

Annual Return (AR30) form

Society Name: Leiston Community Land Trust Limited

Society Num: 7854

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
Sandra Betson	Oct	1945
Bing Boast	May	1941
Tony Cooper	Aug	1946
Philip Edwards	Oct	1957
James Florance	Jun	1944
Lesley Hill	Oct	1949

Selena Levermore	May	1969
Simon Merrett	Nov	1956
Russ Rainger	Jul	1962

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.

Sandra Betson - Leiston Town Councillor
 Bing Boast - Leiston Town Councillor
 Tony Cooper - East Suffolk District Councillor; Leiston Town Councillor; Trustee Leiston Scout Group; Leiston Scout Group Land; President Leiston Royal British Legion Band; Chair Association of Suffolk Museums; Trustee Leiston Long Shop; Trustee Leiston Citizens Advice Bureau; Member, Coastal Accessible Community Transport Management Committee.
 Lesley Hill - Leiston Town Councillor and Chair
 Selena Levermore - Leiston Town Councillor
 Simon Merrett - Proprietor, Simon Merrett Architects
 Russ Rainger - Suffolk County Council Councillor; Trustee, Long Shop Museum; Snape Parish Councillor

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
Sandra Betson	Oct	1945

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

Turnover

Assets

Number of Employees

Share Capital

Highest rate of interest paid on shares

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 **Development of building projects (41100)** *

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.

Leiston Community Land Trust was established to deliver the town centre regeneration element of the Leiston Neighbourhood Plan including the social 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.

This Return relates to the organisation's second year. Recruitment of members and sourcing of finance and funding towards the significant costs involved in the delivery of objectives has been the focus of activity. Negotiations have also continued with landowners.

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.

By continuing to work with the local community, local authorities, housing associations, landowners and other potential stakeholders

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 will all members of Leiston town community including residents, individuals and organisations with strong connections to Leiston (eg through family etc), employers and employees of local businesses and other local stakeholders.

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 monies are being re-invested 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.

None as yet

CRASL

Accounting Services

Leiston Community Land Trust Limited

Registered number RS007854

**Report and Accounts
For The Year Ended
31st March 2020**

Registered Office:
Chapel Road Accounting Services Limited
Earlton Park House
Earlton Park Industrial Estate
Saxmundham
Suffolk
IP17 2NL



Martin Anthony Fuller is licensed and regulated by the Association of Accounting Technicians to provide services in accordance with Licence Number 2913 details of which are displayed at the address shown

Contact Details:
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Website: www.crasl.co.uk

Company No. 4717829
VAT No. 922072650

LEISTON COMMUNITY LAND TRUST LIMITED
Report and accounts
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LEISTON COMMUNITY LAND TRUST LIMITED
Company Information

Directors

Sandra Betson	JAMES FLORENCE	PHILIP EDWARDS
Lesley Hill	RUSS RAINGOLD	
Barry Norman	BING BOST	
	SIMON MERRETT	

Accountants

Chapel Road Accounting Services Limited
Carlton Park House
Carlton Park Industrial Estate
Saxmundham
Suffolk
IP17 2NL

Registered office

Leiston Town Council Office
Main Street
Leiston
Suffolk
IP16 4ER

Registered number

RS007854

LEISTON COMMUNITY LAND TRUST LIMITED

Registered number: RS007854

Directors' Report

The directors present their report and accounts for the year ended 31 March 2020.

Principal activities

The company's principal activity during the year continued to be a trust to purchase land in Leiston for Leiston.

Directors

The following persons served as directors during the year:

Sandra Betson	JAMES FLORENCE	PHILIP EDWARDS
Lesley Hill	Russ BAINGER	
Barry Norman	BING BOST	
	SIMON HERBERT	

Small company provisions

This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

This report was approved by the board on ~~30 July~~ 2020 and signed on its behalf.

20 October



Sandra Betson
Director

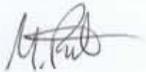
LEISTON COMMUNITY LAND TRUST LIMITED
Accountants' Report

Accountants' report to the directors of
LEISTON COMMUNITY LAND TRUST LIMITED

You consider that the company is exempt from an audit for the year ended 31 March 2020. You have acknowledged, on the balance sheet, your responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts. These responsibilities include preparing accounts that give a true and fair view of the state of affairs of the company at the end of the financial year and of its profit or loss for the financial year.

In accordance with your instructions, we have prepared the accounts which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity and the related notes from the accounting records of the company and on the basis of information and explanations you have given to us.

We have not carried out an audit or any other review, and consequently we do not express any opinion on these accounts.



