

**LEEDS COMMUNITY HOMES LTD**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD 30 NOVEMBER 2015 TO 31 MARCH 2017**

# LEEDS COMMUNITY HOMES LTD

## SOCIETY INFORMATION

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**Directors** Mr R Greenland  
Mr J Lindh  
Mr J Hartley  
Mr J Reed  
Mr P Chatterton  
Mr S Hoey  
Mr P Belbin  
Mrs G Coupland

**Secretary** Mrs G Coupland

**FCA registration number** 7252

**Registered office** Micklethwaite House  
70 Cross Green Lane  
Leeds  
LS9 0DG

**Accountants** GBAC Limited  
Old Linen Court  
83-85 Shambles Street  
Barnsley  
South Yorkshire  
S70 2SB

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# LEEDS COMMUNITY HOMES LTD

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# LEEDS COMMUNITY HOMES LTD

## DIRECTORS' REPORT

### *FOR THE PERIOD ENDED 31 MARCH 2017*

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The directors present their annual report and financial statements for the period ended 31 March 2017.

#### **Principal activities**

The principal activity of the society continued to be that of a community land trust.

#### **Committee members**

The committee members who held office during the period and up to the date of signature of the financial statements were as follows:

Mr R Greenland  
Mr J Lindh  
Mr J Hartley  
Mr J Reed  
Mr P Chatterton  
Mr S Hoey  
Mr P Belbin  
Mrs G Coupland

This report has been prepared in accordance with the requirements of the Co-Operative and Community Benefit Societies Act 2014.

On behalf of the board

Mr R Greenland  
**Director**

21 June 2017  
Mr J Lindh  
**Director**

# LEEDS COMMUNITY HOMES LTD

## INDEPENDENT ACCOUNTANTS' REPORT UNDER SECTION 85 OF THE CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014

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We report to the members on the unaudited accounts for the period ended 31 March 2017 set out on pages 3 to 8.

### RESPECTIVE RESPONSIBILITIES OF OFFICERS AND REPORTING ACCOUNTANTS

The society's officers are responsible for the preparation of the accounts, and they consider that the society is entitled to opt out of an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

This report is made to the society's members, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the accounts that we have been engaged to compile, report to the society's members that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the society and the society's members, as a body, for our work or for this report.

### BASIS OF OPINION

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants, and so our procedures consisted of comparing the accounts with the accounting records kept by the society, and making such limited enquiries of the officers of the society as we considered necessary for the purposes of this report. These procedures provide the only assurance expressed in our opinion.

### OPINION

In our opinion:

- The accounts, including the income and expenditure account and statement of financial position, are in agreement with the accounting records kept by the society under s75 of the Co-operative and Community Benefit Society Act 2014;
- Having regard only to, and on the basis of, the information contained in those accounting records the income and expenditure account and statement of financial position comply with the requirements of the Co-operative and Community Benefit Society Act 2014; and
- For the preceding year of account, the financial criteria for the exercise of the power conferred by section 84 were met in relation to the year.

**GBAC Limited**

21 June 2017

**Reporting Accountants**

Old Linen Court  
83-85 Shambles Street  
Barnsley  
South Yorkshire  
S70 2SB

# LEEDS COMMUNITY HOMES LTD

## INCOME STATEMENT

FOR THE PERIOD ENDED 31 MARCH 2017

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	<b>Notes</b>	<b>period ended 31 March</b>
		<b>£</b>
Administrative expenses		(42,818)
Other operating income		36,950
		<hr/>
<b>Operating loss</b>		<b>(5,868)</b>
Investment income		11
		<hr/>
<b>Loss before taxation</b>		<b>(5,857)</b>
Taxation		-
		<hr/>
<b>Loss for the financial period</b>		<b>(5,857)</b>
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Mr R Greenland  
**Director**

Mr J Lindh  
**Director**

Mrs G Coupland  
**Secretary**

# LEEDS COMMUNITY HOMES LTD

## STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2017

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	Notes	£	£
<b>Current assets</b>			
Trade and other receivables	2	305	
Cash at bank and in hand		357,203	
		<u>357,508</u>	
<b>Current liabilities</b>	3	(1,355)	
		<u>356,153</u>	
<b>Net current assets</b>			<u>356,153</u>
<b>Equity</b>			
Called up share capital	4		362,010
Retained earnings			<u>(5,857)</u>
<b>Total equity</b>			<u>356,153</u>

For the financial period ended 31 March 2017 the society was entitled to exemption from audit under section 84 of the Co-Operative and Community Benefit Societies Act 2014.

