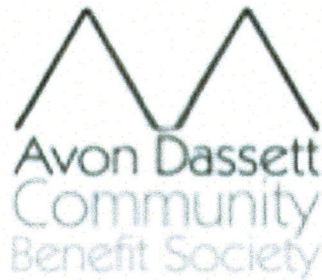


Company Registration No. RS007489 (England and Wales)



**AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2019**



Improving rural lives together



# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

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# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED FOR THE YEAR ENDED 28 FEBRUARY 2019

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In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, we have prepared for the committee's approval the financial statements of Avon Dasset Community Benefit Society Limited for the year ended 28 February 2019 which comprise the Revenue Account, the Balance Sheet and the related notes from the society's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the committee of Avon Dasset Community Benefit Society Limited, as a body, in accordance with the terms of our engagement letter dated 7 September 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Avon Dasset Community Benefit Society Limited and state those matters that we have agreed to state to the committee of Avon Dasset Community Benefit Society Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Avon Dasset Community Benefit Society Limited and its committee as a body, for our work or for this report.

It is your duty to ensure that Avon Dasset Community Benefit Society Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Avon Dasset Community Benefit Society Limited. You consider that Avon Dasset Community Benefit Society Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Avon Dasset Community Benefit Society Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

*Spencer Gardner Dickins limited*

Spencer Gardner Dickins Limited

*9 July 2019*  
.....

Chartered Accountants

3 Coventry Innovation Village  
Cheetah Road  
Coventry  
CV1 2TL

# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## REVENUE ACCOUNT

FOR THE YEAR ENDED 28 FEBRUARY 2019

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	Notes	Year ended 28 February 2019 £	Period ended 28 February 2018 £
Turnover	2	49,116	11,610
Cost of sales		(42,632)	(11,043)
<b>Gross profit</b>		<u>6,484</u>	<u>567</u>
Administrative expenses		(15,376)	(23,563)
Other operating income		21,260	14,970
<b>Operating profit/(loss)</b>		<u>12,368</u>	<u>(8,026)</u>
Interest receivable and similar income		157	-
Interest payable and similar expenses		(3,097)	(1,926)
<b>Profit/(loss) before taxation</b>		<u>9,428</u>	<u>(9,952)</u>
Tax on profit/(loss)		(1,826)	1,891
<b>Profit/(loss) for the financial year</b>		<u><u>7,602</u></u>	<u><u>(8,061)</u></u>



# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## BALANCE SHEET

AS AT 28 FEBRUARY 2019

	Notes	2019		2018	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	3		24,867		25,438
Investment properties	4		360,767		360,767
			<u>385,634</u>		<u>386,205</u>
<b>Current assets</b>					
Debtors	5	7,740		16,681	
Cash at bank and in hand		9,147		29,649	
		<u>16,887</u>		<u>46,330</u>	
<b>Creditors: amounts falling due within one year</b>	6	(29,592)		(63,441)	
<b>Net current liabilities</b>			(12,705)		(17,111)
<b>Total assets less current liabilities</b>			<u>372,929</u>		<u>369,094</u>
<b>Creditors: amounts falling due after more than one year</b>	7		(64,501)		(79,102)
<b>Provisions for liabilities</b>			(1,337)		(1,603)
<b>Net assets</b>			<u>307,091</u>		<u>288,389</u>
<b>Capital and reserves</b>					
Called up share capital	8	307,550		296,450	
Profit and loss reserves		(459)		(8,061)	
<b>Total equity</b>			<u>307,091</u>		<u>288,389</u>

For the financial year ended 28 February 2019 Avon Dasset Community Benefit Society Limited was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 and the Co-operative and Community Benefit Societies Act 2014 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 year in question in accordance with section 476 of the Companies Act 2006 and section 84 of the Co-operative and Community Benefit Societies Act 2014.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

**AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**

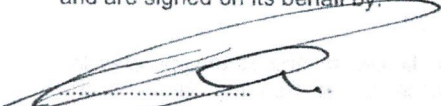
**BALANCE SHEET (CONTINUED)**

**AS AT 28 FEBRUARY 2019**

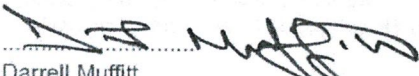
The financial statements were approved by the board of directors and authorised for issue on

**18 JUNE 2019**

and are signed on its behalf by:

  
Trevor Gill (Treasurer)

  
Michael Blakeman

  
Darrell Muffitt

Company Registration No. RS007489

# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2019

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### 1 Accounting policies

#### Company information

Avon Dasset Community Benefit Society Limited is a private company limited by shares incorporated in England and Wales and is a public benefit entity. The registered office is The Reading Room, Avon Dasset, Southam, CV47 2AL.

