

APPROVED

Company registration number RS007489 (England and Wales)

**AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2023**



Improving rural lives together

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AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

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**CHAIRMAN'S STATEMENT
FOR THE YEAR ENDED 28 FEBRUARY 2023**

Management Summary

I am delighted to present the sixth annual report for the Society; a very successful year with the Covid pandemic behind us. As with last year, we managed to make a profit and pay interest on shares. As normal, I will only cover the period to our year end.

Within the year our tenant Jack McEntee of The Happy Wolf Pub Company Ltd completed his second year of operation and, through his enthusiasm and commitment together with that of his team, he has established The Yew Tree on the map.

Our finances remain healthy, and we have once again met our financial obligations, paid interest on shares and made inroads to meeting requests for share repayments. However, we will require new capital funding from share sales, grants, and loans to meet our aspirations.

Our member numbers continue to increase, and we now have 139 Members. However, we will be seeking new members and further investments from existing shareholders.

Looking forward, subject to planning approval and being able to raise funds, we hope to complete the improvements to the toilets while providing disabled access and to plan further projects and improvements.

We aim to continue to pay interest on shareholdings, make share repayments as we are able and set aside funds for development.

Based on advice from our accountants, we have revalued the Yew Tree land and buildings to reflect the market value, and this has resulted in an unrealised gain of over £213,000 in our accounts, which raises the value of the property to £574,000.

Detailed Report

The Yew Tree was able to operate throughout the year, for the first time under Jack McEntee and the Happy Wolf Pub Company Ltd, and in September we were delighted that they reached the milestone of their second anniversary of their tenancy.

We renegotiated the terms of the lease during the year but retained the same model where we charge a rent and share risk by taking a small share of the takings.

Jack continued to build his team, but, like many businesses in the hospitality industry, he suffered from staff shortages and recruitment problems. The overall aim remains to be to offer food seven days a week at both lunchtimes and evenings, but this is dependent upon the recruitment and retention of staff. Despite this, the team continued to grow the business and bookings were essential for the restaurant particularly for Sunday lunches. The garden and The Shack continued to attract repeat and regular business adding to the reputation of The Yew Tree as a destination pub.

**CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023**

Sub-Committees

During the year we added a third sub-committee for Business Development, in addition to the existing ones for Finance and the Yew Tree Development

We established the **Business Development Group** following a request from a member, on behalf of a community group, to consider buying 32 acres of land south of Bitham Hall. As the Society had been established with governance to purchase The Yew Tree and keep it as a central hub in the community, we realised that we needed a different organisation structure and additional governance to be able to properly respond to the request. After many discussions, meetings and interactions over a period of months those most interested in the purchase decided to pursue options other than through the Benefit Society.

The experience that we gained through this project will stand us in good stead in the event that we wish to consider expanding the remit of the Society in the future. Until then the sub-committee has no reason to meet.

As a result of its financial reviews, the **Finance Group** proposed that various provisions should be made during the year, namely for members share interest and share repayments. The sub-committee recommended that interest should be paid on shareholdings for the full year. As with previous practice, members had their accounts credited with interest payments based on the value of shares invested, but only amounts in excess of £5 were paid out. Other balances remain in a separate member interest account and as any future interest accruals exceed £5, these will be paid. The value of interest paid and accrued was £6,166.

Depending upon financial performance recommended amounts to be repaid to shareholders were put forward for approval by the full Management Committee and approved repayments made. Share repayments totalling £2,500 were made in the year. However, the only repayments made were in response to specific requests and we made no progress in repaying other shareholders to achieve our target maximum shareholding of £5,000 per member.

On behalf of the Management Committee, the Finance Group approached The Plunkett Foundation for specialist advice on ways that we could refinance the Society to allow a quicker repayment of shareholdings and achieve a more stable financial footing. We continue to talk to The Plunkett Foundation, but it is expected that, at least in the short term, progress will be slow as they are looking into funding implications and possible rule changes.

Our Key Fund Loan, payments were maintained and at the end of the year and at the current repayment rates the loan will be repaid in approx. 2 years' time. The balance outstanding stood at £21,481 at the end of the year.

