

## Trustees' annual report (including Directors' report) for the period

For the year ended 31st March 2021

Company number: 03493040

Charity registration number: 1142290

Charity name: LARC Development Trust

## Objectives and activities

To further or benefit the residents of Leominster and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure occupation with the objective of improving the conditions of life for the residents.

The preservation of buildings or sites of historical or architectural importance, in particular but not exclusively the building known as Grange Court, for the public benefit and to advance the education of the public in the history of the building and its surroundings.

LARC owns and operates Grange Court in Leominster as a heritage, community and enterprise hub.

It is working with community and voluntary group and its objectives

## TRUSTEE ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2021

LARC relies on the commitment of a number of volunteers to keep Grange Court open and provide information and support to visitors.

## Achievements and performance

LARC has continued to maintain the historic building Grange Court (1833). Grants have been obtained to help towards the restoration of the southern gable end and to widen the entrance way from The Grange to make it more accessible and visible from The Grange.

Repairs were made to the roof and some damage caused to the windows by vandalism was repaired by a local company as a donation to the upkeep of Grange Court.

The John Abel Room and the two office wings were redecorated. The front door is still undergoing refurbishment.

The historic building was closed to the public during the various lockdowns but remained open to the office tenants.

Two members of staff had to shield and all staff were furloughed at some point and to some extent.

The new additional caretaker and cleaner continued to work throughout the lockdown to open for office tenants and was appointed as acting manager. Our office administrator retired in October 2020, but we were unable to celebrate her contribution to Grange Court due to lockdown.

We were very pleased to open during lockdown to enable a local person to use our accessible facilities when other local premises had to close.

We were also pleased to be able to offer the John Abel Room for meetings when lockdowns were lifted so various organisations and businesses could meet safely. The premises are light and well ventilated and the cafe and gardens were also well used.

The wedding coordinator worked flexibly to manage the postponement of weddings during the pandemic. Many people were disappointed, but almost all have rebooked.

We also had to cancel opening for the National Garden Society and LARC but both have gone ahead in 2021.

Our acting manager has worked hard to improve our social media presence and increased response locally.

Our acting manager was unable to resign their operations once lockdown was lifted because of the vulnerability of their clients so the cafe opening hours were greatly reduced.

The Gardening Group continued gardening throughout and the gardens are looking excellent.

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The preservation of buildings or sites of historical or architectural importance, in particular but not exclusively the building known as grange court, for the public benefit and to advance the education of the public in the history of the building and its surroundings.

LARC owns and operates Grange Court in Leominster as a heritage, community and enterprise hub.

It is working with community and voluntary groups across the area to promote its charitable objectives.

In carrying out its activities, LARC has had regard to the guidance issued by the Charity Commission on public benefit.

LARC relies on the commitment of a number of volunteers to keep Grange Court open and provide information and support to visitors.

### Achievements and performance

LARC has continued to maintain the historic building Grange Court (1633). Grants have been obtained to help towards the restoration of the southern gable end and to widen the entrance way from The Grange to make it more accessible and visible from The Grange.

Repairs were made to the roof and some damage caused to the windows by vandalism was repaired by a local company as a donation to the upkeep of Grange Court.

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## Trustees' annual report (including Directors' report) for the period

### For the year ended 31st March 2021

Unfortunately, we had to cancel all the Friends of Grange Court and Gardens events but we are planning new events for 2021/22.

An application for funds to appoint an Historic interpretation/education officer, in partnership with other heritage organisations in Leominster, was put on hold last year when Heritage Lottery closed its grants project to enable them to concentrate on Covid-19 recovery.

### Financial review

LARC has contacted Herefordshire Council to discuss the repayment of the capital loan sum, but no response was received. LARC improved its financial position through the period because of the many grants received from the government to support business during the pandemic.

Owing to the number of businesses affected by the flooding on the Industrial Estate we have had a high demand for office space and for some of lockdown we temporarily rented the Ellison Room as an office.

LARC received two grants from: Heritage Lottery Fund to help to restore the southern façade and Power to Change to support of running costs.

#### Statement explaining the policy for holding reserves stating why they are held.

Our financial position has not yet built to the level where funds can be considered "reserves", but we do have a Deposit account where we hold £80,000 to provide for the continued maintenance of the historic fabric of Grange Court.

#### Going Concern

In assessing risks to LARC, the Trustees have considered the issue of the Futurebuilders loan which fell due for repayment at the end of October 2021 (see note 7. 1). Following the year end this loan has been repaid by Herefordshire Council under a guarantee given at the start of the loan period, following which discussions have taken place between LARC and Herefordshire Council during which Herefordshire Council have indicated they are not contemplating any attempt to recover the repayment from LARC, instead hoping to work together with the Trustees to ensure Grange Court remains successful in delivering the objectives of the charity. On this basis the Trustees are satisfied that LARC remains a going concern.

