

## 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) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). 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: <https://mutuals.fca.org.uk>. Our privacy notice explains how and why we use personal data: <https://www.fca.org.uk/privacy>.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see here:

<https://www.handbook.fca.org.uk/handbook/R FCCBS>

2.1 What date did the financial year covered by these accounts end?

31/03/2023

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**

Russ Rainger

Jul

1962

Selena Levermore

May

1969

Lesley Hill	Oct	1949
Bing Boast	May	1941
Maria Capman-Beer	Apr	1953
Simon Merrett	Nov	1956
Andrew Crisp	Mar	1952
Phil Edwards	Oct	1957

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.

Russ Rainger, Trustee, Leiston Long Shop Museum  
 Selena Levermore, Leiston Town Councillor  
 Bing Boast, Leiston Town Councillor  
 Lesley Hill, Leiston Town Council

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**

#### 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 disappled 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.

Established to deliver the Leiston Town Centre Regeneration including social housing as identified in the Leiston Neighbourhood Plan of 2017. Working with the Town Council and District Council to deliver town wide improvements underpinned by the East Suffolk Council Regeneration Master Plan.

### 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 Community Land Trust has been working in partnership with other organisations to deliver growth and regeneration proposals as identified in our business plan. As lead body we obtained grant funding to progress the enhancement of a community garden space, adjacent to the United Church. Along with progressing the design options for development of land under the ownership of East Suffolk Council and others to create a new housing and retail development. Participating in the development of the East Suffolk Council, Leiston Regeneration Master Plan.

### 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.

Following the development of the Neighbourhood Plan the CLT was established and began working with the local community, local authorities, housing associations and landowners and other potential stakeholders to progress town regeneration plans. In June 2022 a new public space, (Church Square) we opened to the community to bring a new throughfare and enhance the links between the United Church and the town. The development has won recognition awards from local bodies.

### 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.

Working with all members of the Leiston community (population approx 6,500) including residents, individuals and organisations with strong connections to Leiston, employers of local business and other local stakeholders. Providing opportunities for the local businesses, community groups, the Church, and new enterprise.

### 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?

Re-invested in the future activities of the ongoing work of the Land Trust, with a focus on delivering 'Market Square' a component of the Regeneration Master Plan

### 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

Leiston Community Land Trust Limited

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Registered Number RS007854

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STATEMENT OF ACCOUNTS

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For the year ended 31 March 2023

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Leiston Community Land Trust Limited

Registered Number RS007854

Registered Address: Leiston Town Council Office  
Main Street  
Leiston  
Suffolk  
IP16 4ER

Trustees: Russell Rainger (Chairman)  
Simon Merrett (Vice Chairman)  
Lesley Hill  
Bing Boast  
Selena Levermore  
Sarah Driver  
Maria Chapman-Beer  
Andrew Crisp  
Philip Edwards

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



Leiston Community Land Trust Limited

Registered Number RS007854

STATEMENT OF ACCOUNTS

For the year ended 31 March 2023

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Leiston Community Land Trust Limited

Registered Number RS007854

TRUSTEE'S REPORT FOR THE YEAR ENDED 31 MARCH 2023

The trustees present their report and accounts for the year ended 31 March 2023.

**Principal Activities**

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

**Trustees**

The following persons served as trustees during the year:

Russell Rainger  
Simon Merrett  
Lesley Hill  
Bing Boast  
Selena Levermore  
Sarah Driver  
Maria Chapman-Beer  
Andrew Crisp  
Philip Edwards

**Small company provision**

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 of trustees on 14 June 2023 and signed on its behalf.



Philip Edwards  
Trustee

Leiston Community Land Trust Limited

Registered Number RS007854

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

For year ended 31 March 2023

You consider that the company is exempt from an audit for the year ended 31 March 2022. 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 Change in Equity and the related notes from the accounting records of the company and on the basis of information and explanations you have given us.

