

Company registration number RS008040 (England and Wales)

**ABBOTTS ANN COMMUNITY LAND TRUST LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	T Law J Barlow B Deacon J Patience P Toombs S Haynes	(Appointed 22 January 2025)
<b>Secretary</b>	J Patience	
<b>Company number</b>	RS008040	
<b>Registered office</b>	Eastover House Abbotts Ann Andover Hampshire SP11 7BT	
<b>Accountants</b>	Moore (South) LLP 33 The Clarendon Centre Salisbury Business Park Dairy Meadow Lane Salisbury Wiltshire SP1 2TJ	

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# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

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# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## DIRECTORS' REPORT

### *FOR THE YEAR ENDED 31 MARCH 2025*

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The directors present their annual report and financial statements for the year ended 31 March 2025.

#### **Principal activities**

The principal activity of the company was that of a community housing project.

#### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

R Lucas	(Resigned 23 November 2024)
T Law	
J Barlow	
B Deacon	
D Carter	(Resigned 18 September 2024)
J Patience	
J Davey	(Resigned 18 September 2024)
A Pocock	(Resigned 16 January 2025)
L Hillier	(Resigned 19 May 2024)
P Toombs	
S Haynes	(Appointed 22 January 2025)

#### **Small companies exemption**

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

By order of the board

J Patience  
**Secretary**

25 September 2025

# **ABBOTTS ANN COMMUNITY LAND TRUST LIMITED**

## **ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF ABBOTTS ANN COMMUNITY LAND TRUST LIMITED FOR THE YEAR ENDED 31 MARCH 2025**

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We report on the accounts for the year ended 31 March 2025 set out on pages 3 to 6.

This report is made solely to the board of directors of Abbots Ann Community Land Trust Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Abbots Ann Community Land Trust Limited and state those matters that we have agreed to state to the board of directors of Abbots Ann Community Land Trust 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 Abbots Ann Community Land Trust Limited and its board of directors as a body, for our work or for this report.

### **Respective responsibilities of the committee of management and the independent reporting accountant**

The society's committee of management is responsible for the preparation of the accounts, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

### **Basis of opinion**

Our procedures consisted of comparing the accounts with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

### **Opinion**

In our opinion:

- the revenue account and balance sheet for year ended 31 March 2025 are in agreement with the books of account kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014;
- having regard only to, and on the basis of the information contained in the books of account, the revenue account and balance sheet for the year ended 31 March 2025 comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- the society met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014.

### **Moore (South) LLP**

Chartered Accountants  
33 The Clarendon Centre  
Salisbury Business Park  
Dairy Meadow Lane  
Salisbury  
Wiltshire  
SP1 2TJ  
25 September 2025

# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## PROFIT AND LOSS ACCOUNT

*FOR THE YEAR ENDED 31 MARCH 2025*

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	2025 £	2024 £
<b>Turnover</b>	-	-
Administrative expenses	(5,855)	(5,994)
Other operating income	5,855	5,994
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<b>Profit before taxation</b>	-	-
Tax on profit	-	-
	<hr/>	<hr/>
<b>Profit for the financial year</b>	-	-
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The profit and loss account has been prepared on the basis that all operations are continuing operations.

# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
<b>Current assets</b>					
Cash at bank and in hand		22,448		28,253	
<b>Creditors: amounts falling due within one year</b>	<b>3</b>	<u>(22,402)</u>		<u>(28,207)</u>	
<b>Net current assets</b>			<u>46</u>		<u>46</u>
<b>Capital and reserves</b>					
Called up share capital			<u>46</u>		<u>46</u>

For the financial year ended 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

The financial statements were approved by the board of directors and authorised for issue on 25 September 2025 and are signed on its behalf by:

J Barlow  
**Director**

Company registration number RS008040 (England and Wales)

# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2025**

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### **1 Accounting policies**

#### **Company information**

Abbotts Ann Community Land Trust Limited is a private company limited by shares incorporated in England and Wales. The registered office is Eastover House, Abbotts Ann, Andover, Hampshire, SP11 7BT.

#### **1.1 Basis of preparation**

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. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 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.

#### **1.4 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.



# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

(Continued)

#### **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.

#### 1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. No dividends are payable on equity instruments.

#### 1.6 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.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	-	-

### 3 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	22,402	28,207

### 4 Financial commitments, guarantees and contingent liabilities

Amounts contracted for but not provided in the financial statements:

Solicitors Fees	£11,600.00
Pre-application Works	<u>£10,722.00</u>
	£22,322.00

# ABBOTTS ANN COMMUNITY LAND TRUST LIMITED

## DETAILED PROFIT AND LOSS ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2025**

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	2025 £	2025 £	2024 £	2024 £
<b>Turnover</b>		-		-
<b>Other operating income</b>				
Government grants receivable and released		5,855		5,994
<b>Administrative expenses</b>				
Consultancy fees	-		2,727	
Fees	180		203	
Room hire	276		-	
Surveyor fees	3,540		-	
Legal and professional fees	-		1,140	
Accountancy	1,370		1,310	
Bank charges	(53)		84	
Insurances	542		530	
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		(5,855)		(5,994)
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