

# LANDS END PENINSULA CLT LIMITED

England & Wales - Charity number 1142814

## Details

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**Other names** LEPCLT

**Status** Registered

**Legal form** Charitable company

**Company number** [07129906](#)

**Registered** 2011-07-11

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

## Contact

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**Address** St. Just Library  
Market Street  
St. Just  
Penzance  
Cornwall  
TR19 7HX

**Phone** 01736788705

## Activities

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**Objects:** THE OBJECTS OF THE CHARITY ARE WITHIN THE AREA OF BENEFIT (AS DEFINED IN ARTICLE 25):1.1.1 THE PROVISION OF HOUSES OR HOSTELS AND ANY ASSOCIATED AMENITIES FOR PERSONS IN NECESSITOUS CIRCUMSTANCES UPON TERMS APPROPRIATE TO THEIR MEANS;1.1.2 THE PROVISION FOR THE AGED, DISABLED, HANDICAPPED (WHETHER MENTALLY OR PHYSICALLY) OR CHRONICALLY SICK PERSONS IN NEED THEREOF, OF HOUSES OR HOSTELS AND ANY ASSOCIATED AMENITIES SPECIALLY DESIGNED OR ADAPTED TO MEET THE DISABILITIES AND REQUIREMENTS OF SUCH PERSONS;1.1.3 THE PROVISION OF SERVICES, ADVICE OR ASSISTANCE UPON TERMS APPROPRIATE TO THEIR MEANS TO AGED, DISABLED, HANDICAPPED (WHETHER MENTALLY OR PHYSICALLY) OR CHRONICALLY SICK PERSONS IN NEED THEREOF;1.1.4 THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION IN THE INTEREST OF SOCIAL WELFARE WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS OF THE AREA OF BENEFIT;1.1.5 THE RELIEF OF POVERTY IN SUCH WAYS AS MAY BE THOUGHT FIT AMONGST THE RESIDENTS OF THE AREA OF BENEFIT;1.1.6 THE ADVANCEMENT OF EDUCATION AND VOCATIONAL TRAINING AMONGST THE RESIDENTS OF THE AREA OF BENEFIT AND THE CREATION OF TRAINING AND EMPLOYMENT OPPORTUNITIES BY THE PROVISION OF WORKSPACE, BUILDINGS AND/OR LAND FOR USE ON FAVOURABLE TERMS;1.1.7 THE PROTECTION OR CONSERVATION OF THE ENVIRONMENT INCLUDING THE CONSERVATION, RESTORATION AND RE-ESTABLISHMENT OF TREES IN PARTICULAR BROAD LEAFED TREES PLANTS AND ALL FORMS OF WILDLIFE AND THEREBY TO SECURE THE ENJOYMENT BY THE RESIDENTS OF THE AREA OF BENEFIT OF THE NATURAL ENVIRONMENT;1.1.8 THE PROVISION OF PUBLIC HEALTH FACILITIES;

**Activities:** Increasing the provision of local affordable housing and the development of local food projects within the Lands End Peninsula (our "area of benefit" covers the Cornwall Council Community Network Areas of West Penwith and Hayle & St Ives).

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Sponsors Or Undertakes Research, Other Charitable Activities
- **What:** General Charitable Purposes, Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** CORNWALL COUNCIL COMMUNITY NETWORK AREAS OF WEST PENWITH AND HAYLE & ST IVES.
- Cornwall

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£183,674	£194,631	-	-
2024-03-31	£22,333	£20,780	-	-
2023-03-31	£127,193	£160,025	-	-
2022-03-31	£114,524	£104,785	-	-
2021-03-31	£8,730	£3,589	-	-

## Trustees

Name	Role	Appointed
<b>SUE JAMES</b>	Chair	
Catharine Frances Craig Goodman		2020-09-08
Delia Mary Webb		2018-10-05
Malcolm Alan Earley		2024-11-12
SHARON JULIE BROLLY		2014-08-20
Tim Wotton		2021-09-07

**LANDS END PENINSULA CLT LIMITED**

England & Wales - Charity number 1142814

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# Accounts

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**Financial Statements and Trustees' Report**  
**Period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025**

## **Legal and Administrative Information**

**Name:** Lands End Peninsula CLT Limited

**Reg'd Company:** 7129906

**Structure:** Charitable company limited by guarantee, not having any share capital

**Trustees:** Chair Sue James  
Others Sharon Brolly  
Malcolm Earley  
Delia Webb  
Catherine Goodman  
Tim Wotton  
Norman Emberson (until 8 January 2025)

Trustees are elected by the membership at each Annual General Meeting

Trustee Declarations of Interest:  
None

**Secretary:** Catherine Goodman

**Professional Advice:** Pat Stewart of Agile Homes, re local housing

**Address:** c/o St Just Town Council & Library  
Market Street  
St Just  
Cornwall  
TR19 7HX

**Bankers:** The Cooperative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

**Independent Examiner:** Alan Shepherd

**LANDS END PENINSULA CLT LIMITED**  
**REPORT OF THE TRUSTEES FOR THE PERIOD ENDED 31 MARCH 2025**

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing Document**

Lands End Peninsula CLT Limited is a company limited by guarantee, incorporated on 19<sup>th</sup> January 2010. The company was established under a Memorandum of Association which established the objects and powers of the company and is governed under its Articles of Association. In the event of the company being wound up, the members are required to contribute an amount not exceeding £1.

### **Recruitment and Appointment of Trustees**

The Directors of the Charitable Company are the Trustees of the organisation. Under the requirements of the Memorandum and Articles of Association, one-third of the Trustees who are subject to rotation, retire at the Annual General Meeting and retiring Trustees who are eligible may declare their intention to stand for re-election.

### **Risk Management**

The trustees have a duty to identify and review the risks to which the charitable company is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

### **Organisational Structure**

The Board of Trustees meet to make all decisions. No staff are employed. There are two sub-committees that are working on specific projects, Chaired by Trustees.