### Structure, governance and management

LARC is governed by a Memorandum and articles of association dated 15/01/1998 as amended by special resolution(s) dated 13/05/2011 and as amended by certificate of incorporation on change of name dated 19/05/2011, registered at companies house on 01/06/2011

The charity maintains an Historic Building (1633) by means of income from room rental, Catering for special Occasions and the rental of Offices.

Trustees are selected by invitation to suitable persons by Trust Members, ratified by a Trust Meeting.

### Reference and administrative details

Charity name	LARC Development Trust
Registered charity number	1142290
Charity's principal address	Grange Court Pinsley Road Leominster Herefordshire HR6 8NL

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year
Martin Baines	Chairperson until 16/10/2021	
Peter Hadley		
Felicity Norman		



## Trustees' annual report (including Directors' report) for the period

For the year ended 31st March 2021

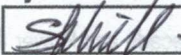
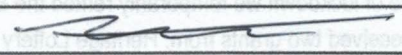
John Stone		
Russell Sutcliffe	Finance	
Jacky Herschy	Vice Chair until 16/10/21, chairperson from 16/10/2021	
Stephen Thornhill	Vice Chair from 16/10/2021	

### Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)		
Full name(s)	STEPHEN THORNHILL	PETER J. HADLEY
Position	VICE CHAIR TRUSTEE	TRUSTEE
Date	3 DECEMBER 2021	3-12-2021

## Independent examiner's report to the trustees of LARC Development Trust

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31<sup>st</sup> March 2021

### Responsibilities and basis of report

As the trustees of the Charity (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

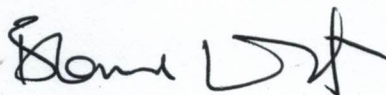
Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

### Independent examiner's statement

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

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

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



Blaise White  
3 Manor Way  
Eye Lane  
HR6 0DS



## Statement of Financial Activities

	Unrestricted funds	Restricted income funds	2021	2020
	£	£	£	£
<b>Income</b>				
<b>Income and endowments from:</b>				
Donations and legacies	3,738	-	3,738	2,494
Charitable activities	53,204	-	53,204	70,180
Other Trading Activities	406	-	406	711
Investments	23	-	23	59
Grants	77,312	51,135	128,446	43,110
Other	809	-	809	1,820
<b>Total</b>	<b>135,491</b>	<b>51,135</b>	<b>186,626</b>	<b>118,374</b>
<b>Expenditure</b>				
Raising funds	-	-	-	-
Charitable activities	56,582	32,504	89,086	66,704
Loan Interest	-	18,631	18,631	19,493
Other	-	-	-	-
<b>Total</b>	<b>56,582</b>	<b>51,135</b>	<b>107,717</b>	<b>86,197</b>
<b>Net movement in funds</b>	<b>78,909</b>	<b>-</b>	<b>78,909</b>	<b>32,177</b>
<b>Total funds brought forward</b>	<b>- 325,622</b>	<b>2,796,712</b>	<b>2,471,090</b>	<b>2,438,913</b>
<b>Total funds carried forward</b>	<b>- 246,713</b>	<b>2,796,712</b>	<b>2,549,999</b>	<b>2,471,090</b>

LARC Development Trust

	Balance sheet			
	Unrestricted funds	Restricted income funds	2021	2020
	£	£	£	£
<b>Fixed assets</b>				
<b>Tangible assets</b>	7,938	2,793,689	2,801,627	2,802,277
<b>Total fixed assets</b>	7,938	2,793,689	2,801,627	2,802,277
<b>Current assets</b>				
<b>Debtors</b>	14,626	0	14,626	19,379
<b>Cash at bank and in hand</b>	112,975	16,690	129,665	41,414
<b>Total current assets</b>	127,601	16,690	144,291	60,793
<b>Creditors: amounts falling due within one year</b>	(382,250)	(13,669)	(395,919)	8,317
<b>Net current assets/(liabilities)</b>	(254,649)	3,021	(251,627)	52,476
<b>Total assets less current liabilities</b>	(246,711)	2,796,710	2,549,999	2,854,753
<b>Creditors: amounts falling due after one year</b>	0	0	0	383,663
<b>Total net assets or liabilities</b>	(246,711)	2,796,710	2,549,999	2,471,090
<b>Funds of the Charity</b>				
<b>Restricted income funds</b>		2,796,712	2,796,712	2,796,712
<b>Unrestricted funds</b>	(246,713)		(246,713)	(325,622)
<b>Total funds</b>	(246,713)	2,796,712	2,549,999	2,471,090


The company was entitled to exemption from audit under s477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

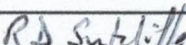
These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

Signed on behalf of all the trustees/directors



Date of approval 3/12/21

Signature of director authenticating accounts being sent to Companies House



Date 18/12/21



## Notes to the financial statements

### 1: Accounting Policies

#### 1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011

The charity constitutes a public benefit entity as defined by FRS 102.