The sub-committee is aware of the need to raise additional capital, initially by continuing to grow the number of shareholders, (we currently have 139), encouraging existing shareholders to buy more shares and seeking grants and loans. We will have a better idea of the amounts that need to be raised once we understand the costs of new projects and planned developments.

During the year the **Yew Tree Development Group** commissioned site and premises surveys to use as the basis for future development. The group had plans drawn up for improvements to the existing toilet provision, together with the addition of disabled facilities. A planning application was submitted and once it is approved, we will need to seek tenders for the work and raise additional capital finance to fund the development. Once this project is underway, the group will move on to consider the feasibility of the development of the outbuildings.

**CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023**

More than a Pub activities (Social Impact)

Under the terms of our funding, we have to be able to show our sponsors that the Yew Tree is “more than a pub.” We demonstrate this by hosting and supporting activities and events. We were delighted to see the return of the biggest event centred on The Yew Tree, the Soapbox Derby which was hugely successful in attracting hundreds of competitors and spectators to the village. Our regular activities including the Walking Group and its spin-off, The Strollers, as well as the Bridge Club, the Quiz and the book exchange continued as examples of our commitment to being more than a pub. I am especially grateful to the two members who established the Pop-up Markets as a regular event. However, during the year it became evident to the organisers that the market in its previous format was unsustainable and it looked like the Pop-up Markets would cease. I am pleased to report that at this point, another group of volunteers stepped forward to ensure that Pop-Up Markets continued. The financial model, including the fees charged to stallholders and the cost base were repositioned and a market was held immediately prior to Christmas. The profits from this event were donated to charity.

There was a new, but temporary, facility that was enabled by support from Warwickshire Rural Community Council and their funding partner Cadent Gas. In response to the economic crisis and rising fuel costs a Warm Hub initiative was encouraged and together with support from Jack and his team we were successful in obtaining grant aid that allowed us to offer a warm hub facility at the Yew Tree from December 2022 to 31 March 2023. A team of volunteers was organised to act as hosts and on weekdays when the kitchen was open at the pub, we offered free hot drinks, biscuits, soup and a roll to anyone who called in to use the facility. In conjunction with the Walking Group, we invited members of the community to join us for a Christmas lunch and propose to repeat the lunch again.

These events and activities are organised by volunteers, but we are always looking for new ideas and more volunteers to take a lead. Anyone interested in starting a new group or activity should contact a member of the Management Committee in the first instance.

Financial status

The Accounts for the year ended 28 February 2023 will be presented for adoption later in the proceedings.

Our main focus has been to continue to reduce debt, reward members for their continued support and to provide for future interest payments and share repayments.

Despite our best efforts to spend on projects that would be tax efficient, we have a corporation tax liability once again. I assure you that the Management Committee will, in conjunction with the various sub-groups, be working even harder to create projects to invest in the Yew Tree while reducing future tax liabilities.

As recommended by the Accountants, for the first time this year, a new accounting policy for the Investment Property, comprising the Yew Tree Public House, has been adopted and fully reflected in the accounts. This results in a very material profit of £213,233 from the revaluation of the property from the original cost of £360,767 to a fair value of £574,000 at this year-end. Fair value is based on the current market value of the property and from year to year this can go up as well as down with a profit or loss recorded each year as this valuation changes. This profit has not been realised and is not attributable to Members of the Society, but rather to the local community as specified by the Localism Act 2011. For the foreseeable future the profit will be held in the reserves of the Society. Similarly, the local community interest in the investment property in the balance sheet is recognised by the same apportionment of that asset.

It is unlikely that these significant profits will be realised while the Society is in place. However, if the profit is realised, then it should be passed onto the local community, the conditions of which will have to be established and then met to enable this together with the creation of the appropriate corporate status. The implications of such a change will need to be discussed by the Finance Group and professional advice obtained. Subsequently, when a draft framework has been established the Plunkett Foundation will be approached for specialist advice and to get the approval of the Financial Conduct Authority for the proposed course of action.

