

LYVENNET COMMUNITY TRUST

England & Wales · Charity number 1139327

Details

Status Registered

Legal form Charitable company

Company number [06996964](#)

Registered 2010-12-15

Register [View on the Charity Commission register](#)

Contact

Address 9-10 Stoneworks Garth
Crosby Ravensworth
Penrith
CA10 3JE

Phone 01697473218

Email charities@doddaccountants.co.uk

Website www.lyvennetcommunitytrust.org

Activities

Objects: THE OBJECTS OF THE CHARITY SHALL BE TO CARRY ON A NOT FOR PROFIT BASIS FOR THE BENEFIT OF THE COMMUNITY PRIMARILY IN THE AREA OF THE LYVENNET VALET INCORPORATING THE PARISHES OF CROSBY RAVENSWORTH AND KING’S MEABURN (THE AREA OF BENEFIT); 4.1 THE PROVISION OF SOCIAL HOUSING AND ASSOCIATED AMENITIES FOR THOSE IN NEED BY REASON OF FINANCIAL HARDSHIP; AND 4.2 SUCH OTHER CHARITABLE PURPOSES AS MAY BE FROM TIME TO TIME DETERMINED SUBJECT TO THE PRIOR WRITTEN CONSENT OF THE CHARITY COMMISSION.

Activities: The Trust aims to achieve its objectives through the construction of affordable housing for rental purposes and to be sold via shared ownership schemes. Construction of such properties is complete.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** LYVENNET VALET, CROSBY RAVENSWORTH AND KINGÅS MEABURN, CUMBRIA
- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£90,029	£97,471	-	-
2024-08-31	£87,954	£94,237	-	-
2023-08-31	£79,553	£109,809	-	-
2022-08-31	£85,251	£70,211	-	-
2021-08-31	£77,817	£61,232	-	-

Trustees

Name	Role	Appointed
DAVID MATTHEW GRAHAM		
Emily Rowell		2021-09-22
JOAN ELIZABETH RAINE		
Karen Elizabeth Winder		2020-03-12
MR BIRD		
MR HENDERSON		
MR HOLROYD		
Stuart Maurice Wesley Roberts		2018-03-13

LYVENNET COMMUNITY TRUST

England & Wales - Charity number 1139327

Accounts

Lyvennet Community Trust

(A company limited by guarantee)

Annual Report and Financial Statements

31 August 2025

Company registration number: 06996964

Charity registration number: 1139327



Lyvennet Community Trust

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Lyvennet Community Trust
Reference and Administrative Details

Charity name Lyvennet Community Trust

Charity registration number 1139327

Company registration number 06996964

Principal office 9-10 Stoneworks Garth
Crosby Ravensworth
PENRITH
CA10 3JE

Registered office 9-10 Stoneworks Garth
Crosby Ravensworth
PENRITH
CA10 3JE

Trustees R A Bird
D M Graham
D K Henderson
A S T Holroyd
Cllr J Raine
S Roberts
E Rowell
K E Winder

Accountant Dodd & Co Limited
FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust

Trustees' Report for the Year Ended 31 August 2025

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act and Accounting and Reporting by Charities: 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.

Structure and Governance

The Trust is governed by its memorandum and articles of association 20 August 2010 as amended 26 September 2010.

Recruitment and appointment of trustees.

In January 2009, an open community housing meeting, chaired by the Parish Council, brought interested locals up to date with the outcomes of the Parish Housing Survey, and introduced the concept of Community Land Trusts (CLT). A steering group was duly formed (the Crosby Ravensworth Housing Steering Group) comprising County, District and Parish Councillors, along with interested representatives from the community. The remit of the group was to explore the provision of local affordable homes via a CLT.

A decision was made to set up Lyvennet Community Trust, incorporated as a company limited by guarantee, and interested parties were invited to apply to become a founding trustee.

Trustees will then be elected once a year at the Annual General Meeting.

Objectives and activities

The objects of the Trust as set out by the governing document are:

- To carry on, on a not for profit basis, for the benefit of the community primarily in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn:
- the provision of social housing and associated amenities for those in need by reason of financial hardship; and
- such other charitable purposes as may be from time to time determined subject to the prior written consent of the charity commission.

The Trust aims to achieve these objectives through the provision of affordable housing for rental purposes.

In determining these objectives and activities the Trustees have paid due regard to the Charity Commission guidance on public benefit.

Achievements and performance

The Trust continues to raise funds through rental income.

Financial review

The Trust's results for the year ended 31 August 2025 show a deficit of income over expenditure. Reserves at the year end are £220,866, including cash at bank of £29,263. Free reserves after adding back deferred income are £5,711. The Trust mortgage tracks the Bank of England rate plus 2.75%.

The trustees are aware of the issues affecting the going concern of the charity and are in detailed discussions with a view to transferring the housing stock to Eden Housing Association post year end. The transfer date has been delayed and currently is expected to be 16 February 2026.

Small company provisions

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 10 February 2026 and signed on its behalf by:



D M Graham
Trustee

Lyvennet Community Trust

Trustees' Responsibilities in relation to the Financial Statements

The trustees (who are also directors of Lyvennet Community Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and the Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Lyvennet Community Trust**

I report on the accounts of the company for the year ended 31 August 2025, which are set out on pages 5 to 15.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 as amended by the Charities Act 2022 (the Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


.....
Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

10 February 2026

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust

Statement of Financial Activities (including Income and Expenditure Account) for the Year Ended 31 August 2025

		Unrestricted Funds	Total Funds 2025	Total Funds 2024
	Note	£	£	£
Income and endowments from:				
Donations and legacies	2	13,042	13,042	13,042
Charitable activities	3	76,987	76,987	74,912
Total income and endowments		90,029	90,029	87,954
Expenditure on:				
Charitable activities		97,471	97,471	94,237
Total expenditure		97,471	97,471	94,237
Net movements in funds		(7,442)	(7,442)	(6,283)
Reconciliation of funds				
Total funds brought forward		228,308	228,308	234,591
Total funds carried forward		220,866	220,866	228,308

All of the Charity's activities derive from continuing operations during the above periods.

The notes on pages 8 to 15 form an integral part of these financial statements.

Lyvennet Community Trust
Company registration number: 06996964
Balance Sheet as at 31 August 2025

		2025		2024	
	Note	£	£	£	£
Fixed assets					
Tangible assets	8		1,232,582		1,259,136
Current assets					
Debtors	9	558		332	
Cash at bank and in hand		29,263		19,403	
		29,821		19,735	
Creditors: Amounts falling due within one year	10	(37,152)		(33,122)	
Net current liabilities			(7,331)		(13,387)
Total assets less current liabilities			1,225,251		1,245,749
Creditors: Amounts falling due after more than one year	11		(1,004,385)		(1,017,441)
Net assets			220,866		228,308
The funds of the charity:					
Unrestricted funds					
Unrestricted income funds			220,866		228,308
Total charity funds			220,866		228,308

For the financial year ended 31 August 2025, the charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 10 February 2026 and signed on its behalf by:



D M Graham
Trustee

The notes on pages 8 to 15 form an integral part of these financial statements.