#### 1.2 Going concern

Due to lettings continuing at full capacity in the enterprise hub, together with increased community use of facilities on site and grant support from local authorities, the Trustees conclude LARC Development Trust remains a going concern

#### 1.3 Income

##### Recognition of income

Income is included on the Statement of Financial Activities when the charity becomes entitled to the resources, it is more likely than not to be received and the monetary value can be measured with sufficient reliability

##### Offsetting

There has been no offsetting either of expenses against income or liabilities against assets

##### Grants and donations

Grants and donations are only included in the SoFA when the general income recognition criteria are met.

#### 1.4 Expenditure and Liabilities

##### Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to

##### Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts

##### Provisions for liabilities

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date



## Notes to the financial statements

## 1.5 Assets

These are capitalised if they can be used for more than one year, and cost at least £1,000

**Tangible fixed assets  
for use by charity**

They are valued at cost.

The depreciation rates and methods used are disclosed in note 14.

**Debtors**

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

	2020	2021	Unrestricted funds	Restricted income funds	
<b>TOTAL INCOME</b>	118,374	188,828	81,138	137,491	
Other income	1,850	309	308		Electricity Generation
Grants	150				Other Grants
	14,838	14,838			CLRS
	17,804	17,804			CIVITAS
	14,900	14,900			Heritage Lottery
	7,000	7,000			Community First
	40,343	40,343			Leominster Town Council
	19,328	19,328			Herfordshire Council COVID support
	33	33			Herfordshire Council
Bank interest	33	33			
<b>TOTAL EXPENDITURE</b>	88,193	103,717	81,138	103,717	
Loan interest					
Total expenditure on charitable activities	68,532	80,988	32,504	80,988	
Project Activities	11,776	13,687			
Office Costs	8,554	8,554			
Premises Costs	18,214	4,617			
Personnel Costs	30,038	11,758			
<b>NET INCOME</b>	30,182	85,111			
	1,382	30,448			
	14,072	9,117			
	20,319	25,711			
	30,031	31,786			

## Notes to the financial statements

## 2. Analysis of Income and Expenditure

Income		Unrestricted funds	Restricted income funds	2021 £	2020 £
Donations and legacies:		3,738	-	3,738	2,494
Charitable activities:	Rental Income	49,182	-	49,182	49,715
	Room Hire	4,021	-	4,021	20,465
		53,204	-	53,204	70,180
-Other trading activities:	General sales	406	-	406	711
		406	-	406	711
Income from investments:					
	Bank Interest	23	-	23	59
Grants	Herefordshire Council	15,329	18,631	33,960	33,960
	Herefordshire Council COVID support	40,343		40,343	
	Leominster Town Council	7,000		7,000	7,000
	Community First			-	2,000
	Heritage Lottery		14,900	14,900	-
	C19TISS		17,604	17,604	
	CJRS	14,639		14,639	
	Other Grants	-	-	-	150
Other Income					
	Electricity Generation	809	-	809	1820
TOTAL INCOME		135,491	51,135	186,626	118,374
Expenditure		Unrestricted funds	Restricted income funds	2021 £	2020 £
Expenditure on charitable activities	Personnel Costs	20,038	11,758	31,796	30,031
	Premises Costs	18,214	4,517	22,731	20,319
	Office Costs	6,554	2,562	9,117	14,972
	Project Activities	11,776	13,667	25,443	1,382
	Total expenditure on charitable activities	56,582	32,504	89,086	66,704
Loan Interest					
	Loan Interest	-	18,631	18,631	19,493
TOTAL EXPENDITURE		56,582	51,135	107,717	86,197



## Notes to the financial statements

## 3. Details of certain types of expenditure

## Note 3.1 Fees for examination of the accounts

	2021	2020
	£	£
Independent examiner's fees	200	200
Other fees (for example: financial advice, consultancy, accountancy services) paid to the independent examiner	1200	1500

## 4. Paid employees

## 4.1 Staff Costs

	2021	2020
	£	£
Salaries and wages	31,596	29,987
Social security costs		
Pension costs (defined contribution pension plan)	200	44
Other employee benefits		
Total staff costs	31,796	30,031

