Moore Thompson
Chartered Accountants

COMPANY REGISTRATION NUMBER 04219277

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

Financial Statements

for the year ended

31st March 2012

IAPA International Association of Practising Accountants

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for the year ended 31st March 2012

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ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE

The Directors' Report

for the year ended 31st March 2012

The directors have pleasure in presenting their report and the financial statements of the company for the year ended 31st March 2012.

Principal activities

The objects of the Trust are to pursue any charitable purpose for the benefit of people who live or work in Elsea Park, Bourne and its environs in the County of Lincolnshire.

Directors

The directors who served the company during the year were as follows:

M P Upex
A M Bailey
S B Cliffe
J Brough
A M Clarke
D H R Browne
B S Cook
A G A Cooke
I Kilday
J Smith

J Brough was appointed as a director on 7th March 2012.
A M Clarke was appointed as a director on 7th March 2012.

I Kilday resigned as a director on 5th July 2011.

Directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that year.

In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the 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.

In so far as the directors are aware:

- there is no relevant audit information of which the company's auditor is unaware; and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditor

Moore Thompson have been re-appointed as auditor for the ensuing year in accordance with section 485 of the Companies Act 2006.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Signed on behalf of the directors

A M Bailey
Director

Approved by the directors on 5 September 2012.

Independent Auditor's Report to the Members

for the year ended 31st March 2012

We have audited the financial statements of Elsea Park Community Trust for the year ended 31st March 2012 on pages 5 to 10. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on pages 1 to 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31st March 2012 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report.

Spalding
Kenneth Maggs (Senior Statutory Auditor)
Dated: 6 September 2012
For and on behalf of Moore Thompson, Statutory Auditor

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE

Profit and Loss Account

for the year ended 31st March 2012

	Note	**2012** £	2011 £
Turnover		152,798	135,849
Other operating income		958,023	–
		1,110,821	135,849
Raw materials and consumables		–	(711)
Staff costs		(70,081)	(51,098)
Depreciation written off fixed assets	2	(3,005)	(2,103)
Other operating charges		(31,338)	(2,126)
Operating profit	2	1,006,397	79,811
Attributable to:			
Operating profit before exceptional items		48,374	54,600
Exceptional items	2	958,023	25,211
		1,006,397	79,811
Interest receivable		1,048	5
Profit on ordinary activities before taxation		1,007,445	79,816
Tax on profit on ordinary activities	3	(210)	(1)
Profit for the financial year		1,007,235	79,815
Retained profit brought forward		198,151	118,336
Retained profit carried forward		1,205,386	198,151

The notes on pages 7 to 10 form part of these financial statements.

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE

Balance Sheet

as at 31st March 2012

	Note	2012 £	2012 £	2011 £	2011 £
Fixed assets					
Tangible assets	4		980,554		7,531
Current assets					
Debtors	5	31,750		49,446	
Cash at bank and in hand		257,998		166,753	
		289,748		216,199	
Creditors: amounts falling due within one year	6	64,916		25,579	
Net current assets			224,832		190,620
Total assets less current liabilities			1,205,386		198,151
Reserves	8				
Profit and loss account			1,205,386		198,151
Members' funds			1,205,386		198,151

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

These financial statements were approved by the directors and authorised for issue on 5 September 2012, and are signed on their behalf by:

B S Cook
Director

Company Registration Number: 04219277

The notes on pages 7 to 10 form part of these financial statements.

1. Accounting policies

Basis of accounting

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).

Turnover

The turnover shown in the profit and loss account represents amounts receivable during the year, exclusive of Value Added Tax, in respect of residents contribution towards the Trusts obligations.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Plant and machinery	-	25% reducing balance
Office equipment	-	20% reducing balance
Furniture and fixtures	-	20% reducing balance
Playground equipment	-	10% straight line
Freehold property	-	50 years straight line

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

1. Accounting policies *(continued)*

Financial instruments

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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

Gifts in kind

Assets given for use by the trust (e.g. property for its own occupation) are included in the Profit and Loss account using a reasonable estimate of their value, as incoming resources when receivable.

2. Operating profit

Operating profit is stated after charging/(crediting):

	2012	2011
	£	£
Directors' emoluments	–	–
Depreciation of owned fixed assets	4,995	2,103
Profit on disposal of fixed assets	(1,990)	–
Auditor's fees	3,700	3,600
VAT underpaid from previous years	–	24,789
Commuted Green Transport Contribution	–	(50,000)
Gifts in kind	(958,023)	–

The exceptional item in respect of the VAT underpaid from previous years relates to liability arising from when the company commenced trading to 31st March 2010. The directors were incorrectly under the impression that they did not need to be registered for Value Added Tax, and therefore during the year ended 31 March 2011, the company was required to meet the relevant tax liability.

