

REGISTRATION NUMBER: RS007489



Avon Dassett Community Benefit Society Limited
Unaudited Financial Statements
28 February 2025



Avon Dassett Community Benefit Society Limited

Financial Statements

Year ended 28 February 2025

Contents	Page
Chairman's statement	1
Management committee report	4
Independent accountant's report to the society	8
Statement of comprehensive income	9
Statement of financial position	10
Statement of changes in equity	12
Notes to the financial statements	13
The following pages do not form part of the financial statements	
Detailed income statement	20
Notes to the detailed income statement	21

Avon Dassett Community Benefit Society Limited

Chairman's Statement

Year ended 28 February 2025

Management Summary

During the year I am pleased to report that our engagement with the Community continued. Improvements were made to the building particularly in relation to our less-able customers.

Whilst the Lease with Happy Wolf Pub Company Ltd was not due to expire until September 2025, we have already successfully renewed the Lease for a further 5 year term. This is a clear demonstration of our joint commitment to continuing the good work of the last 4 years. Our thanks to Jack McEntee and the whole team for making The Yew Tree a place that the village enjoys and where people visit from outside the immediate locality.

In January 2025, we made the final payment on the Key Fund Loan that was an element of the original purchase back in 2017.

The Operating Finances of The Society remain healthy. However, we did not pay any Share interest during the year, using that money to fund improvements to The Yew Tree.

Finally, our Society Member numbers have increased slightly during the year. We will always welcome new and additional member investments, both financially and as active volunteers.

The Yew Tree

Jack McEntee and The Happy Wolf Company Ltd continue to successfully operate The Yew Tree as our tenants. The restaurant continues to thrive and has a growing reputation that is wider than the immediate locality. The introduction of midweek "country themed evenings" proved to be popular. The Shack - serving tea, coffee, snacks and Frellie's Ice Cream remains a popular destination for walkers, cyclists and those that are in the area at the weekend.

The monthly Quiz (last Sunday evening in the month) continues to be well attended, and the Friday Breakfast Club, introduced last year, remains a popular addition to village life.

Social Impact (More than a Pub activities)

Whilst the Government "more than a pub" initiative is no longer active, we continue to use its guiding principle as the foundation to much of what we are looking to achieve. As well as hosting local groups and societies, we support local activities and events as a key component of our strategy.

The Soapbox Derby was once again a real success, attracting hundreds of visitors, competitors and spectators into the village. With the finish line being adjacent to The Yew Tree then the pub is naturally the centre of the activity for the day. The Society was again happy to support the event by contributing to some of the infrastructure costs of the day.

I am pleased to say that various groups continue to be based from or in The Yew Tree. The monthly Walking Group start and end their monthly walks from the pub, always finishing with a drink and pub lunch to relax after their exercise. The fortnightly Bridge Club, the monthly Book Club, a popular book exchange all continue to use the pub for their meetings. Last year saw the start of the pub acting as a distribution point for the local award winning artisan bakery in Kineton. This has grown significantly since its inception, with the pub being very busy every Saturday morning as people from the wider area call in to pick up their Order, maybe pick-up an additional treat and stop for a coffee and a chat.

The pub welcomed visitors to the village during the annual Open Gardens scheme, and a donation was then made to the National Open Gardens day and the organisers received many complimentary comments about both the Yew Tree and their staff. A clothing bank in support of the Warwickshire Air Ambulance is now located in the pub car park. This year we held a single Pop-Up Market, hosted by the Yew Tree and organised by a group of volunteers. It was very well supported, and all profits

Avon Dassett Community Benefit Society Limited

Chairman's Statement *(continued)*

Year ended 28 February 2025

donated to local charities.

Whilst Warwickshire Rural Community Council no longer provided any grants to operate weekly Warm Hubs throughout the winter, The Society and The Yew Tree jointly provided funding for this important village event to continue. With the energy prices still being significantly higher than a few years ago, the Hub has proved to be very welcome for a number of village residents. Our thanks again to those volunteers who continued to host these sessions.

As with previous years, The Society again invited a number of village residents to join The Walking Group for their Christmas Lunch. This is always an excellent opportunity to bring some of our more isolated residents into a warm and welcoming setting.

You will see that the common theme running throughout the "more than a pub" activities is the significant commitment of volunteers. Our thanks to them.

Financial Status

We are pleased to report that the original loan used to assist with the purchase of The Yew Tree in 2017 has now been fully repaid.

This has enabled the Management Committee to raise new loans to support the work on the new toilets, the replacement of the windows, the repairs to the drainage, the refurbishment of the existing toilets and the work on the front patio. Given the extent of this work we were unable to pay interest on members' investments, but hope to be able to do so in the future.