Lyvennet Community Trust
Cash Flow Statement for the Year Ended 31 August 2025

	2025	2024
	£	£
Net cash provided by (used by) operating activities		
Net expenditure for the period	(7,442)	(6,283)
Depreciation charges	26,554	26,554
(Increase)/decrease in debtors	(226)	272
Decrease in creditors	(9,012)	(9,430)
	9,874	11,113
Net cash provided by (used in) financing activities		
Repayment of borrowings	(14)	-
	(14)	-
Increase in cash	9,860	11,113

The notes on pages 8 to 15 form an integral part of these financial statements.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The charity has net current liabilities at 31 August 2025 and meets its day to day working capital requirements from the rental income that it receives. On the basis of this and on the basis that the loans do not become repayable before the end of the loan term, the trustees consider it appropriate to prepare the financial statements on the going concern basis.

However, should the loans be called in, and the charity is therefore unable to continue operating, adjustments would have to be made to reduce the value of assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify fixed assets and long term liabilities as current assets and current liabilities.

The trustees are aware of the issues affecting the going concern of the charity and have agreed a date to transfer the housing stock to Eden Housing Association on 16 February 2026.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Further details of each fund are disclosed in note 15.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

Income and endowments

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the Charity before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that these conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measured with a degree of reasonable accuracy and the title to the asset having been transferred to the Charity.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Buildings	2% straight line basis upon completion
Land	Not depreciated

Trade Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Charity after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

2 Donations and legacies

	Unrestricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Donations and legacies			
Amortisation of housing scheme grants	13,042	13,042	13,042

All of the donations and legacies income in 2024 related to unrestricted funds.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

3 Charitable activities

	Unrestricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£
Other income	889	889	1,728
Rental income	76,098	76,098	73,184
	76,987	76,987	74,912

All of the income from charitable activities in 2024 related to unrestricted funds.

4 Expenditure

	Affordable housing	Total 2025	Total 2024
	£	£	£
Direct costs			
Light, heat and power	-	-	116
Insurance	1,116	1,116	1,327
Repairs and maintenance	12,454	12,454	15,652
Management charges payable	13,833	13,833	3,671
	27,403	27,403	20,766
Support costs			
Sundry expenses	2,175	2,175	2,399
Accountancy fees	1,337	1,337	1,235
Independent examiner's fee	600	600	600
Bank charges	64	64	97
Loan interest	39,338	39,338	42,586
Depreciation of freehold property	26,554	26,554	26,554
	70,068	70,068	73,471
	97,471	97,471	94,237

All of the expenditure in 2024 related to unrestricted funds.

5 Governance costs

	2025	2024
	£	£
Accountancy fees	1,337	1,235
Independent examiner's fee	600	600
Management fees	13,833	3,671
	15,770	5,506

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

6 Trustees' remuneration and expenses

No trustees received any remuneration or expenses during the year.

7 Net expenditure

Net expenditure is stated after charging:

	2025	2024
	£	£
Depreciation of tangible fixed assets	26,554	26,554
	<u>26,554</u>	<u>26,554</u>

8 Tangible fixed assets

	Freehold interest in land and buildings £
Cost	
As at 1 September 2024 and 31 August 2025	<u>1,580,325</u>
Depreciation	
As at 1 September 2024	321,189
Charge for the year	26,554
As at 31 August 2025	<u>347,743</u>
Net book value	
As at 31 August 2025	<u>1,232,582</u>
As at 31 August 2024	<u>1,259,136</u>

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

9 Debtors

	2025	2024
	£	£
Trade debtors	226	-
Prepayments and accrued income	332	332
	<u>558</u>	<u>332</u>

10 Creditors: Amounts falling due within one year

	2025	2024
	£	£
Trade creditors	22,182	9,519
Accruals and deferred income	14,970	23,603
	<u>37,152</u>	<u>33,122</u>

11 Creditors: Amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	534,301	534,315
Accruals and deferred income	470,084	483,126
	<u>1,004,385</u>	<u>1,017,441</u>

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2025	2024
	£	£
Bank loans and overdrafts	<u>534,301</u>	<u>534,315</u>

12 Members' liability

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

13 Related parties

Controlling entity

The charity is controlled by the trustees who are all directors of the company.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

14 Non-adjusting events

On 1 December 2025, the trustees agreed to transfer properties with a carrying value of £1,232,582 and associated loans of £534,301 to Eden Housing Association. The transfer is expected to take place on 16 February 2026. These assets and liabilities remain on the balance sheet at 31 August 2025 as the charity retained control at that date.

15 Analysis of funds

	At 1 September 2024	Incoming resources	Resources expended	At 31 August 2025
	£	£	£	£
General Funds				
Unrestricted income fund	<u>228,308</u>	<u>90,029</u>	<u>(97,471)</u>	<u>220,866</u>
Prior period				

	At 1 September 2023	Incoming resources	Resources expended	At 31 August 2024
	£	£	£	£
General Funds				
Unrestricted income fund	<u>234,591</u>	<u>87,954</u>	<u>(94,237)</u>	<u>228,308</u>

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2025

..... continued

16 Net assets by fund

	Unrestricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£
Tangible assets	1,232,582	1,232,582	1,259,136
Current assets	29,821	29,821	19,735
Creditors: Amounts falling due within one year	(37,152)	(37,152)	(33,122)
Creditors: Amounts falling due after more than one year	(1,004,385)	(1,004,385)	(1,017,441)
Net assets	<u>220,866</u>	<u>220,866</u>	<u>228,308</u>

Prior period

	Unrestricted Funds	Total Funds 2024	Total Funds 2023
	£	£	£
Tangible assets	1,259,136	1,259,136	1,285,690
Current assets	19,735	19,735	8,894
Creditors: Amounts falling due within one year	(33,122)	(33,122)	(37,844)
Creditors: Amounts falling due after more than one year	(1,017,441)	(1,017,441)	(1,022,149)
Net assets	<u>228,308</u>	<u>228,308</u>	<u>234,591</u>

LYVENNET COMMUNITY TRUST

England & Wales - Charity number 1139327

Accounts

Lyvennet Community Trust

(A company limited by guarantee)

Annual Report and Financial Statements

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Lyvennet Community Trust
Reference and Administrative Details

Charity name	Lyvennet Community Trust
Charity registration number	1139327
Company registration number	06996964
Principal office	9-10 Stoneworks Garth Crosby Ravensworth PENRITH CA10 3JE
Registered office	9-10 Stoneworks Garth Crosby Ravensworth PENRITH CA10 3JE
Trustees	R A Bird D M Graham D K Henderson A S T Holroyd Cllr J Raine S Roberts E Rowell K E Winder
Accountant	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate CARLISLE CA1 2RW

Lyvennet Community Trust

Trustees' Report for the Year Ended 31 August 2024

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Recruitment and appointment of trustees.

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A decision was made to set up Lyvennet Community Trust, incorporated as a company limited by guarantee, and interested parties were invited to apply to become a founding trustee.

Trustees will then be elected once a year at the Annual General Meeting.

Objectives and activities

The objects of the Trust as set out by the governing document are:

- To carry on, on a not for profit basis, for the benefit of the community primarily in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn:
- the provision of social housing and associated amenities for those in need by reason of financial hardship; and
- such other charitable purposes as may be from time to time determined subject to the prior written consent of the charity commission.

The Trust aims to achieve these objectives through the provision of affordable housing for rental purposes.

In determining these objectives and activities the Trustees have paid due regard to the Charity Commission guidance on public benefit.

Achievements and performance

The Trust continues to raise funds through rental income.

Financial review

The Trust's results for the year ended 31 August 2024 show a deficit of income over expenditure. Reserves at the year end are £228,308, including cash at bank of £19,403. Free reserves after adding back deferred income are a negative of £345. The Trust mortgage tracks the Bank of England rate plus 2.75%. Over the 2023/24 year there has been a 23% increase in mortgage costs.

