

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee
Unaudited Financial Statements
30 April 2022

WESTCOTTS
Chartered Accountants
70 Cranmere Road
Exeter Road Industrial Estate
Okehampton
Devon
EX20 1UE

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee
Financial Statements
Year ended 30 April 2022

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Holsworthy Community Property Trust Ltd

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 30 April 2022

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 30 April 2022.

Reference and administrative details

Registered charity name Holsworthy Community Property Trust Ltd

Charity registration number 1114577

Company registration number 05412359

Principal office and registered office
4 Bodmin Street
Holsworthy
Devon
EX22 6BB

The trustees

Pamela Jane Johns
John Alexander Allen
Phoebe Millar
Ken James
David Smith

Accountants

Westcotts
Chartered Accountants
7C Cranmere Road
Exeter Road Industrial Estate
Okehampton
Devon
EX20 1HQ

Holsworthy Community Property Trust Ltd Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) (continued)

Year ended 30 April 2022

Achievements during the year

Our achievements in this year included:-

1. Holsworthy Youth Centre

While Covid-19 closed our main youth service we were able to work with DYS Space to facilitate 1-2-1 support sessions at the club for those who were close to exclusion or severely impacted by the lockdown.

We reopened our youth sessions in July 2021 with a project sponsored by the PCCO to work with young people now able to step outside and reintegrate. Over the summer holiday we provided a warm space with hot food and various indoor activities. Alongside that we were able to work OCRA Sport to provide coaches to work with and support young people with various activities outdoors. During this time word quickly spread and we were able to quickly support in excess of 50 young people per session.

The key focuses were helping with anxiety and hesitation in meeting up with other young people. This quickly turned into managing hyper excitement and some bullying as young people felt more confident in themselves, resulting in finding their place in the pecking order.

During the lockdown period we looked at what had been a hectic and at times challenging sessions and agreed to increase the days we would provide youth club sessions. The aim would be to spread the different age groups and provide a young carers and support session.

Following the successful summer project we started our new weekly sessions at the beginning of September 2021.

Sessions provided are:

Tuesday's – school year 6, 7 & 8

Wednesday's – school year 9 upwards

Thursday's – young carers and support group

One of the challenges was that the older teenage group were now at college and would not be back in time for sessions. We had also missed 2 year groups that would have been introduced to the club so they felt comfortable when sessions started. Volunteers were also impacted as some decided they would not/could not return.

As expected, one of the early challenges young people presented was a heightened level of anxiety and struggle to control emotions. We were also surprised at the high number of teenagers who were really struggling with gender bullying. Our approach of non-judgemental inclusivity with a calm, friendly nature resulted in many sceptical young people fully engaging with the sessions provided and bringing their friends, many of which also were impacted by challenges. By the end of term in December number attending weekly sessions had risen 75.

Music has always played an important part at the club, but the numbers of young people wanting to start or grow in their learning of music dramatically expanded. We held our annual community open day and many of the young people formed bands and performed during the event. This springboarded into the local town council requesting performances at various town events. Local organisations also requested performances at their events and we participated in a North Devon musical extravaganza event. The confidence and musical standard of the young people was incredible and has continued to

inspire many other young people to "have a go" at music.

As an inclusive club, we continue to have many young people with many different abilities and challenges attend and mix together. We feel, this is an important step in helping young people understand that later in life they will mix with a wide range of people and to mix with a positive and encouraging attitude.

Whilst being a small, rural town we are not immune to national challenges and online grooming has started to feature with some of the teenagers. Our non-judgemental approach has resulted in young people feeling confident to talk to us about this issue which we take very seriously.

It has been a privilege to work alongside our young people who are a credit to the town.

For 2023, we have made a grant application to the YIF round 2 expression of interest. DCC (the landlords) have notified us that in the long term the current youth centre site will be required for the expansion of the primary school. To meet this challenge and ensure the long term future of the youth service in Holsworthy, we have held meetings with the Dartmoor Multi-Academy Trust and are looking at creating a new site and expanded space.

2. The Trustees with the assistance of the Accountants have been able to manage their housing notwithstanding the loss of the Trust's Administrator.

3. Discussions have been ongoing with the Planning Department at Torridge District Council and a Developer to progress the Whimble Hill site with a higher density scheme.

Where we were not so successful

Some of the difficulties we encountered in the year included still needing to have a start date for the site at Whimble Hill. This has not been able to be agreed and because of the need for the Trustees not to spread themselves too thin with their day to day commitments, it is not practicable to look to progress any other projects until Whimble Hill has been dealt with.

Losing David Smith as a Trustee in September 2021.

Our hopes and plans for the coming year

Continued development of the Youth Centre.

Looking forward we are hoping to make a start on the site at Whimble Hill. This is still the Trust's main focus. A Developer is interested in taking the scheme forward providing there is an adjustment to the scheme itself to ensure its financial viability.

The Local Authority now appear to be supportive in finding a way to take the scheme forward.

Nationally, the extension of the Community Fund. A meaningful Capital fund is a priority for all Community Land Trusts to ensure those Community Land Trusts, Regional Hubs and the National Community Land Trust Network, of which Holsworthy CLT is a member, can become sustainable organisations providing and maintaining housing that is affordable for local people for years to come.