The Management Committee strategy going forward is to reduce the loans taken for the property improvements and to provide for future interest payments and share withdrawal repayments.

I am pleased to say that we had minimal Corporation Tax liability for this financial year, and we will continue to focus on any tax liability for The Society.

Sub-Committees

We continued to operate three sub-committees throughout the year: Finance, Yew Tree Development, and Business Development. Each has clear Terms of Reference under which they operate.

The Yew Tree Development Group has driven and overseen various major and minor repairs to the property. Following approval of the Planning Application for the toilet extension in the previous year I am pleased to report that the extension build was fully completed by the end of March 24 and the new facilities were in operation by the end of April. More recently, work has been completed on lifting the paving to the entrance frontage, cleaning the paviers, replacing a collapsed drain, and relaying the patio on a new sub-base. The entrance steps have been rebuilt and now comply with current standards. The result is a massive improvement in the approach to the entrance to the Yew Tree.

I am pleased to say that all these works were undertaken by local tradesmen, and our thanks to them.

The Finance Group continued to support the strategy of accruing funds for both interest payments for the year and share withdrawal requests. No shareholder interest was paid this year, focusing our funds on completing the building improvements. This group has a key focus on implementing the policy of a maximum investment of £5,000 per shareholder. This is not a short-term project, but I am pleased to report that some progress has been made with support from both Plunkett and our accountants.

Our original Key Fund Loan was finally repaid in January 2025. We have now secured an additional Key Fund Loan to provide funds for the work to the Yew Tree entrance (see above), replacing the remaining single-glazed windows with double-glazed units, and refurbishment of the toilets. This work

Avon Dassett Community Benefit Society Limited

Chairman's Statement *(continued)*

Year ended 28 February 2025

is scheduled to be completed during this year.

The Business Development Group had no wider projects to consider, but remains in place should such opportunities arise in the future.

Summary

I am pleased to report that the community has continued to support The Yew Tree and The Society at every opportunity, something that helps keep the pub as the "hub" for Avon Dassett.

Finally, I am indebted to all the members of the management committee who continue to devote significant amounts of time to the business of The Society.

Clive South
Chair
Avon Dassett Community Benefit Society Limited
Management Committee

Avon Dassett Community Benefit Society Limited

Management Committee Report

Year ended 28 February 2025

The trustees present their report and the unaudited financial statements of the society for the year ended 28 February 2025.

Principal activities

The principal activity of the company during the year was Other letting and operating of own or leased real estate

Trustees

The trustees who served the society during the year were as follows:

Mr C South
Mr D Muffitt
Mrs E Hirst
Mr M Blakeman
Mrs M Gill
Mr T Gill
Mrs J Ferris

(Resigned 1 September 2024)

Avon Dassett Community Benefit Society Limited

Management Committee Report *(continued)*

Year ended 28 February 2025

Social Impact Report

Introduction

The report covers the year from March 2024 to February 2025. We are pleased to be able to report another successful year with our tenant renewing their lease for a further 5 years.

We continued to plan and execute the improvement and redevelopment of the premises of the Yew Tree Pub, and to consider restructuring the finances of the Society to allow greater stability. We are happy with the progress that we have made in delivering against our social impact objectives and are confident that we have made arrangements to continue to achieve them.

Avon Dassett remains a very small village located in rural south Warwickshire, with less than 100 houses, a population of approximately 210, of whom 166 are of voting age. The activities of the Community Benefit Society remain central to bringing the community together to socialise and the overall impact is immeasurable. Without the pub the village could slowly die and rural and social isolation and deprivation would become a reality.

Management Summary

With a stable tenant in place running the Yew Tree, we were optimistic as we entered our seventh full year of owning the pub. We believe that we have continued to make good progress in achieving our social impact objectives.

Our finances are in a strong position, our social groups and activities have flourished, and we began to invest in improving the premises. Our commitment to serving the community, supporting local businesses and services continues and our tenant has benefitted from being served by locally provided goods and services.

Major events such as the Soapbox Derby, Open Gardens, The Dassett Country Show and Pop-up Markets continue to be well supported and have generated funds for charities while attracting hundreds of visitors into the village.

We believe that we have established The Yew Tree as the hub at the centre of our village and have arrangements in place that will keep it that way. We are keen to make even more progress as and when funds allow but we are confident that in the long run we will achieve our objectives.

Detailed Report

This section of our report details the specific progress that we made to our year-end, February 2025.

