

LARC Development Trust

LARC DEVELOPMENT TRUST  
TRUSTEE ANNUAL REPORT AND ACCOUNTS  
FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2018

## Trustees' annual report (including Directors' report) for the period

From: 1<sup>st</sup> April 2017 To: 31<sup>st</sup> March 2018

Charity name: LARC Development Trust Charity registration number: 1142290 Company number: 03493040

### Objectives and activities

To further or benefit the residents of Leominster and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

The preservation of buildings or sites of historical or architectural importance, in particular but not exclusively the building known as Grange Court, for the public benefit and to advance the education of the public in the history of the building and its surroundings.

LARC owns and operates Grange Court in Leominster as a heritage, community and enterprise hub.

It is working with community and voluntary groups across the area to promote its charitable objectives.

In carrying out its activities, LARC has had regard to the guidance issued by the Charity Commission on public benefit.

LARC relies on the commitment of a number of volunteers to keep Grange Court open and provide information and support to visitors.

### Achievements and performance

Provide a summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.

- LARC has continued to maintain the historic building Grange Court (1633).
- It also provides meeting facilities for numerous local charities and community groups.
- Grange Court also acts as a focus for tourism in the area contributing to the prosperity of the Town and its people.
- Grange Court has been a vehicle for exhibiting local artist and craft persons.
- The Gardening Group is making significant contributions to environmental standards.

### Financial review

Review of the charity's financial position at the end of the period.

LARC has improved its financial position through the period by steady rigorous control of costs and augmentation of Income sources such as - community events, Weddings, Friends of Grange Court events, Room Hire and Tenancies.

Statement explaining the policy for holding reserves stating why they are held.

- Our financial position has now yet built to the level where funds can be considered "reserves" but we do have a Deposit account where we hold £14,000 in case of unexpected issues. We expect to increase this Deposit amount to £21,000 at the year end.

There is no immediate threat to the charity and the Trustees remain satisfied it is a going concern

## LARC Development Trust

### Structure, governance and management

LARC is governed by a Memorandum and articles of association dated 15/01/1998 as amended by special resolution(s) dated 13/05/2011 and as amended by certificate of incorporation on change of name dated 19/05/2011, registered at companies house on 01/06/2011

The charity maintains an Historic Building (1633) by means of income from room rental, Catering for special Occasions and the rental of Offices.

Trustees are selected by invitation to suitable persons by Trust Members, ratified by a Trust Meeting.

### Reference and administrative details

Charity name	LARC Development Trust
Registered charity number	1142290
Charity's principal address	Grange Court Pinsley Road Leominster Herefordshire HR6 8NL

### Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year
Martin Baines	Chairperson	
Peter Hadley		
Michael Kneen		
Felicity Norman		
John Stone		
Roger Pendleton	Finance	
Jonathan Pitts		
Jenny Bartlett		Resigned 7 <sup>th</sup> March 2018
Angela Pendleton		Resigned 7 <sup>th</sup> March 2018
John Thomas		Resigned 31 <sup>st</sup> December 2017
Christopher Boote		Resigned 31 <sup>st</sup> December 2017
William Jackson		Resigned 24 <sup>th</sup> April 2017

### Declarations

The company has taken advantage of the small companies' exemption in preparing the report above.

The trustees declare that they have approved the trustees' report (including directors' report) above.

Signed on behalf of the charity's trustees/directors

Signature(s)		
Full name(s)		
Position		
Date		

## Independent examiner's report to the trustees of LARC Development Trust

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31<sup>st</sup> March 2018

### Responsibilities and basis of report

As the trustees of the Charity (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

### Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached

Blaise White  
3 Manor Way  
Eye Lane  
HR6 0DS

## LARC Development Trust

### Statement of Financial Activities

	Unrestricted funds	Restricted income funds	2018	2017 (restated)
Income	£	£	£	£
<b>Income and endowments from:</b>				
Donations and legacies	1,206	-	1,206	1,571
Charitable activities	64,256	-	64,256	50,361
Other Trading Activities	481	-	481	-
Investments	1	-	1	36
Grants	22,641	20,819	43,460	121,740
Other	-	-	-	689
<b>Total</b>	<b>88,585</b>	<b>20,819</b>	<b>109,404</b>	<b>174,397</b>
<b>Expenditure</b>				
<b>Expenditure on:</b>				
Raising funds	-	-	-	-
Charitable activities	78,280	16,868	95,148	132,517
Loan Interest	-	20,819	20,819	21,458
Other	-	-	-	-
<b>Total</b>	<b>78,280</b>	<b>37,687</b>	<b>115,967</b>	<b>153,975</b>
<b>Net movement in funds</b>	<b>10,305</b>	<b>-16,868</b>	<b>-6,563</b>	<b>20,422</b>
Total funds brought forward	(400,083)	2,811,580	2,411,497	2,391,075
<b>Total funds carried forward</b>	<b>(389,778)</b>	<b>2,794,712</b>	<b>2,404,934</b>	<b>2,411,497</b>

