

## Annual Return (AR30) form

Society Name: Homes for Ulverston Community Land Trust Limited

Society Num: 7802

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
VALERIE HOLDEN	Mar	1959
AMY BOUD	Jan	1980
STEPHEN ROBINSON	Sep	1962
ROBERT GERRY	May	1949
JAMES ROBINSON	Nov	1994
CERI HUTTON	Nov	1962

JAMIE MCPHIE

Jun

1971

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.

Stephen Robinson director of Holcombe Limited

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**

VALERIE HOLDEN

Mar

1959

**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**

82

<b>Turnover</b>	<input type="text" value="116858.22"/>
<b>Assets</b>	<input type="text" value="16467.30"/>
<b>Number of Employees</b>	<input type="text" value="0"/>
<b>Share Capital</b>	<input type="text" value="0"/>
<b>Highest rate of interest paid on shares</b>	<input type="text" value="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** **Construction of domestic buildings (41202)** \*

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 main business of the year was in one area. The highest priority for the group was a feasibility study on the potential for restoration of a former brewery in the town centre, for use as low-cost, income-linked, so-called affordable housing.

### 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 principal activity was continuing with developing the plans for the former brewery. The group's ethos means we involve members throughout the process. This involved several events and online surveys, which focussed on discussions with the architects on house styles, priorities in terms of build quality and use of potential shared spaces. Training in the manufacture of wikihouses continued. Two members joined a team of volunteers building a

### 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.

Unfortunately the purchase of the specified land and buildings fell through. The search continues for appropriate locations.

### 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.

People living in Ulverston.

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?

All surpluses and profits are reinvested in the business.

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.

There are no significant commercial arrangements to report.

**Homes for Ulverston Community Land Trust Limited**

**Financial Statements**

**For the period ending 31st March 2020**

Registered number      7802

# Homes for Ulverston Community Land Trust Limited

## Financial Statements

For the period ending 31st March 2020

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**Homes for Ulverston Community Land Trust Limited**  
**For the period ending 31st March 2020**

**Legal and administrative information**

**Status**

Homes for Ulverston Community Land Trust Limited is a community benefit society registered under the Co-Operative and Community Benefit Societies Act 2014.

**Members of the Management Committee**

Ceri Sutton  
Jamie McPhie  
Amy Boud  
James Robinson  
Stephen Robinson  
Robert Gerry  
Valerie Holden (secretary)

**Registered Office**

20 Lightburn Avenue  
Ulverston  
Cumbria  
LA12 0DJ

**Accountant**

Nigel Fisher CTA  
13 Sandhall Cottages  
Ulverston  
Cumbria  
LA12 9EH

Homes For Ulverston CLT Ltd is still preparing to purchase its first property and develop its first homes. The main activity in the financial year 2019/20 has been to prepare to purchase one site.

Other activities have been research into modular home construction, identifying potential sites and delivering activities commensurate with our core values of community inclusion in development. The group has raised £23580 in grant funding for technical research and heritage projects in the community.

£96,474.71 from Community-Led Housing Fund was used carrying out the pre-application work in preparation for submission of a detailed planning application for a site in Ulverston.

Membership grew to 82 in number. A State Aid return was supplied to South Lakeland District Council.

The committee of management are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

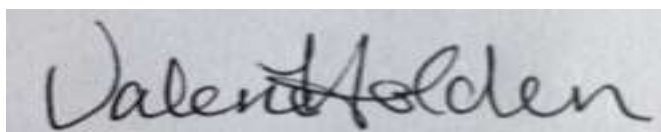
The committee of management are required to prepare financial statements for each financial year in accordance with applicable law and United Kingdom accounting standards including Financial Reporting Standard FRS 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The financial statements are required by law to give a true and fair view of the state of affairs of the society and of its excess of income over expenditure in that period. In preparing these financial statements the committee of management are required to:

- select accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The committee of management are responsible for maintaining satisfactory systems of internal control and keeping proper accounting records that 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 Society Act 2014 they are also responsible for safeguarding the assets of society and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Valerie Holden Secretary



Ceri Hutton Committee Member



Jamie McPhie



# **Homes for Ulverston Community Land Trust Limited**

## **For the period ending 31st March 2020**

### **Independent Accountants' Report under Section 85 of the Co-operative and Community Benefit Societies Act 2014**

#### **RESPECTIVE RESPONSIBILITIES OF OFFICERS AND REPORTING ACCOUNTANTS**

The society's officers are responsible for the preparation of the accounts, and they consider that the society is entitled to opt out of an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

This report is made to the society's members, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the accounts that we state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members, as a body, for our work or for this report.

