the financial period-end.

CRYSTAL PALACE COMMUNITY LAND TRUST LIMITED

SUPPLEMENTARY INFORMATION

RELATING TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL PERIOD FROM 23 AUGUST 2019 (DATE OF REGISTRATION)
TO 31 MARCH 2020

Crystal Palace Community Land Trust Limited
SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS
DETAILED INCOME AND EXPENDITURE ACCOUNT
for the financial period from 23 August 2019 (date of registration) to 31 March 2020

	Mar 20 £
Income	25,950
	<hr/>
Expenditure	
Room Hire	166
Printing, postage and stationery	38
Publicity	85
Travelling and entertainment	188
Legal and professional	2,984
Accountancy	480
Bank charges	41
	<hr/>
	3,982
	<hr/>
Net surplus	21,968
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