The charity has made a deficit this year due to large rises in interest rates. The trustees are aware of the issues affecting the going concern of the charity and are in detailed discussions with a view to transferring the housing stock to Eden Housing Association post year end.

Small company provisions

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Lyvennet Community Trust
Trustees' Report for the Year Ended 31 August 2024

Approved by the Board on 25 March 2025 and signed on its behalf by:

.....

D M Graham
Trustee

Lyvennet Community Trust

Trustees' Responsibilities in relation to the Financial Statements

The trustees (who are also directors of Lyvennet Community Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and the Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Lyvennet Community Trust**

I report on the accounts of the company for the year ended 31 August 2024, which are set out on pages 6 to 17.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 as amended by the Charities Act 2022 (the Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants
25 March 2025

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust

Statement of Financial Activities (including Income and Expenditure Account) for the Year Ended 31 August 2024

		Unrestricted Funds	Total Funds 2024	Total Funds 2023
	Note	£	£	£
Income and endowments from:				
Donations and legacies	2	13,042	13,042	13,042
Charitable activities	3	74,912	74,912	66,511
Total income and endowments		87,954	87,954	79,553
Expenditure on:				
Charitable activities		94,237	94,237	109,809
Total expenditure		94,237	94,237	109,809
Net movements in funds		(6,283)	(6,283)	(30,256)
Reconciliation of funds				
Total funds brought forward		234,591	234,591	264,847
Total funds carried forward		228,308	228,308	234,591

All of the Charity's activities derive from continuing operations during the above periods.

The notes on pages 9 to 17 form an integral part of these financial statements.

Lyvennet Community Trust
Company registration number: 06996964
Balance Sheet as at 31 August 2024

		2024		2023	
	Note	£	£	£	£
Fixed assets					
Tangible assets	8		1,259,136		1,285,690
Current assets					
Debtors	9	332		604	
Cash at bank and in hand		19,403		8,290	
		<u>19,735</u>		<u>8,894</u>	
Creditors: Amounts falling due within one year	10	<u>(33,122)</u>		<u>(37,844)</u>	
Net current liabilities			<u>(13,387)</u>		<u>(28,950)</u>
Total assets less current liabilities			1,245,749		1,256,740
Creditors: Amounts falling due after more than one year	11		<u>(1,017,441)</u>		<u>(1,022,149)</u>
Net assets			<u><u>228,308</u></u>		<u><u>234,591</u></u>
The funds of the charity:					
Unrestricted funds					
Unrestricted income funds			<u>228,308</u>		<u>234,591</u>
Total charity funds			<u><u>228,308</u></u>		<u><u>234,591</u></u>

For the financial year ended 31 August 2024, the charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 25 March 2025 and signed on its behalf by:

.....

D M Graham
Trustee

The notes on pages 9 to 17 form an integral part of these financial statements.

Lyvennet Community Trust
Cash Flow Statement for the Year Ended 31 August 2024

	2024	2023
	£	£
Net cash provided by (used by) operating activities		
Net expenditure for the period	(6,283)	(30,256)
Depreciation charges	26,554	26,553
Decrease/(increase) in debtors	272	(271)
(Decrease)/increase in creditors	(9,430)	273
	11,113	(3,701)
Net cash provided by (used in) financing activities		
Repayment of borrowings	-	(15,281)
	-	(15,281)
Increase/(decrease) in cash	11,113	(18,982)

The notes on pages 9 to 17 form an integral part of these financial statements.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The charity has net current liabilities at 31 August 2024 and meets its day to day working capital requirements from the rental income that it receives. On the basis of this and on the basis that the loans do not become repayable before the end of the loan term, the trustees consider it appropriate to prepare the financial statements on the going concern basis.

However, should the loans be called in, and the charity is therefore unable to continue operating, adjustments would have to be made to reduce the value of assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify fixed assets and long term liabilities as current assets and current liabilities.

The trustees are aware of the issues affecting the going concern of the charity and are in detailed discussions with a view to transferring the housing stock to Eden Housing Association post year end.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Further details of each fund are disclosed in note 15.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

Income and endowments

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the Charity before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that these conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measured with a degree of reasonable accuracy and the title to the asset having been transferred to the Charity.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Buildings	2% straight line basis upon completion
Land	Not depreciated

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

Trade Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Charity after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

2 Donations and legacies

	Unrestricted Funds £	Total Funds 2024 £	Total Funds 2023 £
Donations and legacies			
Amortisation of housing scheme grants	13,042	13,042	13,042

All of the donations and legacies income in 2023 related to unrestricted funds.

3 Charitable activities

	Unrestricted Funds £	Total Funds 2024 £	Total Funds 2023 £
Other income	1,728	1,728	1,088
Rental income	73,184	73,184	65,423
	74,912	74,912	66,511

All of the income from charitable activities in 2023 related to unrestricted funds.

4 Expenditure

	Affordable housing £	Total 2024 £	Total 2023 £
Direct costs			
Light, heat and power	116	116	-
Insurance	1,327	1,327	397
Repairs and maintenance	15,652	15,652	35,327
Management charges payable	3,671	3,671	9,896
	20,766	20,766	45,620
Support costs			
Sundry expenses	2,399	2,399	1,200
Accountancy fees	1,235	1,235	1,145
Independent examiner's fee	600	600	600
Bank charges	97	97	110
Loan interest	42,586	42,586	34,581
Depreciation of freehold property	26,554	26,554	26,553
	73,471	73,471	64,189
	94,237	94,237	109,809

All of the expenditure in 2023 related to unrestricted funds.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... *continued*

5 Governance costs

	2024	2023
	£	£
Accountancy fees	1,235	1,145
Independent examiner's fee	600	600
Management fees	3,671	9,896
	<u>5,506</u>	<u>11,641</u>

6 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

7 Net expenditure

Net expenditure is stated after charging:

	2024	2023
	£	£
Depreciation of tangible fixed assets	<u>26,554</u>	<u>26,553</u>

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

8 Tangible fixed assets

	Freehold interest in land and buildings £
Cost	
As at 1 September 2023 and 31 August 2024	1,580,325
Depreciation	
As at 1 September 2023	294,635
Charge for the year	26,554
As at 31 August 2024	321,189
Net book value	
As at 31 August 2024	1,259,136
As at 31 August 2023	1,285,690

9 Debtors

	2024 £	2023 £
Prepayments and accrued income	332	604

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

10 Creditors: Amounts falling due within one year

	2024	2023
	£	£
Bank loans and overdrafts	-	8,334
Trade creditors	9,519	4,108
Accruals and deferred income	23,603	25,402
	<u>33,122</u>	<u>37,844</u>

Creditors amounts falling due within one year includes the following liabilities, on which security has been given by the charity:

	2024	2023
	£	£
Bank loans and overdrafts	<u>-</u>	<u>8,334</u>

11 Creditors: Amounts falling due after more than one year

	2024	2023
	£	£
Bank loans and overdrafts	534,315	525,981
Accruals and deferred income	483,126	496,168
	<u>1,017,441</u>	<u>1,022,149</u>

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2024	2023
	£	£
Bank loans and overdrafts	<u>534,315</u>	<u>525,981</u>

12 Members' liability

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

13 Related parties

Controlling entity

The charity is controlled by the trustees who are all directors of the company.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

14 Non-adjusting events

The trustees are in detailed discussions with a view to transferring the housing stock held within the charity to Eden Housing Association post year end. The charity will retain some funds from the transfer as the Charity will continue with the sole purpose of maintaining local occupancy restrictions. The charity will also continue to own a small parcel of undeveloped land in the site.