## LARC Development Trust

### Balance sheet

	Unrestricted funds	Restricted income funds	2018	2017 (restated)
	£	£	£	£
<b>Fixed assets</b>				
Tangible assets	10,271	2,794,712	2,804,983	2,807,400
<b>Total fixed assets</b>	10,271	2,794,712	2,804,983	2,807,400
<b>Current assets</b>				
Debtors	10,323	-	10,323	21,306
Stocks	-	-	-	490
Cash at bank and in hand	5,789	-	5,789	16,903
<b>Total current assets</b>	16,112	-	16,112	38,209
<b>Creditors: amounts falling due within one year</b>	4,221	-	4,221	26,922
<b>Net current assets/(liabilities)</b>	11,891	-	11,891	11,287
<b>Total assets less current liabilities</b>	22,162	2,794,712	2,816,874	2,818,687
<b>Creditors: amounts falling due after one year</b>	(411,940)		(411,940)	(425,081)
<b>Total net assets or liabilities</b>	(389,778)	2,794,712	2,404,934	2,393,606
<b>Funds of the Charity</b>				
Restricted income funds		2,794,712	2,794,712	2,793,689
Unrestricted funds	(389,778)		(389,778)	(400,083)
<b>Total funds</b>	(389,778)	2,794,712	2,404,934	2,393,606

The company was entitled to exemption from audit under s477 of the Companies Act 2006 relating to small companies.

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 Companies Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to small companies subject to the small companies regime and in accordance with FRS102 SORP.

Signed by one or two trustees/directors on behalf of all the trustees/directors

Date of approval

Signature of director authenticating accounts being sent to Companies House

Signature

Date

# LARC Development Trust

## Notes to the accounts

### 1: Accounting Policies

#### 1.1 Basis of accounting

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and with the Charities Act 2011

The charity constitutes a public benefit entity as defined by FRS 102.

#### 1.2 Going concern

Due to lettings continuing at full capacity in the enterprise hub, together with increased community use of facilities on site and grant support from local authorities, the Trustees conclude LARC Development Trust remains a going concern

#### 1.3 Income

##### Recognition of income

Income is included on the Statement of Financial Activities when the charity becomes entitled to the resources, it is more likely than not to be received and the monetary value can be measured with sufficient reliability

##### Offsetting

There has been no offsetting either of expenses against income or liabilities against assets

##### Grants and donations

Grants and donations are only included in the SoFA when the general income recognition criteria are met.

#### 1.4 Expenditure and Liabilities

##### Liability recognition

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

##### Creditors

The charity has creditors which are measured at settlement amounts less any trade discounts

##### Provisions for liabilities

A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date

#### 1.5 Assets

##### Tangible fixed assets for use by charity

These are capitalised if they can be used for more than one year, and cost at least £1,000

They are valued at cost.

The depreciation rates and methods used are disclosed in note 14.

##### Debtors

Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

LARC Development Trust

2. Analysis of Income and Expenditure

Income		Unrestricted funds	Restricted income funds	2018	2017
				£	(restated) £
Donations and legacies:		1,206	-	1,206	1,571
Charitable activities:	Rental Income	48,962	-	48,962	37,355
	Room Hire	15,294	-	15,294	13,006
		64,256	-	64,256	50,361
-Other trading activities:	General sales	125	-	125	
	Electricity Generation	356	-	356	689
		481	-	481	-
Income from investments:	Bank Interest	1	-	1	36
Grants	Herefordshire Council	13,141	20,819	33,960	43,000
	Leominster Town Council	7,000	-	7,000	7,000
	Severn Waste	2,500	-	2,500	-
	Other	-	-	-	71,740
		22,641	20,819	43,460	121,740
<b>TOTAL INCOME</b>		<b>88,585</b>	<b>20,819</b>	<b>109,404</b>	<b>174,397</b>
Expenditure		Unrestricted funds	Restricted income funds	2018	2017
				£	(restated) £
Expenditure on charitable activities	Personnel Costs	41,610	8,581	50,191	62,420
	Premises Costs	12,858	-	12,858	27,723
	Office Costs	16,079	-	16,079	12,530
	Project Activities	7,733	8,287	16,020	29,844
	<b>Total expenditure on charitable activities</b>	<b>78,280</b>	<b>16,868</b>	<b>95,148</b>	<b>132,517</b>
Loan Interest	Loan Interest	-	20,819	20,819	21,458
	<b>Total</b>	<b>-</b>	<b>20,819</b>	<b>20,819</b>	<b>21,458</b>
<b>TOTAL EXPENDITURE</b>		<b>78,280</b>	<b>37,687</b>	<b>115,967</b>	<b>153,975</b>