### **Objectives and activities**

The aims of the charitable company are:

- The provision of houses or hostels and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- The provision for the aged, disabled, handicapped (whether mentally or physically) or chronically sick persons in need thereof, of houses or hostels and any associated amenities specially designed or adapted to meet the disabilities and requirements of such persons;
- The provision of services, advice or assistance upon terms appropriate to their means to aged, disabled, handicapped (whether mentally or physically) or chronically sick persons in need thereof;
- The provision of facilities for recreation or other leisure time occupation in the interest of social welfare with the object of improving the conditions of life for the residents of the area of benefit;
- The relief of poverty in such ways as may be thought fit amongst the residents of the area of benefit;
- The advancement of education and vocational training amongst the residents of the area of benefit and the creation of training and employment opportunities by the provision of workspaces, buildings and/or land for use on favourable terms;
- The protection or conservation of the environment including the conservation, restoration and re-establishment of trees in particular broad-leaved trees plants and all forms of wildlife and thereby to secure the enjoyment by the residents of the area of benefit of the natural environment;
- The provision of public health facilities.

[The 'area of benefit' means the Cornwall Council Community Network Areas of West Penwith and Hayle & St Ives]

## **ACHIEVEMENT AND PERFORMANCE**

### **Highlights of the year include:**

We have continued to support three projects. One has established a Community Cemetery in Pendeen, with the official opening taking place on 9 February 2025. Another manages the St Just Skate, ensuring it is safe and tidy and putting on an annual event which includes some fundraising. Work has been ongoing, as grant funding became available, to work towards submitting a Planning Application for 3 homes for local people in St Just, on a Cornwall Council owned site. This local housing work is supported by Agile Homes.

We have also continued to work with Croft Mear residents to maintain the open shared spaces and continue to be grateful to a resident for undertaking the day to day maintenance tasks, keeping costs down.

### **Financial Review**

Croft Mear. In return for us continuing to take responsibility for the open spaces and parking area around the Croft Mear properties, owners continue to pay us a maintenance and administration fee. This is also helping us work towards a contingency fund for when the access road and parking area may need attention.

Pendeen Community Cemetery sub group. The work on the cemetery is largely complete, with the exception of a quiet space being designed in partnership with local school children. The cemetery is open and local people are purchasing plots but no actual burials have taken place. Parking permits are being sold to local people for use of parking spaces when no burials are taking place.

St Just Skate Park and Recreation Ground sub group. The skate park is fully operational and well used. There are occasional complaints about noise from users' music systems but, on the whole, the area is respected. A contract with a local waste company to empty the bins is working well, with more regular emptying during summer months.

Local Housing. A Community Capacity Grant from Cornwall Council has allowed further surveys of the Lafrowda Close potential housing site. Surveys are to further assess services underground, check the suitability for screw pad foundations used by Agile Homes and to start gathering reports needed to submit a planning application. Agile continue to support this work but more grant funding is required to complete all reports required to submit the planning application.

Reserves Policy. Five years ago we set up a £1000 reserve fund with some of the proceeds from the fee we received when one of the Croft Mear homes was sold. We now have £5,500 of unrestricted funds, as a reserve, primarily in case of remedial works being necessary at Croft Mear.

### **Priorities for the coming year:**

- Continue to work with Croft Mear residents to maintain open areas in-line with their wishes and needs.
- Support the St Just Skate Park and Recreation Ground subgroup to manage the skate park facility.
- Continue work with Agile Properties and others to submit a planning application for the delivery of 3 modular, sustainable homes for local people.
- Listen and support other community led groups wanting to secure land or buildings for community benefit but only take on financially viable schemes.

## **ACCOUNTANT'S REPORT TO THE TRUSTEES OF LANDS END PENINSULA CLT LIMITED**

In order to assist you to fulfil your duties under the Companies Act 2006 we have prepared for your approval the financial statements of the company for the year ended 31<sup>st</sup> March 2025 which comprise the statement of Financial Activities, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

This report is made solely to the company's Board of Trustees, as a body, and to prepare for your approval the financial statements of the company and state those matters that we have agreed to state to the company's Board of Trustees, as a body, in this report in accordance with AAF 2/10,

To the fullest extent permitted by law we do not accept or assume responsibility to anyone other than the company and the company's Board of Trustees, as a body, for our work or for this report.

It is your duty to ensure that the company keeps adequate accounting records and to prepare statutory financial statements in accordance therewith that give a true and fair view of the assets, liabilities, financial position and profit or loss of the company.

You consider that the company is exempt from the statutory requirement for an audit for the year to 31<sup>st</sup> March 2025 and we have not been instructed to carry out an audit or review of the financial statements of the company. While, therefore, we can confirm that the financial statements have been prepared in accordance with your accounting records, we have not verified the accuracy or completeness of those records or of the information and explanations you have given us in the preparation of those financial statements. We do not, therefore, express an opinion on the financial statements.

*A.G.Shepherd  
Ronaldson Limited  
Accountants  
13/14 Market Place  
Penzance  
TR18 2JB*

*Date : 16<sup>th</sup> July 2025*

**TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS**

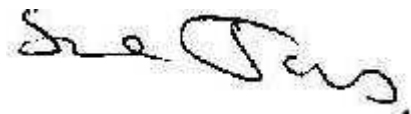
The trustees, directors of the Charitable Company, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 the income and expenditure, of the company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**ON BEHALF OF THE BOARD:**



