

**LARC DEVELOPMENT TRUST  
DIRECTORS' REPORT AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017**

Lloyd Richards Ltd

Eaton House  
Stoke Prior Lane  
Leominster  
Herefordshire  
HR6 0NA

**LARC Development Trust**  
**Directors' Report and Unaudited Financial Statements**  
**For The Year Ended 31 March 2017**

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**LARC Development Trust  
Company Information  
For The Year Ended 31 March 2017**

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**Directors**

Councillor Jennifer Bartlett  
Mr Martin Baines  
Councillor Angela Pendleton  
Councillor John Stone  
Mr Christopher Boote  
Brigadier Peter Jones CBE  
Rev Michael Kneen  
Mr John Thomas  
Mr Michael Thornhill  
Mrs Teresa Turner  
Mr Christopher Preece  
Councillor Felicity Norman

**Company Number** 03493040

**Registered Office**

Grange Court  
Pinsley Road  
Leominster  
Herefordshire  
HR6 8NL

**Business**

Grange Court  
Pinsley Road  
Leominster  
Herefordshire  
HR6 8NL

**Accountants**

Lloyd Richards Ltd  
Eaton House  
Stoke Prior Lane  
Leominster  
Herefordshire  
HR6 0NA

**LARC Development Trust**  
**Company No. 03493040**  
**Directors' Report For The Year Ended 31 March 2017**

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The directors present their report and the financial statements for the year ended 31 March 2017.

**Statement of Directors' Responsibilities**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Principal Activity**

The company's principal activities are the management of a historic site and the provision of cultural and educational services.

The company is a registered charity no 1142290.

**Directors**

The directors who held office during the year were as follows:

Councillor Jennifer Bartlett  
Mr Martin Baines  
Councillor Angela Pendleton  
Councillor John Stone  
Mr Christopher Boote  
Rev Michael Kneen  
Mr John Thomas  
Councillor Felicity Norman  
Councillor Roger Pendleton  
Mr Jon Pitts  
Mr Peter Hadley

**Small Company Rules**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

By order of the board

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Date

**LARC Development Trust  
Accountant's Report  
For The Year Ended 31 March 2017**

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Accountants' report to the members on the unaudited financial statements of LARC Development Trust for the year ending 31st March 2016.

Our work was conducted in accordance with recognisable accounting standards, making such inquiries as we felt necessary for the purposes of this report.

We confirm that:

- a) the company is a small company as defined by s382 CA 2006
- b) the company is not excluded from the small companies regime by the provisions of s384 CA 2006
- c) the company has complied with its duty to keep accounting records as defined by s386 CA 2006
- d) the accounts are prepared in accordance with s396 CA 2006

In our opinion these statements present a true and fair view of the company's activities during the period reported upon.

Signed

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**Mark Edward Richards**

**28/05/2017**

Lloyd Richards Ltd

Eaton House  
Stoke Prior Lane  
Leominster  
Herefordshire  
HR6 0NA

**LARC Development Trust**  
**Income and Expenditure Account**  
**For The Year Ended 31 March 2017**

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	<b>Notes</b>	<b>2017</b>	<b>2016</b>
		<b>£</b>	<b>£</b>
<b>TURNOVER</b>		13,695	16,436
Cost of sales		(13,627)	(14,196)
		<hr/>	<hr/>
<b>GROSS SURPLUS</b>		68	2,240
Administrative expenses		(118,890)	(95,846)
Other operating income		145,311	113,837
		<hr/>	<hr/>
<b>OPERATING SURPLUS</b>	<b>2</b>	26,489	20,231
Other interest receivable and similar income		36	-
Interest payable and similar charges	<b>4</b>	(21,458)	(22,124)
		<hr/>	<hr/>
<b>SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR</b>		<u>5,067</u>	<u>(1,893)</u>

The notes on pages 8 to 10 form part of these financial statements.

**LARC Development Trust**  
**Balance Sheet**  
**As at 31 March 2017**

	Notes	2017		2016	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible Assets	5		2,807,400		2,810,027
			2,807,400		2,810,027
<b>CURRENT ASSETS</b>					
Stocks	6		-		490
Debtors	7		21,306		1,876
Cash at bank and in hand			16,903		23,189
			38,209		25,555
<b>Creditors: Amounts Falling Due Within One Year</b>	8		(26,922)		(6,924)
<b>NET CURRENT ASSETS (LIABILITIES)</b>			11,287		18,631
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,818,687		2,828,658
<b>Creditors: Amounts Falling Due After More Than One Year</b>	9		(425,081)		(437,583)
<b>NET ASSETS</b>			2,393,606		2,391,075
<b>RESERVES</b>					
Revaluation reserve			2,793,689		2,793,689
Other reserves			-		2,536
Profit and loss account			(400,083)		(405,150)
<b>MEMBERS' FUNDS</b>			2,393,606		2,391,075

**LARC Development Trust  
Balance Sheet (continued)  
As at 31 March 2017**

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For the year ending 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

**Directors' responsibilities:**

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

On behalf of the board

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Date

The notes on pages 8 to 10 form part of these financial statements.



