

COMPANY REGISTRATION NUMBER 04219277

**ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE**

Financial Statements

for the year ended

31st March 2013

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Financial Statements

for the year ended 31st March 2013

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ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

The Directors' Report for the year ended 31st March 2013

The directors have pleasure in presenting their report and the financial statements of the company for the year ended 31st March 2013.

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:

J Whitehead
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
J Smith

J Whitehead was appointed as a director on 5th September 2012.

S B Cliffe resigned as a director on 2nd January 2013.

A M Clarke resigned as a director on 1st August 2012.

P Fellows was appointed as a director on 1st May 2013.

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.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

The Directors' Report *(continued)*

for the year ended 31st March 2013

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 3rd July 2013

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Independent Auditor's Report to the Members

for the year ended 31st March 2013

We have audited the financial statements of Elsea Park Community Trust for the year ended 31st March 2013 on pages 5 to 11. 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 2013 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.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Independent Auditor's Report to the Members *(continued)* for the year ended 31st March 2013

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

Dated: 24th July 2013

Kenneth Maggs (Senior Statutory Auditor)

For and on behalf of Moore Thompson

Chartered Accountants, Statutory Auditor

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Profit and Loss Account

for the year ended 31st March 2013

	Note	2013 £	2012 £
Turnover		186,286	152,799
Other operating income		98,977	958,023
		<u>285,263</u>	<u>1,110,822</u>
Staff costs		(87,855)	(70,081)
Depreciation written off fixed assets	2	(38,203)	(3,005)
Other operating charges		(78,754)	(31,339)
Operating profit	2	<u>80,451</u>	<u>1,006,397</u>
Attributable to:			
Operating (loss)/profit before exceptional items		(18,526)	48,374
Exceptional items	2	98,977	958,023
		<u>80,451</u>	<u>1,006,397</u>
Interest receivable		24	1,048
Profit on ordinary activities before taxation		<u>80,475</u>	<u>1,007,445</u>
Tax on profit on ordinary activities	3	(5)	(210)
Profit for the financial year		<u><u>80,470</u></u>	<u><u>1,007,235</u></u>

The notes on pages 7 to 11 form part of these financial statements.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Balance Sheet

as at 31st March 2013

	Note	2013 £	2012 £
Fixed assets			
Tangible assets	4	1,117,263	980,554
Current assets			
Debtors	5	35,230	31,750
Cash at bank and in hand		206,811	257,998
		<u>242,041</u>	<u>289,748</u>
Creditors: amounts falling due within one year	6	<u>73,448</u>	<u>64,916</u>
Net current assets		168,593	224,832
Total assets less current liabilities		<u>1,285,856</u>	<u>1,205,386</u>
Reserves	8		
Other reserves	9	1,038,100	—
Profit and loss account	9	247,756	1,205,386
Members' funds		<u>1,285,856</u>	<u>1,205,386</u>

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 3rd July 2013, and are signed on their behalf by:

J Whitehead
Director

Company Registration Number: 04219277

The notes on pages 7 to 11 form part of these financial statements.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Notes to the Financial Statements

for the year ended 31st March 2013

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:

Freehold property	- 50 years straight line
Plant and machinery	- 25% reducing balance
Office and centre equipment	- 20% reducing balance
Furniture and fixtures	- 20% reducing balance
Playground equipment	- 10% straight line
Freehold land	- not depreciated

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.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Notes to the Financial Statements

for the year ended 31st March 2013

1. Accounting policies *(continued)*

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.

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.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Notes to the Financial Statements

for the year ended 31st March 2013

2. Operating profit

Operating profit is stated after charging/(crediting):

	2013	2012
	£	£
Directors' emoluments	—	—
Depreciation of owned fixed assets	38,203	4,995
Profit on disposal of fixed assets	—	(1,990)
Auditor's fees	4,260	3,700
Gifts in kind	<u>(98,977)</u>	<u>(958,023)</u>

The exceptional item relates to gifts in kind during the year. This is the transfer of the community centre, amenity land and grazing land from Kier Homes Ltd to Elsea Park Community Trust. The original estimated value was £958,023 for the community centre but a professional valuation by J H Walter LLP has reduced it to £945,000 in the current year. The land elements were valued at £112,000.