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**Sue James – Trustee**

**LANDS END PENINSULA CLT LIMITED**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31st MARCH 2025**

	Unrestricted Funds	Restricted Funds	2025 Total Funds
<b>INCOMING RESOURCES</b>	-	-	-
<b>Incoming Resources from generated funds</b>			
Voluntary Income	10	0	10
Property Income	815		815
Pendeen Cemetery		156757	156757
St Just Recreation Ground Skate Park		26092	26092
<b>Total Incoming Resources</b>	<b>825</b>	<b>182849</b>	<b>183674</b>
 <b>RESOURCES EXPENDED</b>			
<b>Charitable Activities</b>			
Affordable Housing	13736	0	13736
Pendeen Cemetery		156616	156616
St Just Recreation Ground Skate Park		<u>24279</u>	24279
	<b><u>9697</u></b>	<b><u>180895</u></b>	<b><u>194631</u></b>
<b>NET INCOMING/(OUTGOING)</b>			
<b>RESOURCES BEFORE TRANSFERS</b>	<b>-8872</b>	<b>1954</b>	<b>-6918</b>
<b>Gross Transfers between Funds</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Incoming/(Outgoing) Resources</b>	<b>-8872</b>	<b>1954</b>	<b><u>-6918</u></b>
 <b>TOTAL FUNDS CARRIED FORWARD</b>	 <b>5368</b>	 <b>19910</b>	 <b><u>25278</u></b>

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED BALANCE SHEET  
AS AT 31st MARCH 2025**

		<b>2025</b>		
		<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds</b>
<b>FIXED ASSETS</b>	<i>Notes</i>	<b>£</b>	<b>£</b>	<b>£</b>
Tangible Assets		0	0	0
<b>CURRENT ASSETS</b>				
Cash in Hand		0		0
Cash at Bank		19910	5368	25278
<b>DEBTORS</b>		<u>0</u>	<u>0</u>	<u>0</u>
		19910	5368	<b>25278</b>
<b>CREDITORS &amp; ACCRUALS</b>				
Amounts falling due within one year	<b>3</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET CURRENT (LIABILITIES)/ASSETS</b>		19910	5368	<b>25278</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		19910	5368	25278
<b>CREDITORS</b>				
Amounts falling due after more than one year	<b>4</b>	0	0	0
<b>NET ASSETS / (LIABILITIES)</b>		<b>19910</b>	<b>5368</b>	<b>25278</b>
<b>FUNDS</b>	<b>5</b>			
Restricted Funds		19910		19910
Unrestricted Funds			5368	5368
<b>TOTAL FUNDS</b>		<b>19910</b>	<b>5368</b>	<b>25278</b>

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED**  
**BALANCE SHEET**  
**AS AT 31st MARCH 2025**

		Unrestricted Funds	Restricted Funds	2025 Total Funds
-----	-----	-	-	-
Tangible Assets		0	0	<b>0</b>
<b>CURRENT ASSETS</b>				
Cash in Hand		0		0
Cash at Bank		19910	5368	25278
<b>DEBTORS</b>		<u>0</u>	<u>0</u>	<u>0</u>
		19910	5368	<b>25278</b>
<b>CREDITORS &amp; ACCRUALS</b>				
Amounts falling due within one year	<b>3</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET CURRENT (LIABILITIES)/ASSETS</b>		19910	5368	<b>25278</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		19910	5368	25278
<b>CREDITORS</b>				
Amounts falling due after more than one year	<b>4</b>	0	0	0
<b>NET ASSETS / (LIABILITIES)</b>		<b>19910</b>	<b>5368</b>	<b>25278</b>
<b>FUNDS</b>	<b>5</b>			
Restricted Funds		19910		19910
Unrestricted Funds			5368	5368
<b>TOTAL FUNDS</b>		<b>19910</b>	<b>5368</b>	<b>25278</b>

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED**

**BALANCE SHEET**

**AS AT 31st MARCH (continued)**

**CONTINUED**

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The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2025

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31st March 2025 in accordance with Section 476 of the Companies Act 2006

The Trustees acknowledge their responsibility for

(a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 & 387 of the Companies Act 2006 and,

(b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of the Companies Act 2006, Sections 394 & 395 and which otherwise comply with the requirements of the Act relating to financial so far as is applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the Board on 23 September 2025

and were signed on their behalf by:

Mrs. S. James - Trustee



***The notes form part of these financial statements***

## LANDS END PENINSULA CLT LIMITED NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025

### 1. ACCOUNTING POLICIES

#### **Accounting Convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

#### **Incoming Resources**

All Incoming Resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

#### **Resources Expended**

Expenditure is accounted for on a accruals basis and has been classified under headings that aggregate all the cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

#### **Tangible Fixed Assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant & Machinery etc.                      -25% on    reducing balance

#### **Taxation**

The charity is exempt from corporation tax on its charitable activities

#### **Fund Accounting**

Unrestricted Funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted Funds can only be used for particular restricted purposes within the objects of the charity.

Restriction arises when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LANDS END PENINSULA CLT LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31st MARCH 2025 (continued)**

			<b>2025</b>	<b>2024</b>
			<b>£</b>	<b>£</b>
<b>2</b>	<b>TRUSTEES' REMUNERATION AND BENEFITS</b>			
	There were no Trustees' remuneration or other benefits or expenses for the year ended 31st March 2025			
<b>3</b>	<b>CREDITORS : AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		0	0
<b>4</b>	<b>CREDITORS : AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>		0	<u>0</u>
<b>5</b>	<b>MOVEMENT IN FUNDS</b>	<b>01/04/2024</b>	<b>Net Funds</b>	<b>As at 31/03/2025</b>
			<b>Movement</b>	
	<b>Unrestricted Funds</b>	4735	633	5368
	<b>Restricted Funds</b>	35023	-15113	19910
	<b>TOTAL FUNDS</b>	<b><u>39758</u></b>	<b><u>-14480</u></b>	<b><u>25278</u></b>