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



Chapel Road Accounting Services Limited  
Certified Accountants

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

14 June 2023

Leiston Community Land Trust Limited

Registered Number RS007854

PROFIT & LOSS

For the year ended 31 March 2023

	<b>2023</b> <b>Total</b> <b>£</b>	<b>2022</b> <b>Total</b> <b>£</b>
<b>Turnover</b>	22,071	157,383
Cost of Sales	-	-148,439
<b>Gross Profit</b>	<u>22,071</u>	<u>8,944</u>
Administrative expenses	-32,226	-9,838
Other operating income	0	3,667
<b>Operating Profit</b>	<u><b>-10,155</b></u>	<u><b>2,773</b></u>
<b>Profit before taxation</b>	-10,155	2,773
Tax on profit	-	-
<b>Profit for the financial year</b>	<u><b>-10,155</b></u>	<u><b>2,773</b></u>

Leiston Community Land Trust Limited

Registered Number RS007854

BALANCE SHEET

As of 31 March 2023

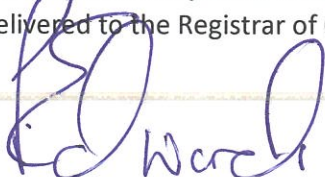
	Notes	2023 £	2022 £
<b>Current Assets</b>			
Cash In Bank		22,863	38,823
<b>Creditors</b>			
Amounts falling due in one year	3	(432)	-6,237
<b>Net current assets</b>		<u>22,431</u>	<u>32,586</u>
<b>Net assets</b>		<u>22,431</u>	<u>32,586</u>
<b>Capital and Reserves</b>			
Profit and loss account		<u>22,431</u>	<u>32,586</u>
		<u>22,431</u>	<u>32,586</u>

The trustees are satisfied that the company is entitled to exemption from the requirements 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 trustees 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.



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Selena Levermore

Trustee

Approved by the board on 14 June 2023

Leiston Community Land Trust Limited

Registered Number RS007854

STATEMENT OF CHANGES IN EQUITY

For year ended 31 March 2023

	Share Capital £	Share Premium £	Re-valuation reserve £	Profit and loss account £	Total £
<b>At 1 April 2021</b>	-	-	-	29,813	29,813
Profit for the financial year				2,773	2,773
<b>At 31 March 2022</b>	-	-	-	32,586	32,586
<b>At 1 April 2022</b>	-	-	-	32,586	32,586
Profit for the financial year				(10,155)	
<b>At 31 March 2023</b>	-	-	-	22,431	32,586

NOTES TO THE ACCOUNT

For the year ended 31 March 2023

**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 rendering of services is recognised by reference to the stage of completion of the contract. The stage of completing of a contract is measured by comparing the costs incurred for work performed to date to the total estimated 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.

Leiston Community Land Trust Limited

Registered Number RS007854

NOTES TO THE ACCOUNT

For the year ended 31 March 2023

**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.

**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.



Leiston Community Land Trust Limited

Registered Number RS007854

NOTES TO THE ACCOUNTS

For the year ended 31 March 2023

**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 risk and rewards incidental to ownership. All other leases are classified as operating leases. The rights of use and obligation 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.

<b>2</b>	<b>EMPLOYEES</b>	<b>2023</b>	<b>2022</b>
	Average number of persons employed by the company	0	0
<b>3</b>	<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2023</b>	<b>2022</b>
	Other creditors	432	6,237
		<u>432</u>	<u>6,237</u>

**4 OTHER INFORMATION**

LEISTON COMMUNITY LAND TRUST LIMITED is a registered society and incorporated in England. Its registered office is:  
Leiston Town Council Office  
Main Street  
Leiston  
IP16 4ER

Leiston Community Land Trust Limited

Registered Number RS007854

NOTES TO THE ACCOUNT

For the year ended 31 March 2023

	<b>2023</b>	<b>2022</b>
	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
<b>Sales</b>		
Grants	13,919	154,052
Donations	7,707	3,049
Electricity Sales	445	271
Memberships	-	11
	<u>22,071</u>	<u>157,383</u>
<b>Cost of Sales</b>		
Subcontractor costs	-	148,439
	<u>-</u>	<u>148,439</u>
<b>Administration Expenses</b>		
Premises costs:		
Light and heat	728	255
	<u>728</u>	<u>255</u>
General administrative expenses:		
Stationery and printing	1,587	66
Subscriptions & Memberships	673	450
Insurance	225	225
Repairs and maintenance	21,418	7,061
	<u>23,903</u>	<u>7,802</u>
Legal and professional costs:		
Accountancy fees	432	361
Advertising and PR	1,163	148
Other legal and professional	6,000	1,272
	<u>7,595</u>	<u>1,781</u>
	<u>32,226</u>	<u>9,838</u>
<b>Other operating income</b>		
Other operating income	-	3,667
	<u>-</u>	<u>3,667</u>