15 Analysis of funds

	At 1 September 2023	Incoming resources	Resources expended	At 31 August 2024
	£	£	£	£
General Funds				
Unrestricted income fund	<u>234,591</u>	<u>87,954</u>	<u>(94,237)</u>	<u>228,308</u>

Prior period

	At 1 September 2022	Incoming resources	Resources expended	At 31 August 2023
	£	£	£	£
General Funds				
Unrestricted income fund	<u>264,847</u>	<u>79,553</u>	<u>(109,809)</u>	<u>234,591</u>

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2024

..... continued

16 Net assets by fund

	Unrestricted Funds	Total Funds 2024	Total Funds 2023
	£	£	£
Tangible assets	1,259,136	1,259,136	1,285,690
Current assets	19,735	19,735	8,894
Creditors: Amounts falling due within one year	(33,122)	(33,122)	(37,844)
Creditors: Amounts falling due after more than one year	(1,017,441)	(1,017,441)	(1,022,149)
Net assets	<u>228,308</u>	<u>228,308</u>	<u>234,591</u>

Prior period

	Restricted Funds	Total Funds 2023	Total Funds 2022
	£	£	£
Tangible assets	1,285,690	1,285,690	1,312,243
Current assets	8,894	8,894	27,605
Creditors: Amounts falling due within one year	(37,844)	(37,844)	(32,676)
Creditors: Amounts falling due after more than one year	(1,022,149)	(1,022,149)	(1,042,325)
Net assets	<u>234,591</u>	<u>234,591</u>	<u>264,847</u>

LYVENNET COMMUNITY TRUST

England & Wales - Charity number 1139327

Accounts

Lyvennet Community Trust

(A company limited by guarantee)

Annual Report and Financial Statements

31 August 2023

**Company registration number: 06996964
Charity registration number: 1139327**



Lyvennet Community Trust

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Lyvennet Community Trust
Reference and Administrative Details

Charity name Lyvennet Community Trust

Charity registration number 1139327

Company registration number 06996964

Principal office 9-10 Stoneworks Garth
Crosby Ravensworth
PENRITH
CA10 3JE

Registered office 9-10 Stoneworks Garth
Crosby Ravensworth
PENRITH
CA10 3JE

Trustees R A Bird
D M Graham
D K Henderson
A S T Holroyd
Cllr J Raine
S Roberts
E Rowell
K E Winder

Accountant Dodd & Co Limited
FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust
Trustees' Report for the Year Ended 31 August 2023

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act and Accounting and Reporting by Charities: 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.

Structure and Governance

The Trust is governed by its memorandum and articles of association 20 August 2010 as amended 26 September 2010.

Recruitment and appointment of trustees.

In January 2009, an open community housing meeting, chaired by the Parish Council, brought interested locals up to date with the outcomes of the Parish Housing Survey, and introduced the concept of Community Land Trusts (CLT). A steering group was duly formed (the Crosby Ravensworth Housing Steering Group) comprising County, District and Parish Councillors, along with interested representatives from the community. The remit of the group was to explore the provision of local affordable homes via a CLT.

A decision was made to set up Lyvennet Community Trust, incorporated as a company limited by guarantee, and interested parties were invited to apply to become a founding trustee.

Trustees will then be elected once a year at the Annual General Meeting.

Objectives and activities

The objects of the Trust as set out by the governing document are:

- To carry on, on a not for profit basis, for the benefit of the community primarily in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn:
- the provision of social housing and associated amenities for those in need by reason of financial hardship; and
- such other charitable purposes as may be from time to time determined subject to the prior written consent of the charity commission.

The Trust aims to achieve these objectives through the provision of affordable housing for rental purposes.

In determining these objectives and activities the Trustees have paid due regard to the Charity Commission guidance on public benefit.

Achievements and performance

The Trust continues to raise funds through rental income.

Financial review

The Trust's results for the year ended 31 August 2023 show a deficit of income over expenditure. Reserves at the year end are £234,591, including cash at bank of £8,290. Free reserves after adding back deferred income are a negative of £7,574. The Trust mortgage tracks the Bank of England rate plus 2.75%. Over the 2022/23 year there has been a 27% increase in mortgage costs. In addition, the Trust has seen a significant rise in maintenance costs driven by the failure and need to replace two air source heat pump systems. Overall maintenance costs have increased by 115%.

The charity has made a deficit this year due to large rises in interest rates and increased repair costs. The trustees are aware of the issues affecting the going concern of the charity and are in detailed discussions with a view to transferring the housing stock to Eden Housing Association post year end.

Lyvennet Community Trust
Trustees' Report for the Year Ended 31 August 2023

Small company provisions

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 9 May 2024 and signed on its behalf by:



.....
D M Graham
Trustee

Lyvennet Community Trust

Trustees' Responsibilities in relation to the Financial Statements

The trustees (who are also directors of Lyvennet Community Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and the Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Lyvennet Community Trust**

I report on the accounts of the company for the year ended 31 August 2023, which are set out on pages 6 to 17.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.


Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


.....
Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

9 May 2024

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust

Statement of Financial Activities (including Income and Expenditure Account) for the Year Ended 31 August 2023

		Unrestricted Funds	Total Funds 2023	Total Funds 2022
	Note	£	£	£
Income and endowments from:				
Donations and legacies	2	13,042	13,042	13,042
Charitable activities	3	66,511	66,511	72,209
Total income and endowments		79,553	79,553	85,251
Expenditure on:				
Charitable activities		109,809	109,809	70,211
Total expenditure		109,809	109,809	70,211
Net movements in funds		(30,256)	(30,256)	15,040
Reconciliation of funds				
Total funds brought forward		264,847	264,847	249,807
Total funds carried forward		234,591	234,591	264,847

All of the Charity's activities derive from continuing operations during the above periods.

The notes on pages 9 to 17 form an integral part of these financial statements.

Lyvennet Community Trust
Company registration number: 06996964
Balance Sheet as at 31 August 2023

	Note	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	8		1,285,690		1,312,243
Current assets					
Debtors	9	604		333	
Cash at bank and in hand		8,290		27,272	
		<u>8,894</u>		<u>27,605</u>	
Creditors: Amounts falling due within one year	10	<u>(37,844)</u>		<u>(32,676)</u>	
Net current liabilities			<u>(28,950)</u>		<u>(5,071)</u>
Total assets less current liabilities			1,256,740		1,307,172
Creditors: Amounts falling due after more than one year	11		<u>(1,022,149)</u>		<u>(1,042,325)</u>
Net assets			<u><u>234,591</u></u>		<u><u>264,847</u></u>
The funds of the charity:					
Unrestricted funds					
Unrestricted income funds			<u>234,591</u>		<u>264,847</u>
Total charity funds			<u><u>234,591</u></u>		<u><u>264,847</u></u>

For the financial year ended 31 August 2023, the charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 9 May 2024 and signed on its behalf by:



.....
D M Graham
Trustee

The notes on pages 9 to 17 form an integral part of these financial statements.

