

Financial Statements and Trustees' Report
Period 1st April 2024 to 31st 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 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 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 31st 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 31st 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 : 16th July 2025

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

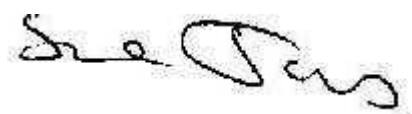
The trustees, directors of the Charitable Company, are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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:



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

The notes form part of these financial statements

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

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

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

The notes form part of these financial statements

LANDS END PENINSULA CLT LIMITED

BALANCE SHEET

CONTINUED

AS AT 31st MARCH (continued)

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 31ST 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 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 2025 **(continued)**

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

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

Pendeen Cemetery		2024
Income		
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>
	156757	80
Expenditure		
Commercial Groundwork	156434	0
Web Design	0	112
Legal Fees	135	0
Charity Commission	17	0
Advertising	<u>30</u>	<u>0</u>
	156616	112
Surplus/ (Deficit)	<u>141</u>	<u>-32</u>
St Just Recreation Ground Skate Park		
Income		
Donations	259	45
Insurance Contribution	100	0
Cornwall Council	25733	500
	26092	545
Expenditure		
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>
	24279	10971
Surplus/ (Deficit)	<u>1813</u>	<u>-10426</u>

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

		2024
		£
INCOMING RESOURCES		
Voluntary Income		
Membership Fees	10	3
Donation	0	45
Cornwall Council Capacity Grant	<u>0</u>	<u>21300</u>
	10	21348
Investment Income		
Interest Receivable	0	<u>0</u>
Property Income		
Ground Maintenance	345	360
Cornwall Council	<u>470</u>	<u>0</u>
	825	21708
Pendeen Cemetery	156757	80
St Just Recreation Ground	26092	545
Total Incoming Resources	183674	22333
RESOURCES EXPENDED		
Charitable Activities		
Insurance & Subscriptions	0	1551
Legal, Professional & Property Costs		
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>
	13736	9697
Pendeen Cemetery	156616	112
St Just Recreation Ground	24279	10971
Total Resources Expended	194631	20780
Net (Expenditure)/Surplus	-10957	1553