LANDS END PENINSULA CLT LIMITED SUMMARY OF SUB GROUP ACTIVITIES FOR THE YEAR ENDED 31<sup>ST</sup> MARCH

<b>Pendeen Cemetery</b>		<b>2024</b>
<b>Income</b>		
Cornwall Council	151140	0
Cemetery Plots	4000	0
Zipwire Challenge	775	0
Parking Fees	225	0
Sponsored Event	353	0
Donations	<u>264</u>	<u>80</u>
	<b>156757</b>	<b>80</b>
<b>Expenditure</b>		
Commercial Groundwork	156434	0
Web Design	0	112
Legal Fees	135	0
Charity Commission	17	0
Advertising	<u>30</u>	<u>0</u>
	<b>156616</b>	<b>112</b>
<b>Surplus/ (Deficit)</b>	<b><u>141</u></b>	<b><u>-32</u></b>
<b>St Just Recreation Ground Skate Park</b>		
<b>Income</b>		
Donations	259	45
Insurance Contribution	100	0
Cornwall Council	25733	500
	<b><u>26092</u></b>	<b><u>545</u></b>
<b>Expenditure</b>		
Skateboard Coaching	1800	1950
Floodlights	19300	6433
Repairs & Maintenance	529	1995
Web Design	180	203
Professional Fees	902	390
Charity Commission	17	0
Insurance	<u>1551</u>	<u>0</u>
	<b>24279</b>	<b>10971</b>
<b>Surplus/ (Deficit)</b>	<b><u>1813</u></b>	<b><u>-10426</u></b>

**LANDS END PENINSULA CLT LIMITED**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31st MARCH 2025**

		<b>2024</b>
		<b>£</b>
<b>INCOMING RESOURCES</b>		
<b>Voluntary Income</b>		
Membership Fees	10	3
Donation	0	45
Cornwall Council Capacity Grant	<u>0</u>	<u>21300</u>
	<b>10</b>	<b>21348</b>
<b>Investment Income</b>		
Interest Receivable	0	<u>0</u>
<b>Property Income</b>		
Ground Maintenance	345	360
Cornwall Council	<u>470</u>	<u>0</u>
	<b>825</b>	<b>21708</b>
<b>Pendeen Cemetery</b>	<b><u>156757</u></b>	<b><u>80</u></b>
<b>St Just Recreation Ground</b>	<b><u>26092</u></b>	<b><u>545</u></b>
<b>Total Incoming Resources</b>	<b><u>183674</u></b>	<b><u>22333</u></b>
<b>RESOURCES EXPENDED</b>		
<b>Charitable Activities</b>		
Insurance & Subscriptions	0	1551
<b>Legal, Professional &amp; Property Costs</b>		
Professional Fees	13557	0
Insurance Contribution	100	0
Reimbursements S James	49	0
Mining Search	0	69
Motoring Costs	0	18
Surveys	0	2472
Web Design	30	315
Feasibility Studies	0	5200
Sundry Services	0	59
Charity Annual Return	0	<u>13</u>
	<u>13736</u>	<u>8146</u>
	<b>13736</b>	<b>9697</b>
<b>Pendeen Cemetery</b>	<b>156616</b>	<b>112</b>
<b>St Just Recreation Ground</b>	<b>24279</b>	<b>10971</b>
<b>Total Resources Expended</b>	<b><u>194631</u></b>	<b><u>20780</u></b>
<b>Net (Expenditure)/Surplus</b>	<b><u>-10957</u></b>	<b><u>1553</u></b>

**LANDS END PENINSULA CLT LIMITED**

England & Wales - Charity number 1142814

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# Accounts

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# Lands End Peninsula CLT Limited

A Company Registered in England and Wales

No: 7129906

**Financial Statements and Trustees' Report**

**Period 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023**

## Legal and Administrative Information

**Name:** Lands End Peninsula CLT Limited

**Reg'd Company:** 7129906

**Structure:** Charitable company limited by guarantee, not having any share capital

**Trustees:** Chair Sue James  
Others Sharon Brolly  
Norman Emberson  
Delia Webb  
Catherine Goodman  
Tim Wotton

Trustees are elected by the membership at each Annual General Meeting

Trustee Declarations of Interest:  
None

**Secretary:** Catherine Goodman

**Professional Advice:** Director, Cornwall Community Land Trust

**Address:** c/o St Just Town Council & Library  
Market Street  
St Just  
Cornwall  
TR19 7HX

**Bankers:** The Cooperative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

**Independent Examiner:** Alan Shepherd

## **LANDS END PENINSULA CLT LIMITED REPORT OF THE TRUSTEES FOR THE PERIOD ENDED 31 MARCH 2023**

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing Document**

Lands End Peninsula CLT Limited is a company limited by guarantee, incorporated on 19th January 2010. The company was established under a Memorandum of Association which established the objects and powers of the company and is governed under its Articles of Association. In the event of the company being wound up, the members are required to contribute an amount not exceeding £1.

#### **Recruitment and Appointment of Trustees**

The Directors of the Charitable Company are the Trustees of the organisation. Under the requirements of the Memorandum and Articles of Association, one-third of the Trustees who are subject to rotation, retire at the Annual General Meeting and retiring Trustees who are eligible may declare their intention to stand for re-election.

#### **Risk Management**

The trustees have a duty to identify and review the risks to which the charitable company is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

#### **Organisational Structure**

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#### **Objectives and activities**

The aims of the charitable company are:

- The provision of houses or hostels and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- The provision for the aged, disabled, handicapped (whether mentally or physically) or chronically sick persons in need thereof, of houses or hostels and any associated amenities specially designed or adapted to meet the disabilities and requirements of such persons;
- The provision of services, advice or assistance upon terms appropriate to their means to aged, disabled, handicapped (whether mentally or physically) or chronically sick persons in need thereof;
- The provision of facilities for recreation or other leisure time occupation in the interest of social welfare with the object of improving the conditions of life for the residents of the area of benefit;
- The relief of poverty in such ways as may be thought fit amongst the residents of the area of benefit;
- The advancement of education and vocational training amongst the residents of the area of benefit and the creation of training and employment opportunities by the provision of workspaces, buildings and/or land for use on favourable terms;

- The protection or conservation of the environment including the conservation, restoration and re-establishment of trees in particular broad-leaved trees plants and all forms of wildlife and thereby to secure the enjoyment by the residents of the area of benefit of the natural environment;
- The provision of public health facilities.