Lyvennet Community Trust
Cash Flow Statement for the Year Ended 31 August 2023

	2023	2022
	£	£
Net cash provided by (used by) operating activities		
Net (expenditure)/income for the period	(30,256)	15,040
Depreciation charges	26,553	26,553
(Increase)/decrease in debtors	(271)	176
Increase/(decrease) in creditors	273	(13,042)
	(3,701)	28,727
 Net cash provided by (used in) financing activities		
Repayment of borrowings	(15,281)	(21,232)
	(15,281)	(21,232)
 (Decrease)/increase in cash	(18,982)	7,495

The notes on pages 9 to 17 form an integral part of these financial statements.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The charity has net current liabilities at 31 August 2023 and meets its day to day working capital requirements from the rental income that it receives. On the basis of this and on the basis that the loans do not become repayable before the end of the loan term, the trustees consider it appropriate to prepare the financial statements on the going concern basis.

However, should the loans be called in, and the charity is therefore unable to continue operating, adjustments would have to be made to reduce the value of assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify fixed assets and long term liabilities as current assets and current liabilities.

The trustees are aware of the issues affecting the going concern of the charity and are in detailed discussions with a view to transferring the housing stock to Eden Housing Association post year end.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Further details of each fund are disclosed in note 15.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

..... continued

Income and endowments

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the Charity before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that these conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measured with a degree of reasonable accuracy and the title to the asset having been transferred to the Charity.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Buildings	2% straight line basis upon completion
Land	Not depreciated

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

..... continued

Trade Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial Instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Charity after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

..... *continued*

2 Donations and legacies

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Donations and legacies			
Amortisation of housing scheme grants	13,042	13,042	13,042

All of the donations and legacies income in 2022 related to unrestricted funds.

3 Charitable activities

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Other income	1,088	1,088	739
Rental income	65,423	65,423	71,470
	66,511	66,511	72,209

All of the income from charitable activities in 2022 related to unrestricted funds.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

..... continued

4 Expenditure

	Affordable housing	Total 2023	Total 2022
	£	£	£
Direct costs			
Insurance	397	397	176
Repairs and maintenance	35,327	35,327	12,224
Management charges payable	9,896	9,896	9,278
Legal and professional fees	-	-	744
	<u>45,620</u>	<u>45,620</u>	<u>22,422</u>
Support costs			
Sundry expenses	1,200	1,200	1,106
Accountancy fees	1,145	1,145	960
Independent examiner's fee	600	600	600
Bank charges	110	110	97
Loan interest	34,581	34,581	18,473
Depreciation of freehold property	26,553	26,553	26,553
	<u>64,189</u>	<u>64,189</u>	<u>47,789</u>
	<u>109,809</u>	<u>109,809</u>	<u>70,211</u>

All of the expenditure in 2022 related to unrestricted funds.

5 Governance costs

	2023	2022
	£	£
Accountancy fees	1,145	960
Independent examiner's fee	600	600
Management charges payable	9,896	9,278
Legal and professional fees	-	744
	<u>11,641</u>	<u>11,582</u>

6 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2023

..... continued

7 Net (expenditure)/income

Net (expenditure)/income is stated after charging:

	2023	2022
	£	£
Depreciation of tangible fixed assets	<u>26,553</u>	<u>26,553</u>

8 Tangible fixed assets

		Freehold interest in land and buildings £
Cost		
As at 1 September 2022 and 31 August 2023		<u>1,580,325</u>
Depreciation		
As at 1 September 2022		268,082
Charge for the year		<u>26,553</u>
As at 31 August 2023		<u>294,635</u>
Net book value		
As at 31 August 2023		<u>1,285,690</u>
As at 31 August 2022		<u>1,312,243</u>

9 Debtors

	2023	2022
	£	£
Prepayments and accrued income	<u>604</u>	<u>333</u>

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

..... continued

10 Creditors: Amounts falling due within one year

	2023	2022
	£	£
Bank loans and overdrafts	8,334	16,481
Trade creditors	4,108	1,515
Accruals and deferred income	25,402	14,680
	<u>37,844</u>	<u>32,676</u>

Creditors amounts falling due within one year includes the following liabilities, on which security has been given by the charity:

	2023	2022
	£	£
Bank loans and overdrafts	<u>8,334</u>	<u>16,481</u>

11 Creditors: Amounts falling due after more than one year

	2023	2022
	£	£
Bank loans and overdrafts	525,981	533,115
Accruals and deferred income	496,168	509,210
	<u>1,022,149</u>	<u>1,042,325</u>

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2023	2022
	£	£
Bank loans and overdrafts	<u>525,981</u>	<u>533,115</u>

12 Members' liability

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2023

..... *continued*

13 Related parties

Controlling entity

The charity is controlled by the trustees who are all directors of the company.

14 Non-adjusting events

The trustees are in detailed discussions with a view to transferring the housing stock held within the charity to Eden Housing Association post year end. The charity will retain some funds from the transfer as the Charity will continue with the sole purpose of maintaining local occupancy restrictions. The charity will also continue to own a small parcel of undeveloped land in the site.

15 Analysis of funds

	At 1 September 2022	Incoming resources	Resources expended	At 31 August 2023
	£	£	£	£
General Funds				
Unrestricted income fund	264,847	79,553	(109,809)	234,591

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2023

..... continued

Prior period

	At 1 September 2021	Incoming resources	Resources expended	At 31 August 2022
	£	£	£	£
General Funds				
Unrestricted income fund	<u>249,807</u>	<u>85,251</u>	<u>(70,211)</u>	<u>264,847</u>

16 Net assets by fund

	Unrestricted Funds	Total Funds 2023	Total Funds 2022
	£	£	£
Tangible assets	1,285,690	1,285,690	1,312,243
Current assets	8,894	8,894	27,605
Creditors: Amounts falling due within one year	(37,844)	(37,844)	(32,676)
Creditors: Amounts falling due after more than one year	<u>(1,022,149)</u>	<u>(1,022,149)</u>	<u>(1,042,325)</u>
Net assets	<u>234,591</u>	<u>234,591</u>	<u>264,847</u>
Prior period			
	Unrestricted Funds	Total Funds 2022	Total Funds 2021
	£	£	£
Tangible assets	1,312,243	1,312,243	1,338,796
Current assets	27,605	27,605	20,286
Creditors: Amounts falling due within one year	(32,676)	(32,676)	(38,737)
Creditors: Amounts falling due after more than one year	<u>(1,042,325)</u>	<u>(1,042,325)</u>	<u>(1,070,538)</u>
Net assets	<u>264,847</u>	<u>264,847</u>	<u>249,807</u>

LYVENNET COMMUNITY TRUST

England & Wales - Charity number 1139327

Accounts

CHARITY COMMISSION

Lyvennet Community Trust

(A company limited by guarantee)

**Annual Report and Financial
Statements**

31 August 2022

Company registration number: 06996964

Charity registration number: 1139327



Lyvennet Community Trust

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Lyvennet Community Trust
Reference and Administrative Details

Charity name	Lyvennet Community Trust
Charity registration number	1139327
Company registration number	06996964
Principal office	9-10 Stoneworks Garth Crosby Ravensworth PENRITH CA10 3JE
Registered office	9-10 Stoneworks Garth Crosby Ravensworth PENRITH CA10 3JE
Trustees	R A Bird D M Graham D K Henderson A S T Holroyd Cllr J Raine S Roberts E Rowell (Appointed 22 September 2021) K E Winder
Accountant	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate CARLISLE CA1 2RW

Lyvennet Community Trust
Trustees' Report for the Year Ended 31 August 2022

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act and Accounting and Reporting by Charities: 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.