**LARC Development Trust**  
**Statement of Changes in Equity**  
**For The Year Ended 31 March 2017**

	<b>Revaluation reserve</b>	<b>Other reserves</b>	<b>Income and Expenditure Account</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
As at 1 April 2015	2,793,689	8,969	(409,690)	2,392,968
Loss for the year and total comprehensive income	-	-	(1,893)	(1,893)
Movements in Restricted Funds	-	(6,433)	-	(6,433)
Transfer to/from Restricted Funds	-	-	6,433	6,433
As at 31 March 2016 and 1 April 2016	<u>2,793,689</u>	<u>2,536</u>	<u>(405,150)</u>	<u>2,391,075</u>
Profit for the year and total comprehensive income	-	-	5,067	5,067
Movements in Restricted Funds	-	(2,536)	-	(2,536)
As at 31 March 2017	<u>2,793,689</u>	<u>-</u>	<u>(400,083)</u>	<u>2,393,606</u>

**LARC Development Trust**  
**Notes to the Unaudited Accounts**  
**For The Year Ended 31 March 2017**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and the requirements of the Statement of Reporting Practice, Accounting and Reporting, by Charities .

**1.2. Turnover**

Turnover comprises the invoiced value of goods and services supplied by the company adjusted as necessary for accrued or deferred income. The company is not registered for VAT.

**1.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

PVC panels 10% S/L

Freehold	0%
Plant & Machinery	20% S/L
Fixtures & Fittings	15% S/L
Computer Equipment	33.33% S/L

**1.4. Investment properties**

Investment properties shall not be subject to periodic charges for depreciation except for properties held on lease, which shall be depreciated at least over the period when the unexpired term is 20 years or less. Investment properties shall be included in the balance sheet at their market value.

**1.5. Stocks and Work in Progress**

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks.

**1.6. Government grant**

Government grants are recognised in the income and expenditure account in an appropriate manner that matches them with the expenditure towards which they are intended to contribute.

Grants for immediate financial support or to cover costs already incurred are recognised immediately in the income and expenditure account. Grants towards general activities of the entity over a specific period are recognised in the income and expenditure account over that period.

Grants towards fixed assets are recognised over the expected useful lives of the related assets and are treated as deferred income and released to the income and expenditure account over the useful life of the asset concerned.

All grants in the income and expenditure account are recognised when all conditions for receipt have been complied with.

**2. Operating Surplus/Deficit**

The operating Surplus is stated after charging:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bad debts	2,184	-
Depreciation of tangible fixed assets	2,627	2,627
	<u>2,627</u>	<u>2,627</u>

**LARC Development Trust**  
**Notes to the Unaudited Accounts (continued)**  
**For The Year Ended 31 March 2017**

**3. Staff Costs**

Staff costs, including directors' remuneration, were as follows:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Wages and salaries	60,823	50,336
Social security costs	101	2,781
Other pension costs	1,496	2,315
	<u>62,420</u>	<u>55,432</u>

**4. Interest Payable**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	21,458	22,124
	<u>21,458</u>	<u>22,124</u>

Repayments of capital and interest will be approximately £33,960 in the next twelve months.

**5. Tangible Assets**

	<b>Land &amp; Property</b>				
	<b>Freehold</b>	<b>PVC Panels</b>	<b>Plant &amp; Machinery</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>					
As at 1 April 2016	2,800,000	6,504	4,225	7,546	2,818,275
As at 31 March 2017	<u>2,800,000</u>	<u>6,504</u>	<u>4,225</u>	<u>7,546</u>	<u>2,818,275</u>
<b>Depreciation</b>					
As at 1 April 2016	-	1,625	2,746	3,877	8,248
Provided during the period	-	650	845	1,132	2,627
As at 31 March 2017	<u>-</u>	<u>2,275</u>	<u>3,591</u>	<u>5,009</u>	<u>10,875</u>
<b>Net Book Value</b>					
As at 31 March 2017	<u>2,800,000</u>	<u>4,229</u>	<u>634</u>	<u>2,537</u>	<u>2,807,400</u>
As at 1 April 2016	<u>2,800,000</u>	<u>4,879</u>	<u>1,479</u>	<u>3,669</u>	<u>2,810,027</u>