3. Taxation on ordinary activities

	2013	2012
	£	£
Current tax:		
UK Corporation tax based on the results for the year at 20% (2012 - 20%)	<u>5</u>	<u>210</u>
Total current tax	<u><u>5</u></u>	<u><u>210</u></u>

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Notes to the Financial Statements

for the year ended 31st March 2013

4. Tangible fixed assets

	Freehold land and property £	Plant and machinery £	Office and centre equipment £	Furniture and fixtures £	Playground equipment £	Total £
Cost						
At 1 Apr 2012	958,023	28,889	8,546	6,533	8,750	1,010,741
Additions	98,977	658	42,433	32,844	–	174,912
At 31 Mar 2013	<u>1,057,000</u>	<u>29,547</u>	<u>50,979</u>	<u>39,377</u>	<u>8,750</u>	<u>1,185,653</u>
Depreciation						
At 1 Apr 2012	–	23,442	4,564	1,306	875	30,187
Charge for the year	18,900	1,529	9,284	7,615	875	38,203
At 31 Mar 2013	<u>18,900</u>	<u>24,971</u>	<u>13,848</u>	<u>8,921</u>	<u>1,750</u>	<u>68,390</u>
Net book value						
At 31 Mar 2013	<u>1,038,100</u>	<u>4,576</u>	<u>37,131</u>	<u>30,456</u>	<u>7,000</u>	<u>1,117,263</u>
At 31 Mar 2012	<u>958,023</u>	<u>5,447</u>	<u>3,982</u>	<u>5,227</u>	<u>7,875</u>	<u>980,554</u>

The freehold land and property was valued on 23 May 2013 by John R Elliott BSc (Hons) MRICS ACI Arb from J H Walter LLP, the valuation was £1,057,000 being made up of Elsea Park Community Centre £945,000, 4.76 Hectares of amenity land £12,000 and 5.98 Hectares of grazing land £100,000. This property is a gift in kind from Kier Homes Ltd.

Included in the Freehold land and property NBV of £1,038,000 is £112,000 of land that is not depreciated.

5. Debtors

	2013 £	2012 £
Trade debtors	31,931	29,001
VAT recoverable	1,455	2,095
Prepayments and accrued income	1,844	654
	<u>35,230</u>	<u>31,750</u>

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Notes to the Financial Statements

for the year ended 31st March 2013

6. Creditors: amounts falling due within one year

	2013 £	2012 £
Trade creditors	8,371	5,458
Other creditors including taxation:		
Corporation tax	5	210
Accruals and deferred income	65,072	59,248
	<u>73,448</u>	<u>64,916</u>

7. Related party transactions

During the year Lark Energy Ltd sold goods to Elsea Park Community Trust amounting to £12,672. A G A Cooke is a director of both Lark Energy Ltd and Elsea Park Community Trust.

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".

9. Reconciliation of movement on reserves

	Property reserve £	Profit and loss account £	Total funds £
Balance brought forward	–	1,205,386	1,205,386
Profit for the year	–	80,470	80,470
Transfer of land and property	1,057,000	(1,057,000)	–
Transfer depreciation of property	(18,900)	18,900	–
	<u>1,038,100</u>	<u>247,756</u>	<u>1,285,856</u>

The Property Reserve relates to property gifted to the trust for retention by the community. The value is therefore retained separately to the residents' reserves. Depreciation of the Elsea Park Community Centre is transferred annually to ensure maintenance of the residents' reserves.

ELSEA PARK COMMUNITY TRUST COMPANY LIMITED BY GUARANTEE

Detailed Trading and Profit and Loss Account

for the year ended 31st March 2013

	2013		2012
	£	£	£
Turnover			
Annual community charge	171,201		148,172
Recharges	–		4,627
Community centre income	15,085		–
	<u>186,286</u>		<u>152,799</u>
 Other income			
Gifts in kind	98,977		958,023
Interest received	24		1,048
	<u>285,287</u>		<u>1,111,870</u>
 Overheads			
Wages and salaries	81,947		64,948
Employers national insurance contributions	5,908		5,133
Contract labour	2,000		–
Rent	–		168
Rates and water	13,049		440
Light and heat	6,110		–
Insurance	4,589		2,622
Repairs and maintenance	8,935		5,077
Motor expenses	1,585		567
Travel and subsistence	361		577
Telephone	1,721		846
Printing, stationery and postage	11,125		5,031
Protective clothing	611		26
Sundry expenses	3,931		2,106
Training	80		–
Events	3,670		642
Advertising and communications	2,347		591
Legal and professional fees	10,101		6,683
Audit and accountancy fees	4,260		3,700
Bank charges and direct debit charges	4,279		2,263
Depreciation	38,203		4,995
Profit on disposal of fixed assets	–		(1,990)
	<u>204,812</u>		<u>104,425</u>
 Profit before taxation	80,475		1,007,445
Tax on profit on ordinary activities	(5)		(210)
 Retained profit for the financial year	<u>80,470</u>		<u>1,007,235</u>