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**CHAIRMAN'S STATEMENT (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023**

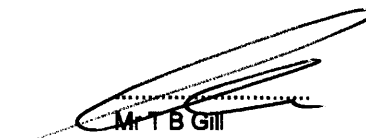
Summary

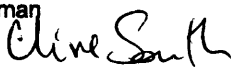
Having chaired the Society for five full years since its creation, in delivering this report I am signalling my intent to stand down; it is time for some new blood to take over. I thank all of our Management Committee for their time and commitment during the last year. I also thank our volunteers without whom the "more than a pub" events wouldn't happen. My final thanks go to Jack and his team whose hard work make all of this possible.

This community needs the Yew Tree as the hub of the community and your support to keep it there.

On behalf of the board


.....
Mr D J Muffitt
Chairman


.....
Mr T B Gill
Treasurer


.....
Mr C South
Deputy Chairman

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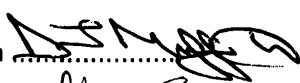
**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 28 FEBRUARY 2023**

Statement of Responsibilities

In terms of Section 477 of the Companies Act 2006, relating to small companies, the Avon Dasset Community Benefit Society Limited ("the Society") is entitled to exemption from the requirement for an independent Audit of the financial statements of the company and the members have not required an audit under Section 476. Consequently, the Directors become solely responsible for both the preparation and self-audit of the financial statements. Accordingly, the Directors certify that:

- We have made appropriate arrangements for the proper management of the financial affairs of the Society;
- Ensured that one of the Management Committee has been given the responsibility for the management of those financial affairs and this is the Treasurer;
- Managed the financial affairs to secure economic, efficient, and effective use of resources and to safeguard the assets;
- Approved the Financial Statements for the year ended 28 February 2023;
- Undertaken, as we considered necessary over the year, self-audit of the financial records, system, arrangements, and transactions,
- Appointed independent accountants to prepare the financial statements and provided them with such records and explanations as they needed.

Darrell Muffitt - Chairman



Date: 13/7/2023

Clive South - Vice Chairman



Date: 13/7/2023

Responsibilities of the Treasurer

The Treasurer is responsible for the proper maintenance of the financial arrangements and preparation of the Financial Statements for the Avon Dasset Community Benefit Society Limited ("the Society"), in accordance with proper practice as set out in the Companies Act. In preparing these Financial Statements, the Treasurer has:

- Adopted suitable accounting policies and applied them consistently;
- Made judgements and estimates that were reasonable and prudent;
- Maintained up to date, complete and accurate accounting records;
- Complied with the Companies Act, small companies regime;
- Complied with the Co-operative and Community Benefit Societies Act 2014;
- Taken reasonable steps for the prevention and detection of fraud and other irregularities;

I certify that the Financial Statements represent a true and fair view of the financial position of the Avon Dasset Community Benefit Society Limited at the accounting date and of the income and expenditure for the year ended 28 February 2023.

The Financial Statements of Avon Dasset Community Benefit Society Ltd are authorised for issue on.....
by authority of the Treasurer.



Trevor Gill - Treasurer

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AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE MEMBERS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED FOR THE YEAR ENDED 28 FEBRUARY 2023

In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014 and Companies Act 2006, we have prepared for your approval the financial statements of Avon Dasset Community Benefit Society Limited for the year ended 28 February 2023 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and the related notes from the company'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 <https://www.icaew.com/regulation>

This report is made solely to the Members of Avon Dasset Community Benefit Society Limited, as a body, in accordance with the terms of our engagement letter dated 4 November 2020. 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 Members 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 Members 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.

Scope of work

Our procedures included a review of the accounting records kept by the society and a comparison of the accounts presented with those records. It also included consideration of any unusual items or disclosures in the accounts, and seeking explanations from the Management Committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required for an audit, and consequently we do not express an audit opinion on the view given by the accounts.

Independent Accountant's Opinion

In our opinion:

(a) the accounts are in agreement with those accounting records kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014.

(b) having regard only to, and on the basis of, the information contained in those accounting records, the accounts have been drawn up in a manner consistent with the accounting requirements of the applicable legislations, and,

(c) the society satisfied the conditions for exemption from an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014 and did not at any time during the year fall within any of the categories of societies not entitled to the exemptions specified in section 84(3) of the Co-operative and Community Benefit Societies Act 2014.