Village groups are key to social cohesion and The Yew Tree continues to act as the hub for such groups. All of our established clubs continued their activities, and we were pleased to support the creation of some new ones.

The walking group continues to have a good turnout of regular attendees for its monthly outings. Each walk ends with lunch at the pub and others who were unable to join the walks are encouraged to attend. The joint footpaths group continues its excellent work mending stiles, repairing bridges and the installation of gates to replace broken stiles and improve access. This group has brought volunteers together to form new relationships creating closer ties with other villages.

The Bridge Club meets fortnightly with around twelve people meeting for cards followed by Dinner. The Book Club holds monthly meetings followed by lunch. The pub welcomed visitors to the village

Avon Dassett Community Benefit Society Limited

Management Committee Report *(continued)*

Year ended 28 February 2025

during the annual Open Gardens scheme, and a donation was then made to the National Open Gardens day and the organisers received many complimentary comments about both the Yew Tree and their staff.

Local employment and knowledge about the village and nearby services is a key aspect of how The Yew Tree can impact the social life of the village.

During the year, we are pleased to report that local employment was directly and indirectly supported by us. Most of the staff employed at The Yew Tree come from the village or neighbouring villages (most of which do not themselves have local employment opportunities) and all of the works carried out on the property were undertaken by local tradespeople. The Community Notice Board remains prominent in the entrance lobby at the pub, in view of all entering and leaving the pub by the front door. It publicises notices of events, advertises local clubs, societies and businesses and allows traders to display their business cards. Several local B&B businesses refer their clients to the pub for meals and refreshments.

A local artisan bakery supplies bread and pastries to The Yew Tree and the pre-order service, where these items are made available every Saturday for collection, continues to grow in popularity. Increasingly this gives The Yew Tree more of a "cafe feeling" on a Saturday morning for both locals and visitors.

The Yew Tree is the focal point for the many visitors to the area. As the only major meeting place in the village it's the point to which visitors are naturally drawn.

The Shack continues to draw in customers from far and wide, including regular visits from the many cycling groups that enjoy the hills and countryside around Avon Dassett. The Soapbox Derby and The Dassett Country Show both brought hundreds of visitors to the village and the pub. The Yew Tree is mentioned in the National Garden Scheme entry for the Avon Dassett Open Gardens event and this attracts visitors to the pub during the event.

The village comes together for charity events such the Dogs for Good breakfast and local events such as the Christmas Carol singalong and after the Memorial Service on Remembrance Sunday.

Accessibility into the building has been significantly improved during the year. Work was completed that added a new disabled-access toilet and baby-change facility to the building. This has step-free access from both the outdoor garden area and the restaurant.

Conclusion

We believe that we continue to make excellent progress towards the achievement of our Social Impact objectives and are proud to have a number of established community groups, activities and events being based from The Yew Tree. The reality is that the strong community spirit and sense of cohesion would wane without the pub, and the social impact would include a loss the community groups, less one to one contact, lower levels of interaction and communication which would result in isolation and/or deprivation for many of our residents.

Our principal source of income continues to be from rent from our tenant and, after our costs, any surplus allows us to make progress against objectives that require financing, particularly the development of the premises.

We understand that we need to have plans and arrangements to ensure that we remain "more than a pub", and believe that we have achieved this in a manner that can be sustained. The Management Committee is not complacent about this, and will continue to monitor progress.

Avon Dassett Community Benefit Society Limited

Management Committee Report *(continued)*

Year ended 28 February 2025

This report was approved by the management committee on and signed on behalf of the board by:

Mr C South
Chair

Mr T Gill
Treasurer

Mrs M Gill
Secretary

Registered office:
The Reading Room
Avon Dassett
Southam
Warwickshire
CV47 2AL

Avon Dassett Community Benefit Society Limited

Independent Accountant's Report to Avon Dassett Community Benefit Society Limited

Year ended 28 February 2025

We report on the financial statements of the society for the year ended 28 February 2025 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes.

Our work has been undertaken so that we might state to the society those matters we are required to state to it in an accountant'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 society for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the management committee and independent accountant

The management committee is responsible for the preparation of the financial statements and they consider that an audit is not required for this year and that an independent accountant's report is needed.

It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis for opinion

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants. Our procedures included a review of the accounting records kept by the society and a comparison of the financial statements presented with those records. It also included consideration of any unusual items or disclosures in the financial statements, 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 financial statements.

Opinion

In our opinion:

- a) the financial statements are in agreement with the 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 financial statements comply with the requirements of the Co-operative and Community Benefit Societies Act 2014.
- c) for the preceding year of account, the financial criteria for the exercise of the power conferred by section 84 were met in relation to the year.

