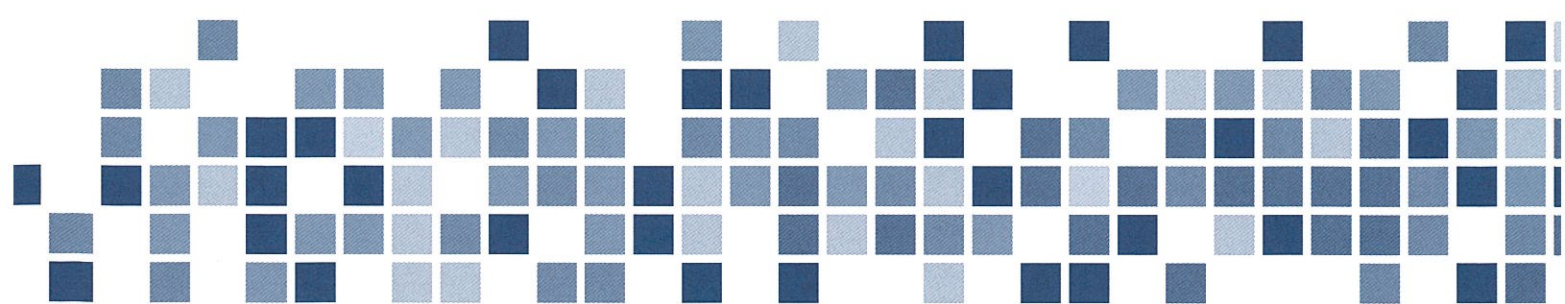


COMPANY REGISTRATION NUMBER: 04219277

ELSEA PARK COMMUNITY TRUST
Company Limited by Guarantee
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2019

STREETS[®]
CHARTERED ACCOUNTANTS



ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2019

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ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
OFFICERS AND PROFESSIONAL ADVISERS

The board of directors

J Brough
D H R Browne
A G A Cooke
P D Fellows
R P H Reid
M J Marren
P A Kent
M J Underwood
D J Keeffe

Company secretary

B S Cook

Registered office

The Centre
1 Sandown Drive
Bourne
Lincolnshire
United Kingdom
PE10 0US

Auditor

Streets Audit LLP
Chartered accountant & statutory auditor
Tower House
Lucy Tower Street
Lincoln
LN1 1XW

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
DIRECTORS' REPORT
YEAR ENDED 31 MARCH 2019

The directors present their report and the financial statements of the company for the year ended 31 March 2019.

DIRECTORS

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

J Brough	
D H R Browne	
A G A Cooke	
P D Fellows	
R P H Reid	
M J Marren	
P A Kent	
M J Underwood	(Appointed 6 September 2018)
D M Ashwell	(Resigned 20 April 2018)
J A D Fordham	(Resigned 11 December 2018)
J Derrick	(Resigned 5 November 2018)
S Rzeminski	(Resigned 4 June 2018)

DIRECTORS' RESPONSIBILITIES STATEMENT

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 the profit or loss of the company for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgments 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.

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

DIRECTORS' REPORT *(continued)*

YEAR ENDED 31 MARCH 2019

AUDITOR

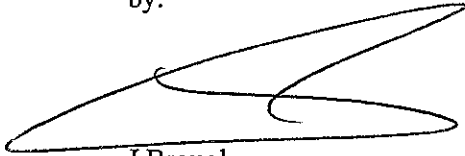
Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 4 July 2019 and signed on behalf of the board by:



J Brough
Director

Registered office:
The Centre
1 Sandown Drive
Bourne
Lincolnshire
United Kingdom
PE10 0US

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELSEA PARK COMMUNITY TRUST

YEAR ENDED 31 MARCH 2019

OPINION

We have audited the financial statements of Elsea Park Community Trust (the 'company') for the year ended 31 March 2019 which comprise the statement of comprehensive income, statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELSEA PARK COMMUNITY TRUST *(continued)*

YEAR ENDED 31 MARCH 2019

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which 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' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELSEA PARK COMMUNITY TRUST *(continued)*

YEAR ENDED 31 MARCH 2019

RESPONSIBILITIES OF DIRECTORS

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ELSEA PARK
COMMUNITY TRUST *(continued)***

YEAR ENDED 31 MARCH 2019

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

USE OF OUR REPORT

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.