Date:.....

Whitley Stimpson Limited

Chartered Accountants
Penrose House
67 Hightown Road
Banbury
Oxfordshire
OX16 9BE

AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 28 FEBRUARY 2023**

	Notes	2023 £	2022 £
Turnover		23,149	20,841
Cost of sales		(69)	-
Gross profit		23,080	20,841
Administrative expenses		(18,076)	(19,889)
Other operating income		25,484	26,364
Operating profit		30,488	27,316
Interest receivable and similar income		24	1
Interest payable and similar expenses		(2,640)	(3,223)
Fair value gains on investment properties	4	213,233	-
Profit before taxation		241,105	24,094
Tax on profit		(5,601)	(6,554)
Profit for the financial year		235,504	17,540

AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**BALANCE SHEET****AS AT 28 FEBRUARY 2023**

	Notes	£	2023 £	£	2022 £
Fixed assets					
Tangible assets	3		1,919		6,068
Investment properties	4		574,000		360,767
			<u>575,919</u>		<u>366,835</u>
Current assets					
Debtors	5	2,085		200	
Cash at bank and in hand		25,307		15,679	
		<u>27,392</u>		<u>15,879</u>	
Creditors: amounts falling due within one year	6	(35,874)		(33,529)	
Net current liabilities			(8,482)		(17,650)
Total assets less current liabilities			567,437		349,185
Creditors: amounts falling due after more than one year	7		(14,980)		(29,582)
Provisions for liabilities			(334)		(884)
Net assets			<u>552,123</u>		<u>318,719</u>
Capital and reserves					
Called up share capital			303,000		305,100
Non-distributable profits reserve	8		213,233		-
Distributable profit and loss reserves	9		35,890		13,619
Total equity			<u>552,123</u>		<u>318,719</u>

For the financial year ended 28 February 2023 the company 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 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.

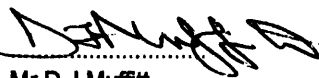
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AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

BALANCE SHEET (CONTINUED)

AS AT 28 FEBRUARY 2023

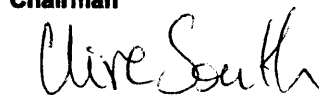
The financial statements were approved by the committee members and authorised for issue on10 Jun 2023
and are signed on its behalf by:



Mr D J Muffitt
Chairman



Mr T B Gill
Treasurer



Mr C South
Deputy Chairman

Company Registration No. RS007489

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AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 28 FEBRUARY 2023

	Share capital	Non-distri- butable profits	Profit and loss reserves	Total
Notes	£	£	£	£
Balance at 1 March 2021	308,400	-	(3,921)	304,479
Year ended 28 February 2022:				
Profit and total comprehensive income for the year	-	-	17,540	17,540
Issue of share capital	2,700	-	-	2,700
Reduction of shares	(6,000)	-	-	(6,000)
Balance at 28 February 2022	305,100	-	13,619	318,719
Year ended 28 February 2023:				
Profit and total comprehensive income for the year	-	213,233	22,271	235,504
Issue of share capital	400	-	-	400
Reduction of shares	(2,500)	-	-	(2,500)
Balance at 28 February 2023	<u>303,000</u>	<u>213,233</u>	<u>35,890</u>	<u>552,123</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2023**

1 Accounting policies**Company information**

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

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 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 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

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

1.3 Tangible fixed assets

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

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

Plant and equipment	20% straight line
---------------------	-------------------

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.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or 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. Changes in fair value are recognised in profit or loss.

1.5 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.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023****1 Accounting policies****(Continued)****1.6 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.

Basic financial assets

Basic financial assets, which include debtors 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 company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies 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 creditors 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 creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

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

1.8 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 profit and loss 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.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023****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 profit and loss 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.

1.9 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.

1.10 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

1.11 Charity grant recognition

The grant is recognised over seven years being the same time scale as the loan from Key Fund Investments Limited and the grant is realised to profit and loss account on a straight line basis.