Refinancing of the Trust's 5 rental properties in Holsworthy and Clawton.
Recruitment of additional Trustees, particularly with a financial bias.

Structure, governance and management

The directors of the company are also Charity Trustees for the purposes of charity law. Under requirements of the Memorandum and Articles of Association the Trustees shall not more than 10, nor less than 3: the number of local authority persons shall not exceed one third of the total number of Trustees.

One third of the members of the Board of Trustees shall retire at each AGM and shall be eligible for re-election.

Recruitment and Appointment of Board of Trustees

Under the requirements of the Memorandum and Articles of Association, the Trustees shall number not more than 10 or less than 3. The number of local authority persons shall not exceed one third of the total number of Trustees.

Trustee Induction and Training

New Trustees spend time with the existing Board to receive an overview of the organisation and key documents such as the Memorandum and Articles of Association, accounts, current year's budget and future plans and objectives.

They will also receive information from the Charity Commission on the responsibilities of Trustees. The Charity is a member of the Community Land Trust Network and in this regard, Trustees receive training and development information to assist in these responsibilities.

Risk Management

Risks to which the Charity is exposed are addressed through regular meetings of the Board and constant monitoring by it of the likely risks faced by the Charity as its activities develop. These were specifically addressed in the business plan 2010/2011 that sets out the Trust's commitment to provide 50 homes for local people.

As new schemes are proposed, the Trustees consider the risks (and rewards) of the developments prior to entering into contractual commitments. A draft business plan was compiled in 2018/2020 that was the basis for seeking fundraising opportunities. Two applications were made for Lottery Funds both of which were unsuccessful.

Organisational Structure

The Charity Board of Trustees meets monthly and is responsible for the strategic direction and policy of the charity.

Related Parties

The Charity at its inception received its initial resources from Second Home Council Tax that is jointly administered by Devon County Council and Torridge District Council.

The purchase of the first scheme "Whitlock Court" was undertaken with funding from Charity Bank and Venturesome who had respectively first and second charges on the property. These monies have been repaid in full to these lenders.

Holsworthy Community Property Trust Ltd Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) (continued)

Year ended 30 April 2022

Related Parties (cont)

The Trust has implemented a Do It Yourself Equity Ownership (DIYEO) scheme which has also been funded by the provision of grant-aid from Torridge District Council for spending on affordable housing in Holsworthy. Venturesome and Charity Bank funded subsequent development schemes at Sheepwash and Bridgerule respectively with the completed rental homes at Sheepwash funded by Venturesome and Resonance Ltd. The Charity is also currently in receipt of a non-recourse loan from CLT Fund to finance its pre-development expenditure at the proposed Self-build scheme at Whimble Hill. A loan from Resonance Ltd has been obtained for the acquisitions of 5 homes currently rented at affordable rents to local people. 4 of the homes are on the Rydon fields development in Holsworthy and 1 in Clawton.

Public benefit

In planning our activities for the year we have kept in mind the Charity Commission guidance on public benefit.

Financial review

The Trust generated a surplus of £13,263 (2021: £33,666) which has been added to free reserves to cover future expenditure. This is largely attributable to the grant income raised to support the Youth Centre being operated under the umbrella of the Trust.

This surplus is directly reflected in the improved reserves position, with unrestricted reserves standing at £376,474 (2021: £363,211) at the year end.

Reserves Policy

The Board of Trustees will hold financial reserves in line with the guidance issued by the Charity Commission to safeguard the Charity's projects in the event of delays in receipt of revenue grants, other funding or income generation.

Since, in the pre-development stages, the Charity is entirely dependent for income upon grant monies, donor funding or loans, the Trustees intend that a reserve should be built up to the equivalent of between three and six months operating costs.

The Trustees are committed to compiling a new five-year business plan, which will include a review of the level of reserves, and to ensure they are at the appropriate level to meet the needs of the business and both the Charities Capital and Revenue obligations.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) (continued)

Year ended 30 April 2022

The trustees' annual report was approved on 18/5/23 and signed on behalf of the board of trustees by:

Pamela Jane Johns
Trustee

Holsworthy Community Property Trust

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Holsworthy Community Property Trust

Year ended 30 April 2022

I report to the trustees on my examination of the financial statements of Holsworthy Community Property Trust ('the charity') for the year ended 30 April 2022.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act'). The trustees have sought a dispensation from the requirement for audit under regulation 34(3)(b) of the Charities (Accounts and Reports) Regulations 2008, which was granted on ... and an independent examination is required.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or

4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

S Watts

Mrs S L Watts FCCA DCHA
For and on behalf of Thomas Westcott Chartered Accountants
Independent Examiner