**6. Stocks**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Stock - materials and work in progress	-	490
	<u>-</u>	<u>490</u>

**LARC Development Trust**  
**Notes to the Unaudited Accounts (continued)**  
**For The Year Ended 31 March 2017**

**7. Debtors**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Trade debtors	4,424	1,704
Prepayments and accrued income	16,882	172
	21,306	1,876
	21,306	1,876

**8. Creditors: Amounts Falling Due Within One Year**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Trade creditors	2,645	2,146
PAYE	812	-
Sundry creditors (Current liabilities - creditors < 1 year)	293	-
Tenants' Deposits (Current liabilities - creditors < 1 year)	540	-
Restricted Funds (Current liabilities - creditors < 1 year)	17,891	-
Pension Fund	-	221
Accruals and deferred income	4,741	4,557
	26,922	6,924
	26,922	6,924

**9. Creditors: Amounts Falling Due After More Than One Year**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans	425,081	437,583
	425,081	437,583

**10. Company limited by guarantee**

The company is limited by guarantee and has no share capital.

Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £10.

**11. Ultimate Controlling Party**

The company is controlled by the Trustees of the LARC Development Trust.

**12. General Information**

LARC Development Trust Registered number 03493040 is a limited by guarantee company incorporated in England & Wales. The Registered Office is Grange Court, Pinsley Road, Leominster, Herefordshire, HR6 8NL.

**LARC Development Trust**  
**Detailed Income and Expenditure Account**  
**For The Year Ended 31 March 2017**

	<b>2017</b>		<b>2016</b>	
	£	£	£	£
<b>TURNOVER</b>				
General Sales		1,380		3,325
Sales Weddings		1,209		1,132
Room Bookings		10,300		10,881
Electricity Generation		689		706
Commission		117		64
Insurance Claims		-		328
		13,695		16,436
<b>COST OF SALES</b>				
Opening stock and work in progress	490		50	
Purchases	441		1,725	
HLF Projects	6,355		4,004	
Awards for All	-		1,963	
Food scarcity	-		5,500	
Kingspan	-		996	
Commissions payable	54		448	
Marketing and advertising costs	2,603		-	
Royalties and licence fees payable	1,500		-	
Bad debts written off	2,184		-	
Closing stock and work in progress	-		(490)	
		(13,627)		(14,196)
<b>GROSS SURPLUS</b>				
		68		2,240
<b>Administrative Expenses</b>				
Wages and salaries	60,823		50,336	
Employers NI	101		2,781	
Employers pensions - defined contributions scheme	1,496		2,315	
Staff training	1,766		1,284	
Staff welfare	983		107	
Staff expenses	729		465	
Travel expenses	556		284	
Gas	3,212		4,520	
Light and heat	8,075		8,166	
Water rates	1,714		1,945	
Repairs and maintenance	990		6,737	
Cleaning	604		317	
Other premises costs	9,345		3,340	
Hire of equipment	56		24	
Repairs, renewals and maintenance	13		-	
Insurance	3,714		3,575	
Printing	916		112	

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**LARC Development Trust**  
**Detailed Income and Expenditure Account (continued)**  
**For The Year Ended 31 March 2017**

Postage	231	12
Stationery	434	879
Advertising and marketing costs	-	745
Telephones	3,496	2,966
Other IT costs	2,495	40
Accountancy fees	1,763	1,470
Professional fees	12,183	466
Subscriptions	437	256
Bank charges	118	64
Depreciation of pvc Panels	650	650
Depreciation of plant and machinery	845	845
Depreciation of fixtures and fittings	1,132	1,132
Companies House	13	13
	(118,890)	(95,846)
<b>Other Operating Income</b>		
Rental and other income from property	37,355	38,483
Grants: Restricted Funds	87,933	48,536
Grants: Other	17,117	50,000
Accrued/Deferred Income	1,335	(23,563)
Donations	1,571	381
	145,311	113,837
<b>OPERATING SURPLUS</b>	26,489	20,231
<b>Other interest receivable and similar income</b>		
Bank interest receivable	36	-
	36	-
<b>Interest payable and similar expenses</b>		
Bank loan interest	21,458	22,124
	(21,458)	(22,124)
<b>SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR</b>	5,067	(1,893)