

REGISTRATION NUMBER 31141R

KESWICK COMMUNITY HOUSING TRUST

FINANCIAL STATEMENTS

31st DECEMBER 2015

KESWICK COMMUNITY HOUSING TRUST

FINANCIAL STATEMENTS

YEAR ENDED 31st DECEMBER 2015

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KESWICK COMMUNITY HOUSING TRUST

OFFICIAL INFORMATION

Registered office	Glaramara Halls Mead Keswick Cumbria CA21 4BE	
Independent accountant	Lamont Pridmore Chartered Accountants 3 Oxford Street Workington Cumbria CA14 2AL	
Bankers	Cumberland Building Society 30a Station Street Keswick Cumbria CA12 5HF	
Solicitors	Brockbanks Solicitors Norham House 71 Main Street Cockermouth Cumbria CA13 9JS	
Trustees	Bill Bewley Lorraine Taylor Peter Roberts Wendy Bewley Jo Brand Bob Bryden Sue Roberts Joyce Swainbank Andrew Thorburn Owen Campbell-Savours Vic Gibson Allan Daniel	Chairman Secretary Treasurer (appointed 23 June 2015)

KESWICK COMMUNITY HOUSING TRUST
THE REPORT OF THE MANAGEMENT COMMITTEE
YEAR ENDED 31st DECEMBER 2015

The Management Committee has pleasure in presenting its report and the unaudited financial statements of the club for the year ended 31st December 2015.

PRINCIPAL ACTIVITIES

The principal activity of the Trust during the year was that of a Community Land Trust formed for the benefit of the local community. Keswick Community Housing Trust is registered with the Financial Conduct Authority as an Industrial and Provident Society, registered number IP031141.

Keswick Community Housing Trust is formed for the benefit of the community to operate as a Community Land Trust primarily in Keswick (the "area of benefit"). Its objects shall be to carry on for the benefit of the community:

- * the business of providing social housing, housing, accommodation, and assistance to help house people and associated facilities and amenities for poor people or for the relief of aged, disabled, handicapped (whether physically or mentally) or chronically sick people on terms appropriate to their means; and
- * any other charitable object that can be carried out by a Co-operative and Community Benefit Society.

Registered office:
Glamara
Halls Mead
Keswick
Cumbria
CA21 4BE

Signed by order of the officers

LORRAINE TAYLOR
Secretary

Approved by the Management Committee on 24th May 2016

KESWICK COMMUNITY HOUSING TRUST

**INDEPENDENT ACCOUNTANTS' REPORT TO THE MEMBERS OF
KESWICK COMMUNITY HOUSING TRUST**

YEAR ENDED 31st DECEMBER 2015

We report on the financial statements of the club for the year ended 31st December 2015 on pages 4 to 10.

This report is made solely to the members as a body. Our reporting work has been undertaken so that we might state to the members those matters we are required to state to them in an independent accountant's 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 club and the members as a body, for our work, for this report, or for the opinion we have formed.

**RESPECTIVE RESPONSIBILITIES OF MANAGEMENT COMMITTEE AND THE
INDEPENDENT ACCOUNTANT**

The Management Committee is responsible for the preparation of the accounts and they consider that an audit is not required for this year and that an independent accountant's report is needed.

It is our responsibility to carry out procedures designed to enable us to report our opinion.

BASIS OF THE INDEPENDENT ACCOUNTANT'S OPINION

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants. Our procedures included a review of the accounting records kept by the club and a comparison of the accounts presented with those records. It also included consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Management Committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required for an audit, and consequently we do not express an audit opinion on the view given by the accounts.

INDEPENDENT ACCOUNTANT'S OPINION

In our opinion:

- (a) the accounts are in agreement with those accounting records kept by the Trust under section 75 of the Co-operative and Community Benefit Societies Act 2014.
- (b) having regard only to, and on the basis of, the information contained in those accounting records, the accounts have been drawn up in a manner consistent with the accounting requirements of the applicable legislation, and,
- (c) the Trust satisfied the conditions for exemption from an audit of the accounts for the year specified in section 84(1) of the Co-operative and Community Benefit Societies Act 2014 and did not at any time within that year fall within any of the categories of societies not entitled to the exemptions specified in section 84(3) of the Co-operative and Community Benefit Societies Act 2014.