Structure and Governance

The Trust is governed by its memorandum and articles of association 20 August 2010 as amended 26 September 2010.

Recruitment and appointment of trustees.

In January 2009, an open community housing meeting, chaired by the Parish Council, brought interested locals up to date with the outcomes of the Parish Housing Survey, and introduced the concept of Community Land Trusts (CLT). A steering group was duly formed (the Crosby Ravensworth Housing Steering Group) comprising County, District and Parish Councillors, along with interested representatives from the community. The remit of the group was to explore the provision of local affordable homes via a CLT.

A decision was made to set up Lyvennet Community Trust, incorporated as a company limited by guarantee, and interested parties were invited to apply to become a founding trustee.

Trustees will then be elected once a year at the Annual General Meeting.

Objectives and activities

The objects of the Trust as set out by the governing document are:

- To carry on, on a not for profit basis, for the benefit of the community primarily in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn:
- the provision of social housing and associated amenities for those in need by reason of financial hardship; and
- such other charitable purposes as may be from time to time determined subject to the prior written consent of the charity commission.

The Trust aims to achieve these objectives through the provision of affordable housing for rental purposes.

In determining these objectives and activities the Trustees have paid due regard to the Charity Commission guidance on public benefit.

Achievements and performance

The Trust continues to raise funds through rental income.

Financial review

The Trust's results for the year ended 31 August 2022 show a surplus of income over expenditure. This is due to the rental income received. Reserves at the year end are £264,847, including cash at bank of £27,272. Free reserves after adding back deferred income are £24,452. The trustees aim to hold 3 months worth of expenses in reserves. The reserve policy has therefore been exceeded in the year.

Lyvennet Community Trust
Trustees' Report for the Year Ended 31 August 2022

Small company provisions

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 9 March 2023 and signed on its behalf by:



.....
D M Graham
Trustee

Lyvennet Community Trust
Trustees' Responsibilities in relation to the Financial Statements

The trustees (who are also directors of Lyvennet Community Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and the Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Lyvennet Community Trust**

I report on the accounts of the company for the year ended 31 August 2022, which are set out on pages 6 to 16.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.

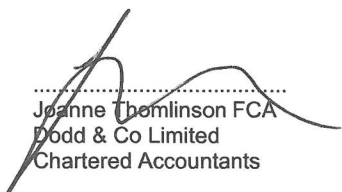
Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


.....
Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

9 March 2023

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust

Statement of Financial Activities (including Income and Expenditure Account) for the Year Ended 31 August 2022

		Unrestricted Funds	Total Funds 2022	Total Funds 2021
	Note	£	£	£
Income and endowments from:				
Donations and legacies	2	13,042	13,042	13,242
Charitable activities	3	72,209	72,209	64,575
Total income and endowments		<u>85,251</u>	<u>85,251</u>	<u>77,817</u>
Expenditure on:				
Charitable activities		70,211	70,211	61,232
Total expenditure		<u>70,211</u>	<u>70,211</u>	<u>61,232</u>
Net movements in funds		15,040	15,040	16,585
Reconciliation of funds				
Total funds brought forward		<u>249,807</u>	<u>249,807</u>	<u>233,222</u>
Total funds carried forward		<u><u>264,847</u></u>	<u><u>264,847</u></u>	<u><u>249,807</u></u>

All of the Charity's activities derive from continuing operations during the above periods.

The notes on pages 9 to 16 form an integral part of these financial statements.

Lyvennet Community Trust
Company registration number: 06996964
Balance Sheet as at 31 August 2022

		2022		2021	
	Note	£	£	£	£
Fixed assets					
Tangible assets	8		1,312,243		1,338,796
Current assets					
Debtors	9	333		509	
Cash at bank and in hand		<u>27,272</u>		<u>19,777</u>	
		27,605		20,286	
Creditors: Amounts falling due within one year					
	10	<u>(32,676)</u>		<u>(38,737)</u>	
Net current liabilities			<u>(5,071)</u>		<u>(18,451)</u>
Total assets less current liabilities			1,307,172		1,320,345
Creditors: Amounts falling due after more than one year					
	11		<u>(1,042,325)</u>		<u>(1,070,538)</u>
Net assets			<u>264,847</u>		<u>249,807</u>
The funds of the charity:					
Unrestricted funds					
Unrestricted income funds			<u>264,847</u>		<u>249,807</u>
Total charity funds			<u>264,847</u>		<u>249,807</u>

For the financial year ended 31 August 2022, the charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 9 March 2023 and signed on its behalf by:



.....
D M Graham
Trustee

Lyvennet Community Trust
Cash Flow Statement for the Year Ended 31 August 2022

	2022	2021
	£	£
Net cash provided by (used by) operating activities		
Net income for the period	15,040	16,585
Depreciation charges	26,553	26,553
Decrease in debtors	176	(113)
Decrease in creditors	<u>(13,042)</u>	<u>(15,315)</u>
	28,727	27,710
 Net cash provided by (used in) financing activities		
Repayment of borrowings	<u>(21,232)</u>	<u>(21,356)</u>
	(21,232)	(21,356)
 Increase in cash	 <u><u>7,495</u></u>	 <u><u>6,354</u></u>

The notes on pages 9 to 16 form an integral part of these financial statements.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2022

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The charity has net current liabilities at 31 August 2022 and meets its day to day working capital requirements from the rental income that it receives. On the basis of this and on the basis that the loans do not become repayable before the end of the loan term, the trustees consider it appropriate to prepare the financial statements on the going concern basis.

However, should the loans be called in, and the charity is therefore unable to continue operating, adjustments would have to be made to reduce the value of assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify fixed assets and long term liabilities as current assets and current liabilities.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Further details of each fund are disclosed in note 14.

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

Income and endowments

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the Charity before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that these conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measured with a degree of reasonable accuracy and the title to the asset having been transferred to the Charity.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Buildings	2% straight line basis upon completion
Land	Not depreciated

Trade Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Charity after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

2 Donations and legacies

	Unrestricted Funds £	Total Funds 2022 £	Total Funds 2021 £
Donations and legacies			
Donations	-	-	200
Amortisation of housing scheme grants	13,042	13,042	13,042
	<u>13,042</u>	<u>13,042</u>	<u>13,242</u>

All of the donations and legacies income in 2021 related to unrestricted funds.

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

3 Charitable activities

	Unrestricted Funds £	Total Funds 2022 £	Total Funds 2021 £
Other income	739	739	726
Rental income	71,470	71,470	63,849
	<u>72,209</u>	<u>72,209</u>	<u>64,575</u>

All of the income from charitable activities in 2021 related to unrestricted funds.

4 Expenditure

	Affordable housing £	Total 2022 £	Total 2021 £
Direct costs			
Insurance	176	176	965
Repairs and maintenance	12,224	12,224	5,429
Management charges payable	9,278	9,278	9,114
Legal and professional fees	744	744	300
	<u>22,422</u>	<u>22,422</u>	<u>15,808</u>
Support costs			
Sundry expenses	1,106	1,106	618
Accountancy fees	960	960	960
Independent examiner's fee	600	600	600
Bank charges	97	97	92
Loan interest	18,473	18,473	16,601
Depreciation of freehold property	26,553	26,553	26,553
	<u>47,789</u>	<u>47,789</u>	<u>45,424</u>
	<u>70,211</u>	<u>70,211</u>	<u>61,232</u>

All of the expenditure in 2021 related to unrestricted funds.