DAVID CADWALLADER & CO LIMITED
Chartered Certified Accountants

Suite 3 Bignell Park Barns
Chesterton
Nr Bicester
Oxon
OX26 1TD

Avon Dassett Community Benefit Society Limited

Statement of Comprehensive Income

Year ended 28 February 2025

	Note	2025 £	2024 £
Turnover		20,628	20,527
Cost of sales		272	2,721
Gross profit		20,356	17,806
Administrative expenses		36,891	36,331
Other operating income		21,936	26,004
Operating profit		5,401	7,479
Other interest receivable and similar income		293	284
Interest payable and similar expenses		1,100	2,679
Profit before taxation	4	4,594	5,084
Tax on profit		873	1,784
Profit for the financial year and total comprehensive income		3,721	3,300

The society has no other recognised items of income and expenses other than the results for the year as set out above.

These financial statements were approved by the management committee and authorised for issue on, and are signed on their behalf by:

Mr C South
Chair

Mr T Gill
Treasurer

Mrs M Gill
Secretary

The notes on pages 13 to 18 form part of these financial statements.

Avon Dassett Community Benefit Society Limited

Statement of Financial Position

28 February 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	5	602,803	575,420
Current assets			
Debtors	6	10,472	4,506
Cash at bank and in hand		29,393	15,455
		<u>39,865</u>	<u>19,961</u>
Creditors: amounts falling due within one year	7	<u>55,166</u>	<u>27,749</u>
Net current liabilities		<u>15,301</u>	<u>7,788</u>
Total assets less current liabilities		587,502	567,632
Creditors: amounts falling due after more than one year	8	33,215	14,089
Provisions		<u>193</u>	<u>270</u>
Net assets		<u>554,094</u>	<u>553,273</u>
Capital and reserves			
Called up share capital		297,950	300,850
Non distributable profits reserve		213,233	213,233
Distributable profit and loss account		<u>42,911</u>	<u>39,190</u>
Members funds		<u>554,094</u>	<u>553,273</u>

The society is satisfied that it is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014.

The members have not required the society to obtain an audit of its financial statements for the year in question in accordance with the Act.

The trustees acknowledge their responsibilities for:

- ensuring that the society keeps proper accounting records which comply with section 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act);
- establishing and maintaining a satisfactory system of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with section 75 of the Act; and
- preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of the financial year and of its income and expenditure for the year in accordance with the requirements of section 80, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the society.

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

The statement of financial position
continues on the following page.

The notes on pages 13 to 18 form part of these financial statements.

Avon Dassett Community Benefit Society Limited

Statement of Financial Position *(continued)*

28 February 2025

These financial statements were approved by the management committee and authorised for issue on, and are signed on their behalf by:

Mr C South
Chair

Mr T Gill
Treasurer

Mrs M Gill
Secretary

Registration number: RS007489

The notes on pages 13 to 18 form part of these financial statements.

Avon Dassett Community Benefit Society Limited

Statement of Changes in Equity

Year ended 28 February 2025

	Called up share capital £	Non distributable profits reserve £	Distributable profit and loss account £	Total £
At 1 March 2023	303,000	213,233	35,890	552,123
Profit for the year	—	—	3,300	3,300
Total comprehensive income for the year	—	—	3,300	3,300
Issue of shares	4,350	—	—	4,350
Cancellation of subscribed capital	(6,500)	—	—	(6,500)
Total investments by and distributions to owners	(2,150)	—	—	(2,150)
At 29 February 2024	300,850	213,233	39,190	553,273
Profit for the year	—	—	3,721	3,721
Total comprehensive income for the year	—	—	3,721	3,721
Cancellation of subscribed capital	(2,900)	—	—	(2,900)
Total investments by and distributions to owners	(2,900)	—	—	(2,900)
At 28 February 2025	297,950	213,233	42,911	554,094

The notes on pages 13 to 18 form part of these financial statements.

Avon Dassett Community Benefit Society Limited

Notes to the Financial Statements

Year ended 28 February 2025

1. General information

The society is registered under the Co-operative and Community Benefit Societies Act 2014. The address of the registered office is The Reading Room, Avon Dassett, Southam, Warwickshire, CV47 2AL.

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, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Avon Dassett Community Benefit Society Limited

Notes to the Financial Statements *(continued)*

Year ended 28 February 2025

3. Accounting policies *(continued)*

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

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:

Plant and machinery	- 20% straight line
Fixtures and fittings	- 20% reducing balance
Equipment	- 25% reducing balance

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

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.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the society are assigned to those units.