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

The members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 84 of the Co-operative and Community Benefit Society 2014.

These financial statements have been prepared in accordance with the Co-Operative and Community Benefit Societies Act 2014 legislation.

The financial statements were approved by the Board of directors and authorised for issue on 21 June 2017 and are signed on its behalf by:

Mr R Greenland  
**Director**

Mr J Lindh  
**Director**

Mrs G Coupland  
**Secretary**

**Financial Conduct Authority registration No. 7252**

# LEEDS COMMUNITY HOMES LTD

## STATEMENT OF CHANGES IN EQUITY

*FOR THE PERIOD ENDED 31 MARCH 2017*

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	Notes	Share capital £	Retained earnings £	Total £
<b>Period ended 31 March 2017:</b>				
Loss and total comprehensive income for the period		-	(5,857)	(5,857)
Issue of share capital	<b>4</b>	362,010	-	362,010
<b>Balance at 31 March 2017</b>		<u>362,010</u>	<u>(5,857)</u>	<u>356,153</u>



# LEEDS COMMUNITY HOMES LTD

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE PERIOD ENDED 31 MARCH 2017

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#### 1 Accounting policies

##### **Society information**

Leeds Community Homes Ltd is a community benefit society registered under the Co-Operative and Community Benefit Societies Act 2014. The registered office is Micklethwaite House, 70 Cross Green Lane, Leeds, LS9 0DG.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Co-Operative and Community Benefit Societies Act 2014.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.3 Financial instruments

The society has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the society's statement of financial position when the society becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the society after deducting all of its liabilities.

# LEEDS COMMUNITY HOMES LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including trade and other payables, bank loans and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.4 Equity instruments

Equity instruments issued by the society are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the society.

#### 1.5 Leases

### 2 Trade and other receivables

#### Amounts falling due within one year:

Other receivables	£ 305
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### 3 Current liabilities

Trade payables	£ 555
Other payables	800
	<hr/> 1,355 <hr/>

# LEEDS COMMUNITY HOMES LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 31 MARCH 2017

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### 4 Called up share capital

	£
<b>Members shares</b>	
<b>Issued and fully paid</b>	
10 members shares of £1 each	10
	<u>          </u>
<b>Withdrawable share capital</b>	
<b>Issued and fully paid</b>	
Withdrawable shares	362,000
	<u>          </u>

Membership to the society is available upon payment of £1. Membership offers people the opportunity to participate fully in the society without being an investor in a community share offer.

The company has also issued withdrawable shares. The shares were issued in £50 instalments with a minimum payment of £100. The holder cannot request to withdraw their shares until 3 years after the initial community share offer closure date of 31 January 2017 and must give 3 months notice. The right to withdraw the shares is at the discretion of the directors. These shares are non-transferrable. Interest will accrue on shares from 1 April 2020 at an initial rate of 2% pa. The maximum rate payable at any time in the future will be 2% above base rate. This will be determined by the directors from time to time.

# LEEDS COMMUNITY HOMES LTD

## DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE PERIOD ENDED 31 MARCH 2017

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		Period ended 31 March
	£	£
<b>Other operating income</b>		
Consultancy income	943	
Funding income	34,107	
Sponsorship income	1,900	
	<hr/>	
<b>Administrative expenses</b>		36,950
		<hr/> (42,818)
<b>Operating loss</b>		<hr/> (5,868)
<b>Investment revenues</b>		
Bank interest received	11	
	<hr/>	
		11
<b>Loss before taxation</b>	-	<hr/> <hr/> (5,857)

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# LEEDS COMMUNITY HOMES LTD

## SCHEDULE OF ADMINISTRATIVE EXPENSES

*FOR THE PERIOD ENDED 31 MARCH 2017*

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	<b>Period ended 31 March</b>
	<b>£</b>
<b>Administrative expenses</b>	
Staff training	220
Society administrative costs	25,726
Meeting expenses	69
Share offer launch	3,192
Computer running costs	74
Legal and professional fees	7,680
Accountancy	1,686
Bank charges	74
Insurances (not premises)	287
Subscriptions and membership fees	236
Marketing	3,524
Sundry expenses	50
	<hr/>
	42,818
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