LAMONT PRIDMORE
Chartered Accountants
Milburn House
3 Oxford Street
Workington
Cumbria
CA14 2AL

Dated: 24th May 2016

KESWICK COMMUNITY HOUSING TRUST

PROFIT AND LOSS ACCOUNT

YEAR ENDED 31st DECEMBER 2015

	Note	2015 £	2014 £
REVENUE		762,558	49,339
Cost of sales		723,648	<u>19,923</u>
GROSS PROFIT		38,910	29,416
Administrative expenses		35,296	36,202
Other operating income	1	(5,536)	<u>(2,475)</u>
OPERATING PROFIT/(LOSS)	2	9,150	(4,311)
Interest receivable		56	7
Interest payable and similar charges		(13,097)	(15,364)
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(3,891)	<u>(19,668)</u>
LOSS FOR THE FINANCIAL YEAR		(3,891)	<u>(19,668)</u>

KESWICK COMMUNITY HOUSING TRUST
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
YEAR ENDED 31st DECEMBER 2015

	2015	2014
	£	£
Loss for the financial year attributable to the members	(3,891)	(19,668)
Unrealised profit on revaluation of certain fixed assets	500,000	1,700,000
Total gains and losses recognised since the last annual report	<u>496,109</u>	<u>1,680,332</u>

KESWICK COMMUNITY HOUSING TRUST

BALANCE SHEET

31st DECEMBER 2015

	Note	2015 £	£	2014 £
FIXED ASSETS				
Tangible assets	4		<u>2,200,000</u>	<u>1,700,000</u>
CURRENT ASSETS				
Debtors	5	14,200		500
Cash at bank		<u>57,848</u>		<u>23,110</u>
		72,048		23,610
CREDITORS: Amounts falling due within one year	6	<u>84,567</u>		<u>24,799</u>
NET CURRENT LIABILITIES			(12,519)	(1,189)
TOTAL ASSETS LESS CURRENT LIABILITIES			2,187,481	1,698,811
CREDITORS: Amounts falling due after more than one year	7		<u>267,153</u>	<u>274,592</u>
			<u>1,920,328</u>	<u>1,424,219</u>
 MEMBERS' FUNDS				
Called-up equity share capital	9	61,050		61,050
Revaluation reserve	10	2,200,000		1,700,000
Profit and loss account	10	(340,722)		(336,831)
MEMBERS' FUNDS			<u>1,920,328</u>	<u>1,424,219</u>

The Balance Sheet continues on the following page.

KESWICK COMMUNITY HOUSING TRUST

BALANCE SHEET (*continued*)

31st DECEMBER 2015

The Management Committee is satisfied that the Trust is entitled to opt out from the provisions of the Industrial and Provident Societies Act 1965 (the Act) relating to the audit of the financial statements for the year by virtue of section 4A(1), and did not at any time within that year fall within any of the categories of societies not entitled to the exemption specified in section 4A(3) of the Act.

The officers of the Management Committee acknowledge their responsibilities for:

- (i) ensuring that the Trust keeps proper accounting records which comply with sections 75 and 76 of the Co-operative and Community Benefit Societies Act 2014 (the Act),
- (ii) establishing and maintaining a satisfactory system of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with sections 75 and 76 of the Act, and
- (iii) preparing financial statements which give a true and fair view of the state of affairs of the Trust as at the end of the financial year and of its profit for the financial year in accordance with the requirements of section 80, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the Trust.

These accounts have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

These financial statements were approved by the Management Committee and authorised for issue on 24th May 2016 and are signed on their behalf by:

BILL BEWLEY
Chairman

LORRAINE TAYLOR
Secretary

PETER ROBERTS
Treasurer

Registration Number: 31141 R

KESWICK COMMUNITY HOUSING TRUST

ACCOUNTING POLICIES (*continued*)

YEAR ENDED 31st DECEMBER 2015

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets and financial instruments, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

(b) Cash flow statement

The Management Committee has taken advantage of the exemption in Financial Reporting Standard for Smaller Entities (effective January 2015) from including a Statement of Source and Application of Funds in the financial statements on the grounds that the Trust is small.

(c) Income

Revenue grants are credited to the profit and loss account as received and donations are accounted for when received by the Trust. Other income is accounted for on an accruals basis as far as it is prudent to do so.