5 Governance costs

	2022 £	2021 £
Accountancy fees	960	960
Independent examiner's fee	600	600
Management charges payable	9,278	9,114
Legal and professional fees	744	300
	<u>11,582</u>	<u>10,974</u>

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

6 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

7 Net income

Net income is stated after charging:

	2022	2021
	£	£
Depreciation of tangible fixed assets	<u>26,553</u>	<u>26,553</u>

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

8 Tangible fixed assets

	Freehold interest in land and buildings £
Cost	
As at 1 September 2021 and 31 August 2022	<u>1,580,325</u>
Depreciation	
As at 1 September 2021	241,529
Charge for the year	<u>26,553</u>
As at 31 August 2022	<u>268,082</u>
Net book value	
As at 31 August 2022	<u>1,312,243</u>
As at 31 August 2021	<u>1,338,796</u>

9 Debtors

	2022 £	2021 £
Prepayments and accrued income	<u>333</u>	<u>509</u>

10 Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans and overdrafts	16,481	22,542
Trade creditors	1,515	1,515
Accruals and deferred income	<u>14,680</u>	<u>14,680</u>
	<u>32,676</u>	<u>38,737</u>

Creditors amounts falling due within one year includes the following liabilities, on which security has been given by the charity:

	2022 £	2021 £
Bank loans and overdrafts	<u>16,481</u>	<u>22,542</u>

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

11 Creditors: Amounts falling due after more than one year

	2022	2021
	£	£
Bank loans and overdrafts	533,115	548,286
Accruals and deferred income	509,210	522,252
	1,042,325	1,070,538

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2022	2021
	£	£
Bank loans and overdrafts	533,115	548,286

12 Members' liability

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

13 Related parties

Controlling entity

The charity is controlled by the trustees who are all directors of the company.

14 Analysis of funds

	At 1 September 2021	Incoming resources	Resources expended	At 31 August 2022
	£	£	£	£
General Funds				
Unrestricted income fund	249,807	85,251	(70,211)	264,847

Lyvennet Community Trust
Notes to the Financial Statements for the Year Ended 31 August 2022

..... continued

Prior period

	At 1 September 2020	Incoming resources	Resources expended	At 31 August 2021
	£	£	£	£
General Funds				
Unrestricted income fund	<u>233,222</u>	<u>77,817</u>	<u>(61,232)</u>	<u>249,807</u>

15 Net assets by fund

	Unrestricted Funds	Total Funds 2022	Total Funds 2021
	£	£	£
Tangible assets	1,312,243	1,312,243	1,338,796
Current assets	27,605	27,605	20,286
Creditors: Amounts falling due within one year	(32,676)	(32,676)	(38,737)
Creditors: Amounts falling due after more than one year	<u>(1,042,325)</u>	<u>(1,042,325)</u>	<u>(1,070,538)</u>
Net assets	<u>264,847</u>	<u>264,847</u>	<u>249,807</u>

Prior period

	Unrestricted Funds	Total Funds 2021	Total Funds 2020
	£	£	£
Tangible assets	1,338,796	1,338,796	1,365,349
Current assets	20,286	20,286	13,819
Creditors: Amounts falling due within one year	38,737	(38,737)	(40,616)
Creditors: Amounts falling due after more than one year	<u>(1,070,538)</u>	<u>(1,070,538)</u>	<u>(1,105,330)</u>
Net assets	<u>249,807</u>	<u>249,807</u>	<u>233,222</u>

LYVENNET COMMUNITY TRUST

England & Wales - Charity number 1139327

Accounts

CHARITY COMMISSION

Lyvennet Community Trust

(A company limited by guarantee)

**Annual Report and Financial
Statements**

31 August 2021

Company registration number: 06996964

Charity registration number: 1139327



Lyvennet Community Trust

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Lyvennet Community Trust
Reference and Administrative Details

Charity name	Lyvennet Community Trust
Charity registration number	1139327
Company registration number	06996964
Principal office	9-10 Stoneworks Garth Crosby Ravensworth PENRITH CA10 3JE
Registered office	9-10 Stoneworks Garth Crosby Ravensworth PENRITH CA10 3JE
Trustees	R A Bird D M Graham D K Henderson A S T Holroyd Cllr J Raine S Roberts D C Smith (Resigned 16 August 2021) K E Winder E Rowell (Appointed 22 September 2021)
Accountant	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate CARLISLE CA1 2RW

Lyvennet Community Trust

Trustees' Report for the Year Ended 31 August 2021

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act and Accounting and Reporting by Charities: 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.

Structure and Governance

The Trust is governed by its memorandum and articles of association 20 August 2010 as amended 26 September 2010.

Recruitment and appointment of trustees.

In January 2009, an open community housing meeting, chaired by the Parish Council, brought interested locals up to date with the outcomes of the Parish Housing Survey, and introduced the concept of Community Land Trusts (CLT). A steering group was duly formed (the Crosby Ravensworth Housing Steering Group) comprising County, District and Parish Councillors, along with interested representatives from the community. The remit of the group was to explore the provision of local affordable homes via a CLT.

A decision was made to set up Lyvennet Community Trust, incorporated as a company limited by guarantee, and interested parties were invited to apply to become a founding trustee.

Trustees will then be elected once a year at the Annual General Meeting.

Objectives and activities

The objects of the Trust as set out by the governing document are:

- To carry on, on a not for profit basis, for the benefit of the community primarily in the area of the Lyvennet Valley incorporating the parishes of Crosby Ravensworth and King's Meaburn:
- the provision of social housing and associated amenities for those in need by reason of financial hardship; and
- such other charitable purposes as may be from time to time determined subject to the prior written consent of the charity commission.

The Trust aims to achieve these objectives through the provision of affordable housing for rental purposes.

In determining these objectives and activities the Trustees have paid due regard to the Charity Commission guidance on public benefit.

Achievements and performance

The Trust continues to raise funds through rental income.

Financial review

The Trust's results for the year ended 31 August 2021 show a surplus of income over expenditure. This is due to the rental income received. Reserves at the year end are £249,807, including cash at bank of £19,777. Free reserves after adding back deferred income are £(5,409). The trustees aim to hold 3 months worth of expenses in reserves. The reserve policy has therefore been exceeded in the year.

Lyvennet Community Trust
Trustees' Report for the Year Ended 31 August 2021

Small company provisions

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 25 January 2022 and signed on its behalf by:

.....

D M Graham
Trustee

Lyvennet Community Trust

Trustees' Responsibilities in relation to the Financial Statements

The trustees (who are also directors of Lyvennet Community Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and the Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- 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 charitable company will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
Lyvennet Community Trust**

I report on the accounts of the company for the year ended 31 August 2021, which are set out on pages 6 to 15.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under Part 16 of the Companies Act 2006 and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 386 of the Companies Act 2006; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charitieshave not been met; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

25 January 2022

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Lyvennet Community Trust

Statement of Financial Activities (including Income and Expenditure Account) for the Year Ended 31 August 2021

		Unrestricted Funds	Total Funds 2021	Total Funds 2020
	Note	£	£	£
Income and endowments from:				
Donations and legacies	2	13,242	13,242	13,042
Income from charitable activities	3	64,575	64,575	65,713
Total income and endowments		77,817	77,817	78,755
Expenditure on:				
Charitable activities		61,232	61,232	64,280
Total expenditure		61,232	61,232	64,280
Net movements in funds		16,585	16,585	14,475
Reconciliation of funds				
Total funds brought forward		233,222	233,222	218,747
Total funds carried forward		249,807	249,807	233,222

All of the Charity's activities derive from continuing operations during the above periods.