[The 'area of benefit' means the Penwith Community Area Partnership Parishes, as defined by Cornwall Council]

## **ACHIEVEMENT AND PERFORMANCE**

### **Highlights of the year include:**

We have continued to support three projects: towards establishing a Community Cemetery in Pendeen; providing a Skate Park in St Just and working towards improving the wider St Just Recreation Ground; providing sustainable homes for local people. The Land Transfer in Pendeen, for the community cemetery is now complete. The Skate Park opened on 10 July 2022. Progress is being made with Agile Properties, Cornwall Council's Affordable Housing Team and LiveWest to enable surveys to be undertaken for a future planning application to be submitted.

We have continued to work with Croft Mear residents to maintain the shared open spaces and a resident taking over the day to day maintenance tasks has been helpful and much appreciated.

### **Financial Review**

Croft Mear. We continue to own and manage the open space around the Croft Mear properties where the owners (including Cornwall Council) pay us to manage the area. We are also working towards a £10,000 contingency fund for when the access road and parking area may need attention.

Pendeen Community Cemetery sub group. Now the Land with Planning Consent for a community Cemetery is in our ownership, grant applications can be made to secure the necessary funds to open the cemetery and meet Pre-Planning Conditions.

St Just Skate and Recreation Park sub group. National Lottery and Sport England grants, along with local donations, have been used to complete the building of the Skate Park in St Just. Some funds have enabled on-going coaching sessions.

Local Housing. The Town Council grant obtained in the previous financial year enabled us to commission work by Agile Properties that has established the feasibility of providing 3 modular homes on a Cornwall Council plot in Lafrowda Close, St Just. Further grants are pending towards surveys necessary to progress towards submitting a planning application.

Reserves Policy. Three years ago we set up a £1000 reserve fund with some of the proceeds from the fee we received when one of the Croft Mear homes was sold. We now have £5,000 of unrestricted funds, as a reserve, primarily for any works necessary to maintain the access road and parking area at Croft Mear.

### **Priorities for the coming year:**

- Continue to work with Croft Mear residents to maintain open areas in-line with their wishes.
- Support the St Just Skate and Recreation Park subgroup to manage the skate park facility and apply for grants to improve the wider facilities.
- Work with Agile Properties, Cornwall Council, LiveWest and local people to submit a planning application for 3 modular homes for local people.
- Listen and support other community led groups wanting to secure land or buildings for community benefit but only take on financially viable schemes.

## TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

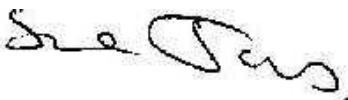
The trustees, directors of the Charitable Company, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 the income and expenditure, of the company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**ON BEHALF OF THE BOARD:**



.....

**Sue James – Trustee**

**Date:** 12<sup>th</sup> September 2023.....

## LANDS END PENINSULA CLT LIMITED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31st MARCH 2023

	Restricted Funds	Unrestricted Funds	Total Funds
<i>Notes</i>	£	£	£
<b>INCOMING RESOURCES</b>			
<b>Incoming Resources from generated funds</b>			
Voluntary Income	6		6
Property Income	1255		1255
Pendeen Cemetery		1217	1217
St Just Recreation Ground Skate Park		172191	172191
<b>Total Incoming Resources</b>	<b>1261</b>	<b>173408</b>	<b>174669</b>
<b>RESOURCES EXPENDED</b>			
<b>Charitable Activities</b>			
Affordable Housing	4065	0	4065
Pendeen Cemetery		2272	2272
St Just Recreation Ground Skate Park		<u>153087</u>	153087
	<b><u>4065</u></b>	<b><u>155359</u></b>	<b><u>159424</u></b>
<b>NET INCOMING/(OUTGOING)</b>			
<b>RESOURCES BEFORE TRANSFERS</b>	<b>-2804</b>	<b>18049</b>	<b>15245</b>
<b>Gross Transfers between Funds</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Incoming/(Outgoing) Resources</b>	<b>-2804</b>	<b>18049</b>	<b><u>15245</u></b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>5387</b>	<b>33404</b>	<b><u>38791</u></b>

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED**  
**BALANCE SHEET AS AT 31<sup>ST</sup> MARCH 2023**

		<b>Restricted Funds</b>	<b>Unrestricted Funds</b>	<b>2023 Total Funds</b>
		<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>	<i>Notes</i>	<b>£</b>	<b>£</b>	<b>£</b>
Tangible Assets		0	0	0
<b>CURRENT ASSETS</b>				
Cash in Hand		0		0
Cash at Bank		33404	5387	38791
<b>DEBTORS</b>		<u>0</u>	<u>0</u>	<u>0</u>
		33404	5387	<b>38791</b>
<b>CREDITORS &amp; ACCRUALS</b>				
Amounts falling due within one year	<b>3</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET CURRENT (LIABILITIES)/ASSETS</b>		33404	5387	<b>38791</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		33404	5387	38791
<b>CREDITORS</b>				
Amounts falling due after more than one year	<b>4</b>	0	0	0
<b>NET ASSETS / (LIABILITIES)</b>		<b>33404</b>	<b>5387</b>	<b>38791</b>
<b>FUNDS</b>	<b>5</b>			
Restricted Funds		33404		33404
Unrestricted Funds			5387	5387
<b>TOTAL FUNDS</b>		<b>33404</b>	<b>5387</b>	<b>38791</b>

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED**  
**BALANCE SHEET - CONTINUED**  
**AS AT 31st MARCH 2023 (Continued)**

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The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2023

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31st March 2023 in accordance with Section 476 of the Companies Act 2006.

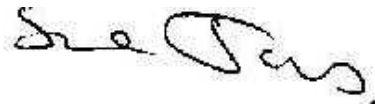
The Trustees acknowledge their responsibility for

(a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 & 387 of the Companies Act 2006 and,

(b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of the Companies Act 2006, Sections 394 & 395 and which otherwise comply with the requirements of the Act relating to financial so far as is applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**The financial statements were approved by the Board on 12 September and were signed on their behalf by:**



Mrs. S. James - Trustee

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31st MARCH 2023**

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## **1. ACCOUNTING POLICIES**

### **Accounting Convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

### **Incoming Resources**

All Incoming Resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

### **Resources Expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all the cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources

### **Tangible Fixed Assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant & Machinery etc.	-25% on reducing balance
------------------------	--------------------------

### **Taxation**

The charity is exempt from corporation tax on its charitable activities

### **Fund Accounting**

Unrestricted Funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted Funds can only be used for particular restricted purposes within the objects of the charity.