Chapel Road Accounting Services Limited
Certified Accountants

Carlton Park House
Carlton Park Industrial Estate
Saxmundham
Suffolk
IP17 2NL

30 July 2020

LEISTON COMMUNITY LAND TRUST LIMITED
Profit and Loss Account
for the year ended 31 March 2020

	2020 £	2019 £
Turnover	21,002	7,500
Administrative expenses	(12,000)	(2,409)
Operating profit	<u>9,002</u>	<u>5,091</u>
Profit before taxation	<u>9,002</u>	<u>5,091</u>
Tax on profit	-	-
Profit for the financial year	<u>9,002</u>	<u>5,091</u>

LEISTON COMMUNITY LAND TRUST LIMITED
Registered number: RS007854
Balance Sheet
as at 31 March 2020

	Notes	2020 £	2019 £
Current assets			
Cash at bank and in hand		15,292	6,410
Creditors: amounts falling due within one year	2	(252)	(372)
Net current assets		15,040	6,038
Net assets		15,040	6,038
Capital and reserves			
Profit and loss account		15,040	6,038
Shareholders' funds		15,040	6,038

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Barry Norman *JAMES FLORENCE*
 Director



Approved by the board on ~~30 July~~ 2020
 20 October

LEISTON COMMUNITY LAND TRUST LIMITED
Statement of Changes in Equity
for the year ended 31 March 2020

	Share capital	Share premium	Re-valuation reserve	Profit and loss account	Total
	£	£	£	£	£
At 1 April 2018	-	-	-	-	-
Profit for the financial year				5,091	5,091
At 31 March 2019	-	-	-	5,091	5,091
At 1 April 2019	-	-	-	6,038	6,038
Profit for the financial year				9,002	9,002
At 31 March 2020	-	-	-	15,040	15,040

LEISTON COMMUNITY LAND TRUST LIMITED

Notes to the Accounts

for the year ended 31 March 2020

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

Intangible fixed assets

Intangible fixed assets are measured at cost less accumulative amortisation and any accumulative impairment losses.

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold buildings	over 50 years
Leasehold land and buildings	over the lease term
Plant and machinery	over 5 years
Fixtures, fittings, tools and equipment	over 5 years

Investments

Investments in subsidiaries, associates and joint ventures are measured at cost less any accumulated impairment losses. Listed investments are measured at fair value. Unlisted investments are measured at fair value unless the value cannot be measured reliably, in which case they are measured at cost less any accumulated impairment losses. Changes in fair value are included in the profit and loss account.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first in first out method. The carrying amount of stock sold is recognised as an expense in the period in which the related revenue is recognised.

Debtors

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

LEISTON COMMUNITY LAND TRUST LIMITED
Notes to the Accounts
for the year ended 31 March 2020

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

Taxation

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

Provisions

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

Foreign currency translation

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction. At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to profit or loss.

Leased assets

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership. All other leases are classified as operating leases. The rights of use and obligations under finance leases are initially recognised as assets and liabilities at amounts equal to the fair value of the leased assets or, if lower, the present value of the minimum lease payments. Minimum lease payments are apportioned between the finance charge and the reduction in the outstanding liability using the effective interest rate method. The finance charge is allocated to each period during the lease so as to produce a constant periodic rate of interest on the remaining balance of the liability. Leased assets are depreciated in accordance with the company's policy for tangible fixed assets. If there is no reasonable certainty that ownership will be obtained at the end of the lease term, the asset is depreciated over the lower of the lease term and its useful life. Operating lease payments are recognised as an expense on a straight line basis over the lease term.

Pensions

Contributions to defined contribution plans are expensed in the period to which they relate.

LEISTON COMMUNITY LAND TRUST LIMITED
Notes to the Accounts
for the year ended 31 March 2020

2 Creditors: amounts falling due within one year	2020	2019
	£	£
Other creditors	<u>252</u>	<u>372</u>

3 Other information

LEISTON COMMUNITY LAND TRUST LIMITED is a private company limited by shares and incorporated in England. Its registered office is:
Leiston Town Council Office
Main Street
Leiston
Suffolk
IP16 4ER

LEISTON COMMUNITY LAND TRUST LIMITED**Detailed profit and loss account
for the year ended 31 March 2020***This schedule does not form part of the statutory accounts*

	2020	2019
	£	£
Sales		
Grants	20,820	7,500
Donations	9	
Memberships	173	
	<u>21,002</u>	
Administrative expenses		
Premises costs:		
Rent	-	50
Rates	1,566	-
Light and heat	240	-
	<u>1,806</u>	50
General administrative expenses:		
Stationery and printing	112	558
Subscriptions	250	49
Insurance	234	-
Repairs and maintenance	160	-
	<u>756</u>	607
Legal and professional costs:		
Accountancy fees	252	252
Solicitors fees	594	1,500
Advertising and PR	8,592	-
	<u>9,438</u>	1,752
	<u>12,000</u>	<u>2,409</u>