ROBERT ANDERSON (Senior Statutory Auditor)

For and on behalf of
Streets Audit LLP
Chartered accountant & statutory auditor
Tower House
Lucy Tower Street
Lincoln
LN1 1XW

9 August 2019

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 MARCH 2019

	Note	2019 £	2018 £
TURNOVER		479,987	387,654
Other operating income		<u>10,355</u>	<u>1,933</u>
		490,342	389,587
Staff costs	6	(128,164)	(125,936)
Depreciation and other amounts written off tangible and intangible fixed assets		(45,259)	(36,050)
Other operating expenses		<u>(165,940)</u>	<u>(106,972)</u>
OPERATING PROFIT		150,979	120,629
Other interest receivable and similar income		<u>992</u>	<u>—</u>
PROFIT BEFORE TAXATION	7	151,971	120,629
Tax on profit		<u>—</u>	<u>—</u>
PROFIT FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME		<u>151,971</u>	<u>120,629</u>

All the activities of the company are from continuing operations.

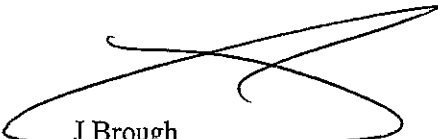
The notes on pages 10 to 14 form part of these financial statements.

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
STATEMENT OF FINANCIAL POSITION
31 MARCH 2019

	Note	2019 £	2018 £
FIXED ASSETS			
Tangible assets	8	1,011,852	1,016,305
CURRENT ASSETS			
Debtors	9	29,256	26,555
Cash at bank and in hand		<u>776,565</u>	<u>606,884</u>
		805,821	633,439
CREDITORS: amounts falling due within one year	10	<u>148,779</u>	<u>132,821</u>
NET CURRENT ASSETS		<u>657,042</u>	<u>500,618</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,668,894</u>	<u>1,516,923</u>
NET ASSETS		<u>1,668,894</u>	<u>1,516,923</u>
CAPITAL AND RESERVES			
Other reserves		924,700	943,600
Profit and loss account		<u>744,194</u>	<u>573,323</u>
MEMBERS FUNDS		<u>1,668,894</u>	<u>1,516,923</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on 4 July 2019, and are signed on behalf of the board by:


 J. Brough
 Director

Company registration number: 04219277

The notes on pages 10 to 14 form part of these financial statements.

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2019

1. General information

The company is a private company limited by guarantee, registered in England and Wales. The address of the registered office is The Centre, 1 Sandown Drive, Bourne, Lincolnshire, PE10 0US, United Kingdom.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

Tangible fixed assets are recognised at cost, less accumulated depreciation and any impairments. Depreciation takes place over the estimated useful life, down to the assessed residual value. The carrying amount of the company's fixed assets is tested as soon as changed conditions show that a need for impairment has arisen.

Revenue recognition

The turnover shown in the profit and loss account represents amounts receivable during the year, exclusive of Value Added Tax, in respect of residents contributions towards the trusts obligations and fees generated through the hire of the facilities at The Centre.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS *(continued)*

YEAR ENDED 31 MARCH 2019

3. Accounting policies *(continued)*

Depreciation

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

Freehold Property	-	50 years straight line
Playground Equipment	-	10% straight line
Plant and Machinery	-	20% straight line
Office and Equipment	-	7 years straight line
Motor Vehicles	-	20% straight line
Furniture and Fixtures	-	5-7 years straight line

Depreciation is not provided for on freehold land.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting 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.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided.

4. Company limited by guarantee

The company is Limited by Guarantee. The potential liability of its 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".

5. Auditor's remuneration

	2019	2018
	£	£
Fees payable for the audit of the financial statements	<u>4,750</u>	<u>4,750</u>

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 MARCH 2019

6. Staff costs

The average number of persons employed by the company during the year amounted to 8 (2018: 8).

The aggregate employment costs incurred during the year were:

	2019	2018
	£	£
Wages and salaries	122,609	120,030
Social security costs	4,489	5,345
Other pension costs	1,066	561
	128,164	125,936

7. Profit before taxation

Profit before taxation is stated after charging:

	2019	2018
	£	£
Depreciation of tangible assets	44,642	36,050

8. Tangible assets

	Freehold property £	Playground equipment £	Plant and machinery £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost						
At 1 Apr 2018	1,057,000	27,715	32,498	143,733	12,783	1,273,729
Additions	–	8,080	16,570	6,406	13,800	44,856
Disposals	–	–	(15,430)	–	(5,000)	(20,430)
At 31 Mar 2019	1,057,000	35,795	33,638	150,139	21,583	1,298,155
Depreciation						
At 1 Apr 2018	113,400	12,046	30,746	99,315	1,917	257,424
Charge for the year	18,900	4,181	696	18,308	2,557	44,642
Disposals	–	(333)	(15,430)	–	–	(15,763)
At 31 Mar 2019	132,300	15,894	16,012	117,623	4,474	286,303
Carrying amount						
At 31 Mar 2019	924,700	19,901	17,626	32,516	17,109	1,011,852
At 31 Mar 2018	943,600	15,669	1,752	44,418	10,866	1,016,305

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 MARCH 2019

8. Tangible assets *(continued)*

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

Freehold property includes land of £112,000 that is not depreciated.