2 Employees

The average monthly number of persons employed by the community benefit society during the year was:

	2023	2022
	Number	Number
Total	5	5

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 March 2022	35,396
Additions	425
	<hr/>
At 28 February 2023	35,821
	<hr/>
Depreciation and impairment	
At 1 March 2022	29,328
Depreciation charged in the year	4,574
	<hr/>
At 28 February 2023	33,902
	<hr/>
Carrying amount	
At 28 February 2023	1,919
	<hr/> <hr/>
At 28 February 2022	6,068
	<hr/> <hr/>

4 Investment property

	2023 £
Fair value	
At 1 March 2022	360,767
Revaluations	213,233
	<hr/>
At 28 February 2023	574,000
	<hr/> <hr/>

Investment property comprises The Yew Tree public house in Avon Dassett. 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.

Under the terms of the Localism Act 2011, the increase in fair value is not attributable to the members of the society but to the local community. However, it should be noted that the increase in fair value has not been realised and the original cost of the property remains £360,767.

5 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Trade debtors	1,885	-
Other debtors	200	200
	<hr/>	<hr/>
	2,085	200
	<hr/> <hr/>	<hr/> <hr/>

AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 28 FEBRUARY 2023****6 Creditors: amounts falling due within one year**

	2023	2022
	£	£
Trade creditors	277	430
Taxation and social security	7,962	8,382
Other creditors	27,635	24,717
	<u>35,874</u>	<u>33,529</u>

The other creditors 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

	2023	2022
	£	£
Other creditors	14,980	29,582
	<u>14,980</u>	<u>29,582</u>

The other creditors 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.

8 Non-distributable profits reserve

	2023	2022
	£	£
At the beginning of the year	-	-
Non distributable profits in the year	213,233	-
	<u>213,233</u>	<u>-</u>
At the end of the year	<u>213,233</u>	<u>-</u>

Under the terms of the Localism Act 2011, the increase in fair value is not attributable to the members of the society but to the local community, However, it should be noted that the increase in fair value has not been realised and the original cost of the property remains £360,767.

9 Profit and loss reserves

	2023	2022
	£	£
At the beginning of the year	13,619	(3,921)
Profit for the year	235,504	17,540
Current year profits transferred to non-distributable reserve	(213,233)	-
	<u>35,890</u>	<u>13,619</u>
At the end of the year	<u>35,890</u>	<u>13,619</u>

AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2023**

	£	2023 £	£	2022 £
Turnover				
Sales of goods		22,941		20,841
Sponsorship income		208		-
		<u>23,149</u>		<u>20,841</u>
Cost of sales		(69)		-
		<u>23,080</u>		<u>20,841</u>
Gross profit				
Other operating income				
Rent receivable	19,470		20,650	
Government grants	300		-	
Plunket charity grant	5,714		5,714	
	<u> </u>	25,484	<u> </u>	26,364
Administrative expenses		(18,076)		(19,889)
		<u> </u>		<u> </u>
Operating profit		30,488		27,316
Interest receivable and similar income				
Other interest	24		1	
	<u> </u>	24	<u> </u>	1
Interest payable and similar expenses				
Non bank interest on loans	-		88	
Loan interest	2,640		3,135	
	<u> </u>	(2,640)	<u> </u>	(3,223)
Other gains and losses				
Fair value gains and losses on investment properties		213,233		-
		<u> </u>		<u> </u>
Profit before taxation		<u>241,105</u>		<u>24,094</u>

APPROVAL

AVON DASSETT COMMUNITY BENEFIT SOCIETY LIMITED**SCHEDULES TO THE PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2023**

	2023 £	2022 £
Cost of sales		
Goods purchased for re-sale	69	-
	<u>69</u>	<u>-</u>
Administrative expenses		
Wages and salaries	-	200
Property repairs and maintenance	2,132	274
Premises insurance	37	122
Hire of equipment for events	1,221	-
Professional subscriptions	200	183
Legal and professional fees	845	2,475
Accountancy fees	2,060	2,266
Bank charges	84	115
Printing and stationery	95	30
Telecommunications	200	244
Entertaining	474	546
License fee	180	180
Members interest	5,974	5,908
Depreciation on tangible fixed assets	4,574	7,067
Profit or loss on sale of tangible assets (non exceptional)	-	279
	<u>18,076</u>	<u>19,889</u>