KESWICK COMMUNITY HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2015

1. OTHER OPERATING INCOME

	2015	2014
	£	£
Input VAT recoverable	<u>5,536</u>	<u>2,475</u>

2. OPERATING PROFIT/(LOSS)

Operating profit/(loss) is stated after crediting:

	2015	2014
	£	£
Officers' remuneration	<u>-</u>	<u>-</u>

3. PARTICULARS OF EMPLOYEES

No salaries or wages have been paid to employees, including the officers, during the year.

4. TANGIBLE FIXED ASSETS

	Freehold Property
	£
COST OR VALUATION	
At 1st January 2015	1,700,000
Revaluation	<u>500,000</u>
At 31st December 2015	<u>2,200,000</u>
DEPRECIATION	
At 1st January 2015 and 31st December 2015	<u>-</u>
NET BOOK VALUE	
At 31st December 2015	<u>2,200,000</u>
At 31st December 2014	<u>1,700,000</u>

5. DEBTORS

	2015	2014
	£	£
Trade debtors	-	500
Other debtors	750	-
Prepayments and accrued income	<u>13,450</u>	<u>-</u>
	<u>14,200</u>	<u>500</u>

KESWICK COMMUNITY HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2015

6. CREDITORS: Amounts falling due within one year

	2015	2014
	£	£
Cumberland B S mortgage loan	20,535	20,535
Trade creditors	58,743	–
Accruals and deferred income	5,289	4,264
	<u>84,567</u>	<u>24,799</u>

7. CREDITORS: Amounts falling due after more than one year

	2015	2014
	£	£
Cumberland B S mortgage loan	<u>267,153</u>	<u>274,592</u>

Security has been given by the company to secure £287,688 (2014: £295,127) of the amount shown under creditors.

Included within creditors falling due after more than one year is an amount of £185,014 (2014: £192,452) in respect of liabilities which fall due for payment after more than five years from the balance sheet date.

8. RELATED PARTY TRANSACTIONS

The Trust is controlled by the Management Committee, who do not receive payment for their services.

9. SHARE CAPITAL

	2015	2014
	£	£
At 1st January 2015	61,050	59,050
Shares issued	–	2,000
At 31st December 2015	<u>61,050</u>	<u>61,050</u>
Amounts presented in equity	<u>61,050</u>	<u>61,050</u>

10. RESERVES

	Revaluation reserve	Profit and loss account
	£	£
Balance brought forward	1,700,000	(336,831)
Loss for the year	–	(3,891)
Revaluation of fixed assets	500,000	–
Balance carried forward	<u>2,200,000</u>	<u>(340,722)</u>

KESWICK COMMUNITY HOUSING TRUST

MANAGEMENT INFORMATION

YEAR ENDED 31st DECEMBER 2015

The following page does not form part of the statutory financial statements which are the subject of the independent accountant's report on page 3.

KESWICK COMMUNITY HOUSING TRUST

DETAILED PROFIT AND LOSS ACCOUNT

YEAR ENDED 31st DECEMBER 2015

	Note	2015 £	2014 £
REVENUE			
Grants received		723,500	17,000
Bike Ride sponsorship donations		-	827
Other donations received		2,600	50
Rental income received		34,592	29,400
Payments from part-owners		471	742
Communal charge income		1,395	1,320
		<u>762,558</u>	<u>49,339</u>
COST OF SALES			
Construction costs		723,648	19,923
GROSS PROFIT		<u>38,910</u>	<u>29,416</u>
OVERHEADS			
Light and heat		23	103
Insurance		2,347	1,988
Repairs and maintenance		1,390	566
Sundry expenses		-	42
Registrations & subscriptions		410	325
Advertising		184	19
Legal fees		-	600
Planning fees		-	1,735
Site testing fees		-	462
Quantity surveyors fees		23,699	3,600
Other professional fees		5,401	25,000
Accountancy fees		1,795	1,740
Bank charges		47	22
		<u>35,296</u>	<u>36,202</u>
(PROFIT)/LOSS ON TRUST TRADING		<u>3,614</u>	<u>(6,786)</u>
Input VAT recoverable		5,536	2,475
OPERATING PROFIT/(LOSS)		<u>9,150</u>	<u>(4,311)</u>
Bank interest receivable		56	7
		<u>9,206</u>	<u>(4,304)</u>
Mortgage loan interest		(13,097)	(15,364)
LOSS ON ORDINARY ACTIVITIES		<u>(3,891)</u>	<u>(19,668)</u>