The exceptional item in respect of the Commuted Green Transport Contribution in the year ended 31 March 2011 relates to a contribution received for the provision of Green Transport Network. The site contractors had provided £50,000 funding for the project subject to certain conditions which are being satisfied and is unlikely to have to be repaid.

The two exceptional items described above were incorrectly accounted for in previous periods but do not meet requirements for prior period adjustments and had therefore been included in the year ended 31 March 2011 accounts.

The exceptional item for the gifts in kind relates to the transfer of the community centre from Kier Homes to Elsea Park Community Trust on the 23rd March 2012, this had an estimated construction cost to Kier homes of £958,023 and therefore has been included as a gift in kind in these financial statements.

3. Taxation on ordinary activities

	2012 £	2011 £
Current tax:		
UK Corporation tax based on the results for the year at 20% (2011 - 21%)	210	1
Total current tax	210	1

4. Tangible fixed assets

	Freehold Property £	**Plant and machinery** £	**Office equipment** £	**Furniture and fixtures** £	**Playground equipment** £	**Total** £
Cost						
At 1 Apr 2011	–	24,249	8,474	–	–	32,723
Additions	958,023	4,640	72	6,533	8,750	978,018
At 31 Mar 2012	958,023	28,889	8,546	6,533	8,750	1,010,741
Depreciation						
At 1 Apr 2011	–	21,624	3,568	–	–	25,192
Charge for the year	–	1,818	996	1,306	875	4,995
At 31 Mar 2012	–	23,442	4,564	1,306	875	30,187
Net book value						
At 31 Mar 2012	958,023	5,447	3,982	5,227	7,875	980,554
At 31 Mar 2011	–	2,625	4,906	–	–	7,531

The company owns the title absolute of freehold land under the title numbers LL332804, LL332070 and LL325255. This includes the building known as The Centre @ Elsea Park which had an estimated construction cost to Kier Homes of £958,023 and was transferred to the Trust on 23 March 2012 with a nominal value of £1, as this transaction occurred in close proximity prior to the year end the estimated build cost is deemed to be the most accurate value for The Centre on an existing use basis.

5. Debtors

	2012	2011
	£	£
Trade debtors	29,001	40,544
VAT recoverable	2,095	7,119
Prepayments and accrued income	654	1,783
	31,750	49,446

6. Creditors: amounts falling due within one year

	2012	2011
	£	£
Trade creditors	5,458	3,166
Other creditors including taxation:		
Corporation tax	210	1
Accruals and deferred income	59,248	22,412
	64,916	25,579

7. Related party transactions

No material transactions with related parties were undertaken such as are required to be disclosed under Financial Reporting Standard for Smaller Entities.

8. Company limited by guarantee

The company is Limited by Guarantee. The potential liability of members is set out in the Memorandum and Articles of Association and the relevant clause is reproduced below: -

"Every member of the Trust undertakes to contribute to the Assets of the Trust in the event of the same being wound up during the time s/he or it is a member, or within one year afterwards, for the payments of the debts and liabilities of the Trust contracted before the time at which s/he or it ceases to be a member and of the costs, charges and expenses of winding up the same, and for the adjustments of the rights of the contributors among themselves such amount as may be required not exceeding one pound".

ELSEA PARK COMMUNITY TRUST
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Detailed Trading and Profit and Loss Account

for the year ended 31st March 2012

	2012		2011	
	£	**£**	£	£
Turnover				
Annual community charge		148,172		133,410
Recharges		4,626		2,439
		152,798		135,849
Direct costs				
Purchases		–		711
Gross profit		152,798		135,138
Other income				
Gifts in kind		958,023		–
Interest received		1,048		5
		1,111,869		135,143
Overheads				
Wages and salaries	64,948		47,296	
Employers national insurance contributions	5,133		3,802	
Rent	168		484	
Rates and water	440		–	
Insurance	2,622		3,551	
Repairs and maintenance	5,077		2,158	
Motor expenses	567		945	
Travel and subsistence	577		395	
Telephone	846		505	
Printing, stationery and postage	5,031		4,799	
Protective clothing	26		66	
Sundry expenses	2,747		1,052	
Advertising and communications	591		761	
Legal and professional fees	6,683		5,325	
Audit and accountancy fees	3,700		3,600	
Bank charges	2,263		1,432	
VAT penalty	–		2,264	
Depreciation	4,995		2,103	
Profit on disposal of fixed assets	(1,990)		–	
		104,424		80,538
Profit before taxation		1,007,445		54,605
Tax on profit on ordinary activities		(210)		(1)
VAT underpaid from previous years		–		(24,789)
Commuted Green Transport Contribution		–		50,000
Retained profit for the financial year		1,007,235		79,815
Retained profit brought forward		198,151		118,336
Retained profit carried forward		1,205,386		198,151