Avon Dassett Community Benefit Society Limited

Notes to the Financial Statements *(continued)*

Year ended 28 February 2025

3. Accounting policies *(continued)*

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the society will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model and the performance model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the society recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the society becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Avon Dassett Community Benefit Society Limited

Notes to the Financial Statements *(continued)*

Year ended 28 February 2025

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Profit before taxation

Profit before taxation is stated after charging:

	2025	2024
	£	£
Depreciation of tangible assets	402	1,617

Avon Dassett Community Benefit Society Limited

Notes to the Financial Statements *(continued)*

Year ended 28 February 2025

5. Tangible assets

	Plant and machinery £	Fixtures and fittings £	Equipment £	Investment property £	Total £
Cost					
At 1 March 2024	35,821	900	218	574,000	610,939
Additions	—	—	—	27,785	27,785
At 28 February 2025	35,821	900	218	601,785	638,724
Depreciation					
At 1 March 2024	35,364	120	35	—	35,519
Charge for the year	201	156	45	—	402
At 28 February 2025	35,565	276	80	—	35,921
Carrying amount					
At 28 February 2025	256	624	138	601,785	602,803
At 29 February 2024	457	780	183	574,000	575,420

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 at 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.

6. Debtors

	2025 £	2024 £
Trade debtors	6,074	2,100
Other debtors	4,398	2,406
	10,472	4,506

7. Creditors: amounts falling due within one year

	2025 £	2024 £
Bank loans and overdrafts	—	11,529
Trade creditors	12,120	7
Corporation tax	949	1,767
Other creditors	42,097	14,446
	55,166	27,749

Avon Dassett Community Benefit Society Limited

Notes to the Financial Statements *(continued)*

Year ended 28 February 2025

7. Creditors: amounts falling due within one year *(continued)*

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 Dassett.

8. Creditors: amounts falling due after more than one year

	2025 £	2024 £
Bank loans and overdrafts	—	1,064
Other creditors	33,215	13,025
	<u>33,215</u>	<u>14,089</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 Dassett.

9. Non-distributable profits reserve

	2025 £	2024 £
At the beginning of the year	213,233	—
Non distributable profits in the year	—	213,233
	<u>213,233</u>	<u>213,233</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.

10. Profit and loss reserves

	2025 £	2024 £
At the beginning of the year	39,190	35,890
Profit for the year	3,721	3,300
	<u>42,911</u>	<u>39,190</u>

Avon Dassett Community Benefit Society Limited

Management Information

Year ended 28 February 2025

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

Avon Dassett Community Benefit Society Limited

Detailed Income Statement

Year ended 28 February 2025

	2025 £	2024 £
Turnover		
Sales of goods	20,628	20,527
Cost of sales		
Purchases	272	2,721
Gross profit	<u>20,356</u>	<u>17,806</u>
Overheads		
Administrative expenses	36,891	36,331
Loss on society trading	<u>(16,535)</u>	<u>(18,525)</u>
Rent receivable	19,440	19,440
Government Grants	109	850
Plunkett Charity Grants	<u>2,387</u>	<u>5,714</u>
	<u>21,936</u>	<u>26,004</u>
Operating profit	<u>5,401</u>	<u>7,479</u>
Other interest receivable and similar income	293	284
Interest payable and similar expenses	<u>(1,100)</u>	<u>(2,679)</u>
Profit before taxation	<u>4,594</u>	<u>5,084</u>

Avon Dassett Community Benefit Society Limited

Notes to the Detailed Income Statement

Year ended 28 February 2025

	2025 £	2024 £
Administrative expenses		
Insurance	92	56
Repairs and maintenance (allowable)	31,868	20,401
Other establishment expenses	3	409
Travel and subsistence	—	38
License	180	180
Printing postage and stationery	145	18
Professional Subscriptions	803	277
Member share gifts & allotments	—	4,250
Advertising	—	35
Entertaining	181	349
Members interest paid	1,517	6,225
Legal and professional fees (allowable)	375	682
Accountancy fees	1,238	1,690
Depreciation of tangible assets	402	1,617
Hire Of Equipment	—	20
Bank charges	87	84
	<u>36,891</u>	<u>36,331</u>
Other interest receivable and similar income		
Interest on cash and cash equivalents	—	100
Interest receivable	<u>293</u>	<u>184</u>
	<u>293</u>	<u>284</u>
Interest payable and similar expenses		
Interest on bank loans and overdrafts	1,100	2,654
Other interest payable and similar charges	—	25
	<u>1,100</u>	<u>2,679</u>