## LARC Development Trust

### 3. Details of certain types of expenditure

#### Note 3.1 Fees for examination of the accounts

	<b>2018</b> <b>£</b>	<b>2017</b> <b>£</b>
Independent examiner's fees	200	500
Other fees (for example: financial advice, consultancy, accountancy services) paid to the independent examiner	800	1763

### 4. Paid employees

#### 4.1 Staff Costs

	<b>2018</b> <b>£</b>	<b>2017</b> <b>£</b>
Salaries and wages	35,787	60,823
Social security costs		101
Pension costs (defined contribution pension plan)		1,496
Other employee benefits		
Total staff costs	35,787	62,420

No employees received employee benefits (excluding employer pension costs) for the reporting period of more than £60,000

#### 4.2 Average head count in the year

<b>2018</b> <b>Number</b>	<b>2017 (restated)</b> <b>Number</b>
5	6

## LARC Development Trust

### 5 Tangible fixed assets

#### 5.1 Cost or valuation

	Freehold land and property	PVC Solar Panels	Plant, machinery and motor vehicles	Fixtures, fittings and equipment	Total
		£	£	£	£
At 1 <sup>st</sup> April 2017	2,800,000	6,504	4,225	7,546	2,818,275
At 31 <sup>st</sup> March 2018	2,800,000	6,504	4,225	7,546	2,818,275

#### 5.2 Depreciation and impairments

<b>**Basis</b>	SL	SL	SL	SL	Straight Line ("SL") or Reducing Balance ("RB")
<b>** Rate</b>	10%	20%	15%		

At 1 <sup>st</sup> April 2017	2,275	3,591	5,009	10,875
Depreciation	650	634	1,133	2,417
At 31 <sup>st</sup> March 2018	2,925	4,225	6,142	13,292

#### 5.3 Net book value

Net book value at 1 <sup>st</sup> April 2017	2,800,000	4,229	634	2,537	2,807,400
Net book value at 31 <sup>st</sup> March 2018	2,800,000	3,579		1,404	2,804,983

## LARC Development Trust

### 6 Debtors and prepayments

#### 6.1 Analysis of debtors

	2018 £	2017 (restated) £
Trade debtors	10,009	4,4240
Prepayments and accrued income	311	16,882
Other debtors	3	-
<b>Total</b>	<b>10,323</b>	<b>21,306</b>

### 7. Creditors

#### 7.1 Analysis of creditors

	Amounts falling due within one year		Amounts falling due after more than one year	
	2018 £	2017 (restated) £	2018 £	2017 (restated) £
Trade creditors	1,904	2,645	-	-
Accruals and deferred income	2,000	22,632	-	-
Taxation and social security	-	812	-	-
Other creditors	317	833	411,940	425,081
<b>Total</b>	<b>4,221</b>	<b>26,922</b>	<b>411,940</b>	<b>425,081</b>

#### 7.2 Deferred income

##### Movement in deferred income account

	2018 £	2017 (restated) £
Balance at the start of the reporting period	22,632	-
Amounts added in current period	2,000	22,632
Amounts released to income from previous periods	-22,632	-
Balance at the end of the reporting period	2,000	22,632

### 8 Cash at bank and in hand

	2018 £	2017 (restated) £
Short term deposits	2,000	6,353
Cash at bank and on hand	3,789	10,550
<b>Total</b>	<b>5,789</b>	<b>16,903</b>

## LARC Development Trust

### 9 Charity funds

#### 9.1 Details of material funds held and movements during the CURRENT reporting period

Fund names	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Fund balances carried forward £
Unrestricted Funds					
Herefordshire Council (capital)	Grant to support Loan repayments	-	13,141	-	13,141
General Funds	Unrestricted General Funds	(400,083)	75,444	-78,280	(402,919)
Restricted Funds					
BIG Time Currency	Restricted to time currency project	9,310	-	-8,287	1,023
HCT Time Currency	Restricted to time currency project	8,581	-	-8,581	-
Herefordshire Council (interest)	Grant to support Loan repayments	-	20,819	-20,819	-
Capital Fund	Value of Grange Court building	2,793,689	-	-	2,793,689
<b>Total Funds as per balance sheet</b>		2,411,497	109,404	-115,967	2,404,934

#### 9.2 Details of material funds held and movements during the PREVIOUS reporting period

Fund names	Purpose and Restrictions	Fund balances brought forward £	Income £	Expenditure £	Fund balances carried forward £
Unrestricted Funds					
General Funds	General Funds	(402,614)	159,042	-156,511	(400,083)
Capital Fund	Value of Grange Court building	2,793,689	-	-	2,793,689
Restricted Funds					
BIG Time Currency	Restricted to time currency project	-	9,310	-	9,310
HCT Time Currency	Restricted to time currency project	-	8,581	-	8,581
<b>Total Funds as per balance sheet</b>		2,391,075	176,933	-156,511	2,411,497

#### **Note 10** Transactions with trustees and related parties

None of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity (2017 Nil)