The principal activity of the society continued to be that of the purchase of the freehold property known as The Yew Tree, Avon Dasset and to enable the operation of The Yew Tree as a public house and a centre for the community, by leasing the premises to a tenant and supplying all wet goods to the tenant for resale.

#### 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 Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the society. 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 investment properties at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Reporting period

The comparative period presented was prepared on a basis longer than twelve months, following incorporation on 17 February 2017.

#### 1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rental income is received and apportioned over the term of the relevant lease.

#### 1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Plant and equipment	20% straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.



# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

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### 1 Accounting policies

(Continued)

#### 1.5 Investment properties

Investment property, which is property held to earn rentals and for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.7 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.8 Financial instruments

The company 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 company's balance sheet when the company 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.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the revenue account in other administrative expenses.

#### 1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

#### 1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the revenue account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.



# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

### 1 Accounting policies

(Continued)

#### *Deferred tax*

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the revenue account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.11 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

#### 1.12 Grants

Grants for the purpose of purchasing the investment property are recognised at the fair value of the asset received when there is reasonable assurance that the grant conditions will be met and the grants will be received.

### 2 Turnover and other revenue

An analysis of the society's turnover is as follows:

	2019	2018
	£	£
<b>Turnover analysed by class of business</b>		
Supply of wet goods	49,116	11,610
	<u>          </u>	<u>          </u>
	2019	2018
	£	£
<b>Other significant revenue</b>		
Interest income	157	-
Grants received	5,712	5,282
Rental income (incl recharged costs)	15,548	9,688
	<u>          </u>	<u>          </u>

# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

### 3 Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 March 2018	28,514
Additions	5,498
	<u>34,012</u>
At 28 February 2019	<u>34,012</u>
<b>Depreciation and impairment</b>	
At 1 March 2018	3,076
Depreciation charged in the year	6,069
	<u>9,145</u>
At 28 February 2019	<u>9,145</u>
<b>Carrying amount</b>	
At 28 February 2019	<u>24,867</u>
At 28 February 2018	<u>25,438</u>

### 4 Investment property

	2019 £
<b>Fair value</b>	
At 1 March 2018 and 28 February 2019	<u>360,767</u>

Investment property comprises The Yew Tree public house. The fair value of the investment property has been arrived at on the basis of a valuation carried out by the management committee. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

### 5 Debtors

	2019 £	2018 £
<b>Amounts falling due within one year:</b>		
Trade debtors	4,421	4,423
Other debtors	-	3,937
Prepayments and accrued income	1,917	4,827
	<u>6,338</u>	<u>13,187</u>

# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

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5 Debtors	(Continued)	
	2019	2018
	£	£
Amounts falling due after more than one year:		
Deferred tax asset	1,402	3,494
	<u>1,402</u>	<u>3,494</u>
<b>Total debtors</b>	<b>7,740</b>	<b>16,681</b>
	<u>7,740</u>	<u>16,681</u>

6 Creditors: amounts falling due within one year	2019	2018
	£	£
Other borrowings	8,889	8,889
Trade creditors	392	1,300
Other taxation and social security	1,837	67
Government grants	5,714	5,714
Other creditors	10,000	43,501
Accruals and deferred income	2,760	3,970
	<u>29,592</u>	<u>63,441</u>

The other borrowings relates to a loan from Key Fund Investments Limited. The deferred capital grant relates to a grant from The Plunkett Foundation. Both of these were received for the sole purpose of purchasing the freehold property known as The Yew Tree, Avon Dasset.

7 Creditors: amounts falling due after more than one year	2019	2018
	£	£
Other borrowings	39,259	48,148
Government grants	25,242	30,954
	<u>64,501</u>	<u>79,102</u>

The other borrowings relates to a loan from Key Fund Investments Limited. The deferred capital grant relates to a grant from The Plunkett Foundation. Both of these were received for the sole purpose of purchasing the freehold property known as The Yew Tree, Avon Dasset.



# AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2019

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<b>8</b>	<b>Called up share capital</b>	<b>2019</b>	<b>2018</b>
		<b>£</b>	<b>£</b>
	<b>Share capital</b>		
	<b>Issued and fully paid</b>		
	6,151 shares of £50 each	307,550	296,450
		<u>307,550</u>	<u>296,450</u>
		<u><u>307,550</u></u>	<u><u>296,450</u></u>

During the period, 222 shares of £50 each were issued for cash at par.

### 9 Related party transactions

The following amounts were outstanding at the reporting end date:

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Amounts due to related parties</b>		
Key management personnel	10,000	35,386
	<u>10,000</u>	<u>35,386</u>

The amounts owed to key management personnel shown above relate to unsecured loans carrying interest at the rate of 1% over base rate and are repayable on demand.