All income and expenditure in 2020 was unrestricted.

Lyvennet Community Trust
Company registration number: 06996964
Balance Sheet as at 31 August 2021

		2021		2020	
	Note	£	£	£	£
Fixed assets					
Tangible assets	8		1,338,796		1,365,349
Current assets					
Debtors	9	509		396	
Cash at bank and in hand		19,777		13,423	
		<u>20,286</u>		<u>13,819</u>	
Creditors: Amounts falling due within one year	10	<u>(38,737)</u>		<u>(40,616)</u>	
Net current liabilities			<u>(18,451)</u>		<u>(26,797)</u>
Total assets less current liabilities			1,320,345		1,338,552
Creditors: Amounts falling due after more than one year	11		<u>(1,070,538)</u>		<u>(1,105,330)</u>
Net assets			<u><u>249,807</u></u>		<u><u>233,222</u></u>
The funds of the charity:					
Unrestricted funds					
Unrestricted income funds			<u>249,807</u>		<u>233,222</u>
Total charity funds			<u><u>249,807</u></u>		<u><u>233,222</u></u>

For the financial year ended 31 August 2021, the charity was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 25 January 2022 and signed on its behalf by:

.....
D M Graham
Trustee

Lyvennet Community Trust
Cash Flow Statement for the Year Ended 31 August 2021

	2021	2020
	£	£
Net cash provided by (used by) operating activities		
Net income for the period	16,585	14,475
Depreciation charges	26,553	26,553
Increase in debtors	(113)	(6)
Decrease in creditors	<u>(15,315)</u>	<u>(10,744)</u>
	27,710	30,278
 Net cash provided by (used in) financing activities		
Repayment of borrowings	<u>(21,356)</u>	<u>(19,800)</u>
	<u>(21,356)</u>	<u>(19,800)</u>
 Increase in cash	 <u><u>6,354</u></u>	 <u><u>10,478</u></u>

The notes on pages 9 to 15 form an integral part of these financial statements.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

The charity has net current liabilities at 31 August 2021 and meets its day to day working capital requirements from the rental income that it receives. On the basis of this and on the basis that the loans do not become repayable before the end of the loan term, the trustees consider it appropriate to prepare the financial statements on the going concern basis.

However, should the loans be called in, and the charity is therefore unable to continue operating, adjustments would have to be made to reduce the value of assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify fixed assets and long term liabilities as current assets and current liabilities.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Further details of each fund are disclosed in note 14.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

..... continued

Income and endowments

Donations are recognised when the Charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the Charity before the Charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the Charity and it is probable that these conditions will be fulfilled in the reporting period.

Legacy gifts are recognised on a case by case basis following the grant of probate when the administrator/executor for the estate has communicated in writing both the amount and settlement date. In the event that the gift is in the form of an asset other than cash or a financial asset traded on a recognised stock exchange, recognition is subject to the value of the gift being reliably measured with a degree of reasonable accuracy and the title to the asset having been transferred to the Charity.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Buildings	2% straight line basis upon completion
Land	Not depreciated

Trade Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

..... continued

Liabilities

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Charity after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

2 Donations and legacies

	Unrestricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Donations and legacies			
Donations	200	200	-
Amortisation of housing scheme grants	13,042	13,042	13,042
	<u>13,242</u>	<u>13,242</u>	<u>13,042</u>

3 Income from charitable activities

	Unrestricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Other income	726	726	718
Rental income	63,849	63,849	64,995
	<u>64,575</u>	<u>64,575</u>	<u>65,713</u>

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

..... continued

4 Expenditure

	Affordable housing	Total 2021	Total 2020
	£	£	£
Direct costs			
Insurance	965	965	1,018
Repairs and maintenance	5,429	5,429	5,471
Management charges payable	9,114	9,114	9,041
Website	-	-	100
Legal and professional fees	300	300	300
	15,808	15,808	15,930
Support costs			
Sundry expenses	618	618	604
Accountancy fees	960	960	960
Independent examiner's fee	600	600	600
Bank charges	92	92	83
Loan interest	16,601	16,601	19,550
Depreciation of freehold property	26,553	26,553	26,553
	45,424	45,424	48,350
	61,232	61,232	64,280

5 Governance costs

	2021	2020
	£	£
Accountancy fees	960	960
Independent examiner's fee	600	600
Management charges payable	9,114	9,041
Legal and professional fees	300	300
	10,974	10,901
	10,974	10,901

6 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

7 Net income

Net income is stated after charging:

	2021	2020
	£	£
Depreciation of tangible fixed assets	26,553	26,553
	26,553	26,553

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

..... continued

8 Tangible fixed assets

	Freehold interest in land and buildings £
Cost	
As at 1 September 2020 and 31 August 2021	1,580,325
Depreciation	
As at 1 September 2020	214,976
Charge for the year	26,553
As at 31 August 2021	241,529
Net book value	
As at 31 August 2021	1,338,796
As at 31 August 2020	1,365,349

9 Debtors

	2021 £	2020 £
Prepayments and accrued income	509	396

10 Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans and overdrafts	22,542	22,148
Trade creditors	1,515	3,788
Accruals and deferred income	14,680	14,680
	38,737	40,616

Creditors amounts falling due within one year includes the following liabilities, on which security has been given by the charity:

	2021 £	2020 £
Bank loans and overdrafts	22,542	22,148

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

..... continued

11 Creditors: Amounts falling due after more than one year

	2021	2020
	£	£
Bank loans and overdrafts	548,286	570,036
Accruals and deferred income	522,252	535,294
	1,070,538	1,105,330

Creditors amounts falling due after more than one year includes the following liabilities, on which security has been given by the charity:

	2021	2020
	£	£
Bank loans and overdrafts	548,286	570,036

12 Members' liability

The charity is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

13 Related parties

Controlling entity

The charity is controlled by the trustees who are all directors of the company.

14 Analysis of funds

	At 1 September 2020	Incoming resources	Resources expended	At 31 August 2021
	£	£	£	£
General Funds				
Unrestricted income fund	233,222	77,817	(61,232)	249,807

Lyvennet Community Trust

Notes to the Financial Statements for the Year Ended 31 August 2021

..... continued

Prior period

	At 1 September 2019	Incoming resources	Resources expended	At 31 August 2020
	£	£	£	£
General Funds				
Unrestricted income fund	218,747	78,755	(64,280)	233,222

15 Net assets by fund

	Unrestricted Funds	Total Funds 2021	Total Funds 2020
	£	£	£
Tangible assets	1,338,796	1,338,796	1,365,349
Current assets	20,286	20,286	13,819
Creditors: Amounts falling due within one year	(38,737)	(38,737)	(40,616)
Creditors: Amounts falling due after more than one year	(1,070,538)	(1,070,538)	(1,105,330)
Net assets	249,807	249,807	233,222

Prior period

	Unrestricted Funds	Total Funds 2020	Total Funds 2019
	£	£	£
Tangible assets	1,365,349	1,365,349	1,391,902
Current assets	13,819	13,819	3,335
Creditors: Amounts falling due within one year	(40,616)	(40,616)	(35,344)
Creditors: Amounts falling due after more than one year	(1,105,330)	(1,105,330)	(1,141,146)
Net assets	233,222	233,222	218,747