Restriction arises when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LANDS END PENINSULA CLT LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31st MARCH 2023 (continued)**

			2023	2022
			£	£
<b>2</b>	<b>TRUSTEES' REMUNERATION AND BENEFITS</b>			
	There were no Trustees' remuneration or other benefits or expenses for the year ended 31st March 2023			
<b>3</b>	<b>CREDITORS : AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		0	0
<b>4</b>	<b>CREDITORS : AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>		0	<u>0</u>
<b>MOVEMENT IN</b>				
<b>5</b>	<b>FUNDS</b>	<b>At 1/4/22</b>	<b>Net Funds Movement</b>	<b>At 31/3/23</b>
	<b>Unrestricted Funds</b>	8191	-2804	5387
	<b>Restricted Funds</b>	15355	18049	33404
	<b>TOTAL FUNDS</b>	<b><u>23546</u></b>	<b><u>15245</u></b>	<b><u>38791</u></b>

**LANDS END PENINSULA CLT LIMITED  
SUMMARY OF SUB GROUP ACTIVITIES  
FOR THE YEAR ENDED 31st MARCH 2023**

<b>Pendeen Cemetery</b>		<b>2022</b>
<b>Income</b>		
Donations	1217	0
Centre of Pendeen Transfer	<u>0</u>	<u>6624</u>
	<b>1217</b>	<b>6624</b>
<b>Expenditure</b>		
Legal Fees	2154	0
Sail Banner	<u>118</u>	<u>0</u>
	<b><u>2272</u></b>	<b><u>0</u></b>
<b>Surplus/ (Deficit)</b>	<b><u>-1055</u></b>	<b><u>6624</u></b>
<b>St Just Recreation Ground Skate Park</b>		
<b>Income</b>		
Donations	844	7719
Co-op Local Community Fund	2214	901
Grant Sports England Fund	121643	95000
Cornwall Council	45940	0
St Just Town Council Grant	1551	0
Grant Live West Homes	<u>0</u>	<u>1000</u>
	<b>172192</b>	<b>104620</b>
<b>Expenditure</b>		
Sewer Survey	0	402
Architects Fees	723	0
Wall Repairs	1100	0
Legal Fees	0	4067
Canvas Spaces	<u>151265</u>	<u>99579</u>
	<b><u>153088</u></b>	<b><u>104048</u></b>
<b>Surplus/ (Deficit)</b>	<b><u>19104</u></b>	<b><u>572</u></b>

**LANDS END PENINSULA CLT LIMITED**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023**

	<b>2022</b>	
	<b>£</b>	
<b>INCOMING RESOURCES</b>		
<b>Voluntary Income</b>		
Membership Fees	1	5
Donation	5	5
Town Council Grant	<u>0</u>	<u>2500</u>
	<b>6</b>	<b>2510</b>
<b>Investment Income</b>		
Interest Receivable	<b>0</b>	<u>0</u>
<b>Property Income</b>		
Ground Maintenance	330	360
Open Space Maintenance Charge	<u>940</u>	<u>410</u>
	<b><u>1276</u></b>	<b><u>770</u></b>
<b>Pendeen Cemetery</b>	<b><u>1217</u></b>	<b><u>6624</u></b>
<b>St Just Recreation Ground</b>	<b><u>172192</u></b>	<b><u>104620</u></b>
<b>Total Incoming Resources</b>	<b><u>174685</u></b>	<b><u>114524</u></b>
<b>RESOURCES EXPENDED</b>		
<b>Charitable Activities</b>		
Insurance & Subscriptions	1551	99
<b>Legal, Professional &amp; Property Costs</b>		
Feasibility Report	2400	0
Ground Maintenance	120	600
Christmas Tree Festival	0	25
Charity Annual		
Return	13	<u>13</u>
	<b><u>2533</u></b>	<b><u>638</u></b>
	4084	737
<b>Pendeen Cemetery</b>	2272	0
<b>St Just Recreation Ground</b>	153088	155360
<b>Total Resources Expended</b>	<b><u>159444</u></b>	<b><u>104785</u></b>

**Net Surplus/(Expenditure)**

**15241**

**9739**

**LANDS END PENINSULA CLT LIMITED**

England & Wales - Charity number 1142814

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# Accounts

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# Lands End Peninsula CLT Limited

A Company Registered in England and Wales

No: 7129906

**Financial Statements and Trustees' Report**

**Period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022**

## Legal and Administrative Information

**Name:** Lands End Peninsula CLT Limited

**Reg'd Company:** 7129906

**Structure:** Charitable company limited by guarantee, not having any share capital

**Trustees:** Chair Sue James  
Others Sharon Brolly  
Norman Emberson  
Delia Webb  
Catherine Goodman  
Tim Wotton

Trustees are elected by the membership at each Annual General Meeting

### Trustee Declarations of Interest:

Sue (full name Suzanne) James was an elected member of Cornwall Council for St Just-in-Penwith until May 2021, so during the period covered by this report.

**Secretary:** Catherine Goodman

**Professional Advice:** Director, Cornwall Community Land Trust

**Address:** c/o St Just Town Council & Library  
Market Street  
St Just  
Cornwall  
TR19 7HX

**Bankers:** The Cooperative Bank  
PO Box 250  
Skelmersdale  
WN8 6WT

**Independent Examiner:** Alan Shepherd

## **LANDS END PENINSULA CLT LIMITED REPORT OF THE TRUSTEES FOR THE PERIOD ENDED 31 MARCH 2022**

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing Document**

Lands End Peninsula CLT Limited is a company limited by guarantee, incorporated on 19th January 2010. The company was established under a Memorandum of Association which established the objects and powers of the company and is governed under its Articles of Association. In the event of the company being wound up, the members are required to contribute an amount not exceeding £1.