#### **BASIS OF OPINION**

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants, and so our procedures consisted of comparing the accounts with the the society, and making such limited enquiries of the officers of the society as we considered necessary for the purposes of this report. These procedures provide the only assurance expressed in our opinion.

#### **OPINION**

In our opinion:

The accounts, including the revenue account and balance sheet, are in agreement with the accounting records kept by the society under s75 of the Co-operative and Community Benefit Societies Act 2014.

Having regard only to, and on the basis of, the information contained in those accounting records the revenue account and balance sheet comply with the requirements of the Co-operative and Community Benefit Societies Act 2014.

Nigel Fisher CTA  
13 Sandhall Cottages  
Ulverston  
Cumbria  
LA12 9EH

# Homes for Ulverston Community Land Trust Limited

## Statement of financial activities For the period ending 31st March 2020

	2020 Total Funds £	2019 Total Funds £
<b>Incoming Resources</b>		
Incoming resources from		
Generated funds:		
Donations and gifts	24580.00	3084.78
Grants	92214.47	6318.00
Member subscriptions	52.00	
Interest	11.75	2.64
<b>Total incoming resources</b>	<u>116858.22</u>	<u>9055.42</u>
<b>Resources Expended</b>		
Subscriptions	100.00	100.00
Planning advice	96474.71	1026.00
Administration	5072.12	6821.76
Accountancy	450.00	300.00
<b>Total resources expended</b>	<u>102096.83</u>	<u>8247.76</u>
<b>Net incoming resources/ (resources expended)</b>	14761.39	807.66
<b>Balance carried forward</b>	<u>14761.39</u>	<u>807.66</u>

# Homes for Ulverston Community Land Trust Limited

## Balance Sheet

For the period ending 31st March 2020

	Note	2020 Total Funds £	2019 Total Funds £
<b>Fixed Assets</b>			
Tangible Fixed Assets			
<b>Current Assets</b>			
Debtors			
Cash at bank and in hand		16467.30	1137.66
Creditors falling due within one year	11	-816.25	-300.00
<b>Net Current Assets</b>		15651.05	837.66
<b>Total assets less current liabilities</b>		<u>15651.05</u>	<u>837.66</u>
<b>Reserves</b>			
Share capital		82.00	30.00
Revenue reserve		<u>15569.05</u>	<u>807.66</u>
<b>Total Reserves</b>		<u>15651.05</u>	<u>837.66</u>

# Homes for Ulverston Community Land Trust Limited

## Notes to the Accounts

For the period ending 31st March 2020

### 1. Accounting Policies

#### **Society Information**

Homes for Ulverston Community Land Trust Limited is a community benefit society registered under the Co-Operative and Community Benefit Societies Act 2014.

The registered office is 20 Lightburn Avenue, Ulverston, Cumbria LA12 0DJ.

#### **Accounting Convention**

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS !)" and the requirements of the Co-Operative and Community Benefit Societies Act 2014. The disclosure requirements of section 1A of FRS 102 have been applied other than where disclosure is required to show a true and fair view.

#### **Turnover policy**

The turnover shown in the profit and loss account represents revenue recognised by the company in respect of goods and services supplied during the period, exclusive of Value Added Tax and trade discounts.

#### **Tangible assets depreciation policy**

Depreciation is provided, after taking account of any grants receivable, at the following Annual rates in order to write off each asset over its estimated useful life. Plant and Machinery -20% on reducing balance.

#### **Valuation information and policy**

Stocks and work -in-progress are valued at the lower of cost and net realisable value, After making due allowance for obsolete and slow moving items. Cost includes all all direct expenditure and an appropriate proportion of fixed and variable overheads.

#### **Deferred Taxation**

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated.

#### **Debtors**

Short term debtors are measured at transaction price, less any impairment.

#### **Creditors**

Short term trade creditors are measured at the transaction price.

Homes for Ulverston Community Land Trust Limited

Notes to the Accounts  
For the period ending 31st March 2020

1. Creditors falling due within one year	2020 £
Trade creditors	-816
	<hr/>
Total creditors	-816
	<hr/>