9. Debtors

	2019	2018
	£	£
Trade debtors	17,746	16,695
Other debtors	11,510	9,860
	<u>29,256</u>	<u>26,555</u>

10. Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	15,171	3,535
Other creditors	133,608	129,286
	<u>148,779</u>	<u>132,821</u>

11. Analysis of other comprehensive income

	Other reserves	Profit and loss account	Total
	£	£	£
Year ended 31 March 2019			
Transfer of Freehold Property depreciation	<u>(18,900)</u>	<u>18,900</u>	<u>—</u>
Year ended 31 March 2018			
Transfer of Freehold Property depreciation	<u>(18,900)</u>	<u>18,900</u>	<u>—</u>

12. Reserves

Other reserves - represents the Property Reserve relating 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.

Profit and loss account - within the profit and loss account reserves are designated reserves relating to an initial £50,000 Green Fund given to the trust. The balance of reserves relating to the Green Fund at the year end is £39,496 (2018 - £39,496).

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS *(continued)*
YEAR ENDED 31 MARCH 2019

13. Related party transactions

A number of the directors are also residents. Accordingly, they pay the annual community charge to the Trust on the same terms as other residents.

No further transactions with related parties were undertaken such as are required to be disclosed under FRS102 Section 1A.

**ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
MANAGEMENT INFORMATION
YEAR ENDED 31 MARCH 2019**

The following pages do not form part of the financial statements.

ELSEA PARK COMMUNITY TRUST

DETAILED INCOME STATEMENT

YEAR ENDED 31 MARCH 2019

	2019 £	2018 £
TURNOVER		
Annual community charge	421,596	330,300
Administration fees	25,418	24,809
Community centre income	32,973	32,545
	<u>479,987</u>	<u>387,654</u>
Other operating income	10,355	1,933
	<u>490,342</u>	<u>389,587</u>
Staff costs	128,164	125,936
Depreciation and other amounts written off tangible and intangible fixed assets	45,259	36,050
Other operating expenses	165,940	106,972
	<u>150,979</u>	<u>120,629</u>
OPERATING PROFIT		
Other interest receivable and similar income	992	—
	<u>151,971</u>	<u>120,629</u>
PROFIT BEFORE TAXATION		

ELSEA PARK COMMUNITY TRUST
NOTES TO THE DETAILED INCOME STATEMENT
YEAR ENDED 31 MARCH 2019

	2019	2018
	£	£
OTHER OPERATING INCOME		
Gifts in kind	1,785	1,555
Other operating income	<u>8,570</u>	<u>378</u>
	<u>10,355</u>	<u>1,933</u>
STAFF COSTS		
Wages and salaries	122,609	120,030
Employers national insurance contributions	4,489	5,345
Staff pension contributions	<u>1,066</u>	<u>561</u>
	<u>128,164</u>	<u>125,936</u>
DEPRECIATION AND OTHER AMOUNTS WRITTEN OFF INTANGIBLE FIXED ASSETS		
Depreciation written off fixed assets	44,642	36,050
Profit on disposal of fixed assets	<u>617</u>	<u>—</u>
	<u>45,259</u>	<u>36,050</u>
OTHER OPERATING EXPENSES		
Rates and water	12,722	12,850
Light and heat	3,878	1,430
Insurance	3,730	2,792
Repairs and maintenance	94,349	60,379
Motor expenses	3,001	807
Telephone	1,629	1,172
Printing postage and stationery	4,952	3,831
Sundry expenses	6,138	3,681
Cleaning	2,468	2,975
Events	6,486	3,296
Bank charges and direct debit charges	5,178	3,349
Legal and professional fees	16,659	5,660
Audit and accountancy fees	<u>4,750</u>	<u>4,750</u>
	<u>165,940</u>	<u>106,972</u>
OTHER INTEREST RECEIVABLE AND SIMILAR INCOME		
Interest received	<u>992</u>	<u>—</u>