#### **Recruitment and Appointment of Trustees**

The Directors of the Charitable Company are the Trustees of the organisation. Under the requirements of the Memorandum and Articles of Association, one-third of the Trustees who are subject to rotation, retire at the Annual General Meeting and retiring Trustees who are eligible may declare their intention to stand for re-election.

#### **Risk Management**

The trustees have a duty to identify and review the risks to which the charitable company is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

#### **Organisational Structure**

The Board of Trustees meet to make all decisions. No staff are employed. There are two sub-committees that are working on specific projects, Chaired by Trustees.

#### **Objectives and activities**

The aims of the charitable company are:

- The provision of houses or hostels and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means;
- The provision for the aged, disabled, handicapped (whether mentally or physically) or chronically sick persons in need thereof, of houses or hostels and any associated amenities specially designed or adapted to meet the disabilities and requirements of such persons;
- The provision of services, advice or assistance upon terms appropriate to their means to aged, disabled, handicapped (whether mentally or physically) or chronically sick persons in need thereof;
- The provision of facilities for recreation or other leisure time occupation in the interest of social welfare with the object of improving the conditions of life for the residents of the area of benefit;
- The relief of poverty in such ways as may be thought fit amongst the residents of the area of benefit;
- The advancement of education and vocational training amongst the residents of the area of benefit and the creation of training and employment opportunities by the provision of workspaces, buildings and/or land for use on favourable terms;

- The protection or conservation of the environment including the conservation, restoration and re-establishment of trees in particular broad-leaved trees plants and all forms of wildlife and thereby to secure the enjoyment by the residents of the area of benefit of the natural environment;
- The provision of public health facilities.

[The 'area of benefit' means the Cornwall Council Community Network Areas of West Penwith and Hayle & St Ives]

## **ACHIEVEMENT AND PERFORMANCE**

### **Highlights of the year include:**

We have continued to support two projects; one working to establish a Community Cemetery in Pendeen, the other providing the St Just Skate and improving the St Just Recreation Ground. The completion and official opening of the Skate Park is in sight, although delayed by the Pandemic and weather. Legal complications over the Land Transfer halted progress with the Community Cemetery, in terms of it starting and fund raising; Land Transfer is a pre-requisite to most large grant applications, which will be needed.

We have also continued to work with Croft Mear residents to maintain the open shared spaces, with a resident taking over the day to day maintenance tasks.

We are again looking towards providing housing to local people and early feasibility work is ongoing with Agile Properties for Modular, off site built sustainable homes, as a small pilot project in St Just. To succeed, this pilot will require Cornwall Council to transfer land to us at social rather than market value and for LiveWest to cooperate with us to allow foot and construction access over their land and to facilitate increased parking.

### **Financial Review**

Croft Mear. We continue to manage the open space around the Croft Mear properties where the owners pay us a maintenance and administration fee. This is also to provide a contingency fund for when the access road and parking area may need attention.

Pendeen Community Cemetery sub group. Although the Pendeen Community Cemetery Project transferred to the local community centre (Centre of Pendeen) adjacent to the field for the cemetery in July 2020, a change in their committee led to the Group returning to us in October 2021, transferring £6623.57 into our Project Account.

St Just Skate and Recreation Park sub group. National Lottery and Sport England grants have been secured and will be drawn down as the Trust is invoiced; the first invoice and draw down took place at the end of our financial year.

Local Housing. A Town Council grant enabled us to commission work by Agile Properties to assess the feasibility of providing modular homes on a small Cornwall Council plot without vehicular access. Agile will also support our access to funding. This work is ongoing.

Reserves Policy. Three years ago we set up a £1000 reserve fund with some of the proceeds from the fee we received when one of the Croft Mear homes was sold. We now have £4,500 of unrestricted funds, as a reserve, primarily in case of remedial works being necessary at Croft Mear.

### **Priorities for the coming year:**

- Continue to work with Croft Mear residents to maintain open areas in-line with their wishes.
- Support the St Just Skate and Recreation Park subgroup to deliver the skate park facility and then consider appropriate improvements to the wider facilities.
- Work with Agile Properties and others to develop a plan for the delivery of modular homes for local people.
- Listen and support other community led groups wanting to secure land or buildings for community benefit but only take on financially viable schemes.

## TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The trustees, directors of the Charitable Company, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 the income and expenditure, of the company for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The trustees are responsible for maintaining proper accounting records which 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**ON BEHALF OF THE BOARD:**



.....

**Sue James – Trustee**

**Date:** 1<sup>st</sup> November 2022.....

**LANDS END PENINSULA CLT LIMITED**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

<i>Notes</i>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>2022 Total Funds</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOMING RESOURCES</b>			
<b>Incoming Resources from generated funds</b>			
	2510		2510
	770		770
		6624	6624
		104620	104620
	<b>3280</b>	<b>111244</b>	<b>114524</b>
<b>RESOURCES EXPENDED</b>			
<b>Charitable Activities</b>			
	5	737	737
		0	0
		<u>104048</u>	104048
	<u>737</u>	<u>104048</u>	<u>104785</u>
<b>NET INCOMING/(OUTGOING)</b>			
<b>RESOURCES BEFORE TRANSFERS</b>			
	2543	7196	9739
<b>Gross Transfers between Funds</b>			
	<u>0</u>	<u>0</u>	<u>0</u>
<b>Net Incoming/(Outgoing) Resources</b>			
	2543	7196	<u>9739</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>			
	8206	15355	<u>23561</u>