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000

## 4.2 Average head count in the year

2021	2020
Number	Number
4	4

## 4.3 Full time equivalent employees in the year

2021	2020
Number	Number
1	1

## 5 Tangible fixed assets

## 5.1 Cost or valuation

	Freehold land and property	PVC Solar Panels	Plant, machinery and motor vehicles	Fixtures, fittings and equipment	Total
		£	£	£	£
At 1 <sup>st</sup> April 2020	2,800,000	6,504	4,225	7,546	2,818,275
At 31 <sup>st</sup> March 2021	2,800,000	6,504	4,225	7,546	2,818,275

## 5.2 Depreciation and impairments

	**Basis	SL	SL	SL	Straight Line ("SL") or Reducing Balance ("RB")
	** Rate	10%	20%	15%	
At 1 <sup>st</sup> April 2020		4,227	4,225	7,546	15,998
Depreciation		650	0	0	650
At 31 <sup>st</sup> March 2021		4,877	4,225	7,546	16,648

## 5.3 Net book value

1 <sup>st</sup> April 2020	2,800,000	2,277	0	0	2,802,277
31 <sup>st</sup> March 2021	2,800,000	1,627	0	0	2,801,627

## Notes to the financial statements

## 6 Debtors and prepayments

## 6.1 Analysis of debtors

	2021	2020
	£	£
Trade debtors	14,435	18,686
Prepayments and accrued income	189	690
Other debtors	3	3
<b>Total</b>	<b>14,626</b>	<b>19,379</b>

## 7. Creditors

## 7.1 Analysis of creditors

	Amounts falling due within one year		Amounts falling due after more than one year	
	2021	2020	2021	2020
	£	£	£	£
Trade creditors	4,591	3,943	-	-
Accruals and deferred income	22,435	3,430	-	-
Taxation and social security	97	10	-	-
Other creditors	462	934	-	383,663
Futurebuilders Loan	368,334	-	-	-
<b>Total</b>	<b>395,919</b>	<b>8,317</b>	<b>-</b>	<b>383,663</b>

## 7.2 Deferred income

## Movement in deferred income account

	2021	2020
	£	£
Balance at the start of the reporting period	2,830	2,830
Amounts added in current period	0	2,830
Amounts released to income from previous periods	-2,830	-2,830
Balance at the end of the reporting period	0	2,830

## 8 Cash at bank and in hand

	2021	2021	2021	2020
	Unrestricted funds	Restricted income funds	Total	
	£	£	£	£
Short term deposits	48,309	-	48,309	23,286
Cash at bank and on hand	64,666	16,690	81,356	18,128
<b>Total</b>	<b>112,975</b>	<b>16,690</b>	<b>129,665</b>	<b>41,414</b>



## 9. Charity Funds

## 9.1 Details of material funds held and movements during the CURRENT reporting period

Fund names	Purpose and Restrictions	Fund balances 1 April 2020 £	Income £	Expenditure £	Fund balances 31 March 2021 £
<b>Unrestricted Funds</b>					
Herefordshire Council (capital)	Grant to support Loan repayments	44,249	15,329		59,578
General Funds	Unrestricted General Funds	-	120,162	-	-306,291
	Total Unrestricted Funds	-	135,491	-	246,713
<b>Restricted Funds</b>					
BIG Time Currency	Restricted to time currency project	1,023	-		1,023
Herefordshire Council (interest)	Grant to support Loan repayments	-	18,631	-18,631	0
Community First		2,000			2,000
Heritage Lottery Fund	Building costs (Façade restoration)	-	14,900	-14,900	0
C19TIS	Revenue support grant relating to Covid 19 closure	-	17,604	-17,604	0
Capital Fund	Value of Grange Court building	2,793,689			2,793,689
	Total Restricted Funds	2,796,712	51,135	-51,135	2,796,712
	<b>Total Funds as per balance sheet</b>	2,471,090	186,626	-107,717	2,549,999

## 9.2 Details of material funds held and movements during the PREVIOUS reporting period

Fund names	Purpose and Restrictions	Fund balances 1 April 2019 £	Income £	Expenditure £	Fund balances 31 March 20 £
Unrestricted Funds					
Herefordshire Council (capital)	Grant to support Loan repayments	26,952	14,467	-	41,419
General Funds	Unrestricted General Funds	-	82,414	-	367,041
	Total Unrestricted Funds	-	96,881	-	325,622
Restricted Funds					
BIG Time Currency	Restricted to time currency project	1,023	-	-	1,023
Herefordshire Council (interest)	Grant to support Loan repayments	-	19,493	-19,493	0
Community First			2,000		2,000
Capital Fund	Value of Grange Court building	2,793,689	-	-	2,793,689
	Total Restricted Funds	2,794,712	21,493	-19,493	2,796,712
	Total Funds as per balance sheet	2,438,913	118,374	-86,197	2,471,090

## Note 10 Transactions with trustees and related parties

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (2020 Nil)