7c Cranmere Road
Exeter Road Industrial Estate
Okehampton
Devon
EX20 1UE

24 May 2023

Holsworthy Community Property Trust Ltd

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 30 April 2022

	2022	2021
Unrestricted funds	Restricted funds	Total funds
£	£	£
Income and endowments		
5	56,010	38,481
6	50,048	39,635
7	3	6
	106,061	78,122
Total income		
	92,798	44,456
Expenditure		
8	92,798	92,798
	92,798	44,456
Total expenditure		
	13,263	33,666
Net (expenditure)/income and net movement in funds		
Reconciliation of funds		
	363,211	507,339
	177,794	541,005
Total funds brought forward		
	376,474	510,005
	177,794	554,268
Total funds carried forward		

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

Holsworthy Community Property Trust Ltd

Company Limited by Guarantee

Statement of Financial Position

30 April 2022

	Note	2022	2021
Fixed assets			
Investments	11	141,031	141,031
Current assets			
Stocks	12	398,379	398,379
Debtors	13	384,802	427,309
Cash at bank and in hand		71,046	82,852
		<u>854,227</u>	<u>908,540</u>
14		28,721	90,123
Net current assets		825,506	818,417
Total assets less current liabilities		966,537	959,448
15		412,269	418,443
Creditors: amounts falling due after more than one year		554,268	541,005
Net assets		554,268	541,005
Funds of the charity			
Restricted funds		177,794	177,794
Unrestricted funds		376,474	363,211
16		554,268	541,005
Total charity funds		554,268	541,005

For the year ending 30 April 2022 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
 - The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.
- These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The statement of financial position continues on the following page.

The notes on pages 10 to 18 form part of these financial statements.

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee
Statement of Financial Position (continued)

30 April 2022

These financial statements were approved by the board of trustees and authorised for issue on
, and are signed on behalf of the board by:



Pamela Jane Johns
Trustee

12/5/23

The notes on pages 10 to 18 form part of these financial statements.

Holsworthy Community Property Trust Ltd

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 30 April 2022

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 4 Bodmin Street, Holsworthy, Devon, EX22 6BB.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. Accounting policies (continued)

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.

- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 30 April 2022

3. Accounting policies (continued)

Investments (continued)

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Investments in associates

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

Investments in joint ventures

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses.

Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value taken through income or expenditure. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted.

Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 30 April 2022

3. Accounting policies (continued)

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

Holsworthy Community Property Trust Ltd
Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 30 April 2022

7. Investment income			
Unrestricted Funds	2022	2021	Total Funds
£	£	£	£
3	3	6	6
Bank interest receivable			
8. Expenditure on charitable activities			
Activities undertaken directly	Support costs	Total funds 2022	Total fund 2021
£	£	£	£
90,634	-	90,634	43,086
-	2,164	2,164	1,370
90,634	2,164	92,798	44,456
Charitable activities			
Governance costs			
9. Analysis of charitable activities			
Analysis of charitable activities	2022	2021	Total 2021
£	£	£	£
1,300	1,300	384	-
1,002	1,002	123	30
111	111	-	-
280	280	1,281	2,650
500	500	1,795	1,246
1,795	1,795	1,246	8,252
1,246	1,246	24,262	51,886
8,252	8,252	24,262	24,304
24,262	24,262	6,245	3,986
51,886	51,886	43,086	43,086
90,634	90,634	43,086	43,086
Legal and professional			
Website Costs			
Bank charges			
Sundry expenses			
Subscriptions			
Insurance			
Property costs			
Rental costs			
Loan interest			
Youth Centre costs			
2018 costs reimbursed			

Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 30 April 2022

10. Trustee remuneration and expenses

No employee received emoluments of more than £60,000 (2021: None).

11. Investments

Cost or valuation	At 1 May 2021	At 30 April 2022
Investment Properties	£ 141,031	141,031

All investments shown above are held at valuation.

Investment properties

All fixed asset investments, being property held as rental property, are held within the United Kingdom.

12. Stocks

Work in progress	2022	2021
£	398,379	£ 398,379

13. Debtors

Equity mortgages Management and service charge debtors Prepayments	2022	2021
£	380,250	£ 424,850
3,903		1,810
649		649
384,802		427,309

Holsworthy Community Property Trust Ltd

Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 30 April 2022

14. Creditors: amounts falling due within one year

	2021	2020
Loans	18,202	80,124
Trade creditors	2,940	2,420
Accruals and deferred income	7,579	7,579
Other creditors	28,721	90,123
	<u>28,721</u>	<u>90,123</u>

15. Creditors: amounts falling due after more than one year

	2022	2021
Loans	412,269	418,443
	<u>412,269</u>	<u>418,443</u>

16. Analysis of charitable funds

	At 1 May 2021	Income	Expenditure	At 30 April 2022
Unrestricted funds	363,211	106,061	(92,798)	376,474
General funds	£	£	£	£

Restricted funds

	At 1 May 2021	Income	Expenditure	At 30 April 2022
Equity Mortgage Schemes	177,794	£	£	177,794
	£	£	£	£

17. Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
Investments	141,031	—	141,031	141,031
Net current assets	647,712	177,794	825,506	818,417
Creditors greater than 1 year	(412,269)	—	(412,269)	(418,443)
Net assets	376,474	177,794	554,268	541,005
	<u>376,474</u>	<u>177,794</u>	<u>554,268</u>	<u>541,005</u>