*The notes form part of these financial statements*

**LANDS END PENINSULA CLT LIMITED  
BALANCE SHEET  
AS AT 31 MARCH 2022**

		<b>Restricted Funds</b>	<b>Unrestricted Funds</b>	<b>2022 Total Funds</b>
	<i>Notes</i>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>				
Tangible Assets		0	0	0
<b>CURRENT ASSETS</b>				
Cash in Hand		0		0
Cash at Bank		15355	8191	23546
<b>DEBTORS</b>		<u>0</u>	<u>15</u>	<u>15</u>
		15355	8206	<b>23561</b>
<b>CREDITORS &amp; ACCRUALS</b>				
Amounts falling due within one year	3	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET CURRENT (LIABILITIES)/ASSETS</b>		15355	8206	<b>23561</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		15355	8206	23561
<b>CREDITORS</b>				
Amounts falling due after more than one year	4	0	0	0
<b>NET ASSETS / (LIABILITIES)</b>		<b>15355</b>	<b>8206</b>	<b>23561</b>
<b>FUNDS</b>	6			
Restricted Funds		15355		15355
Unrestricted Funds			8206	8206
<b>TOTAL FUNDS</b>		<b>15355</b>	<b>8206</b>	<b>23561</b>

**LANDS END PENINSULA CLT LIMITED**  
**BALANCE SHEET - CONTINUED**  
**AT 31 MARCH 2022 (...cont.)**

---

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2022

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31st March 2022 in accordance with Section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibility for

(a) Ensuring that the charitable company keeps accounting records that comply with Sections 386 & 387 of the Companies Act 2006 and,

(b) Preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of the Companies Act 2006, Sections 394 & 395 and which otherwise comply with the requirements of the Act relating to financial so far as is applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**The financial statements were approved by the Board on 1<sup>st</sup> November 2022 and were signed on their behalf by:**



**Mrs Sue James – Trustee**

**The notes form part of these financial statements**

**LANDS END PENINSULA CLT LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31st March 2022**

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## **1. ACCOUNTING POLICIES**

### **Accounting Convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

### **Incoming Resources**

All Incoming Resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

### **Resources Expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all the cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources

### **Tangible Fixed Assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant & Machinery etc.	-25% on reducing balance
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### **Taxation**

The charity is exempt from corporation tax on its charitable activities

### **Fund Accounting**

Unrestricted Funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted Funds can only be used for particular restricted purposes within the objects of the charity.

Restriction arises when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**LANDS END PENINSULA CLT LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31st MARCH 2022 (continued)**

			<b>2022</b>	<b>2021</b>
			<b>£</b>	<b>£</b>
<b>2</b>	<b>TRUSTEES' REMUNERATION AND BENEFITS</b>			
	There were no Trustees' remuneration or other benefits or expenses for the year ended 31st March 2021			
<b>3</b>	<b>CREDITORS : AMOUNTS FALLING DUE WITHIN ONE YEAR</b>		0	410
<b>4</b>	<b>CREDITORS : AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>		0	<u>0</u>
<b>5</b>	<b>MOVEMENT IN FUNDS</b>	<b>At 1/4/21</b>	<b>Net Funds Movement</b>	<b>At 31/3/22</b>
	<b>Unrestricted Funds</b>	5663	2543	8206
	<b>Restricted Funds</b>	8159	7196	15355
	<b>TOTAL FUNDS</b>	<b><u>13822</u></b>	<b><u>9739</u></b>	<b><u>23561</u></b>

**LANDS END PENINSULA CLT LIMITED**

**SUMMARY OF SUB GROUP ACTIVITIES  
FOR THE YEAR ENDED MARCH 31 2022**

<b>Pendeen Cemetery</b>		<b>2021</b>
<b>Income</b>		
Donations	0	289
Centre of Pendeen Transfer	<u>6624</u>	<u>0</u>
	<b>6624</b>	289
<b>Expenditure</b>		
Planning Application & Fees	0	296
Centre of Pendeen Transfers	0	2231
Survey Fees	0	0
Groundwater Monitoring	<u>0</u>	<u>0</u>
	<u>0</u>	<u>2527</u>
<b>Surplus/ (Deficit)</b>	<b><u>6624</u></b>	<b><u>4097</u></b>
<b>St Just Recreation Ground Skate Park</b>		
<b>Income</b>		
Donations	7719	5500
Funds Raised	901	0
Grant Sports England Fund	95000	0
Grant Live West Homes	<u>1000</u>	<u>2000</u>
	<b>104620</b>	7500
<b>Expenditure</b>		
Sewer Survey	402	300
Legal Fees	4067	<u>0</u>
Canvas Spaces	<u>99579</u>	
	<b><u>104048</u></b>	<u>300</u>
<b>Surplus/ (Deficit)</b>	<b><u>572</u></b>	<b><u>7200</u></b>

**LANDS END PENINSULA CLT LIMITED**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2022**

		<b>2021</b>
		<b>£</b>
<b>INCOMING RESOURCES</b>		
<b>Voluntary Income</b>		
Membership Fees	5	1
Sale of Mower	0	75
Donation	5	5
Town Council Grant	<u>2500</u>	<u>0</u>
	<b>2510</b>	<b>81</b>
<b>Investment Income</b>		
Interest Receivable	<b>0</b>	<u>0</u>
<b>Property Income</b>		
Ground Maintenance	360	360
Open Space Maintenance Charge	<u>410</u>	<u>530</u>
	<b>770</b>	<b>890</b>
<b>Pendeen Cemetery</b>	<u>6624</u>	<u>289</u>
<b>St Just Recreation Ground</b>	<u>104620</u>	<u>7500</u>
<b>Total Incoming Resources</b>	<b><u>114524</u></b>	<b><u>8760</u></b>
<b>RESOURCES EXPENDED</b>		
<b>Charitable Activities</b>		
Insurance & Subscriptions	99	99
<b>Legal, Professional &amp; Property Costs</b>		
Lottery Licence	0	20
Fencing Repairs	0	150
Grass Cutting	600	480
Christmas Tree Festival	25	0
Charity Annual	13	<u>13</u>

	Return		<u>638</u>	<u>663</u>
			737	762
<b>Pendeen Cemetery</b>	0			2527
<b>St Just Recreation Ground</b>	104048	104048		300
<b>Total Resources Expended</b>		<b><u>104785</u></b>		<b><u>3589</u></b>
<b>Net Surplus/(Expenditure)</b>		<b><u>9739</u></b>		<b><u>5171</u></b>