

Oxfordshire CLT Limited
Financial Statements
Year ended 31 March 2023

Oxfordshire CLT Limited
Report of the Management Committee
for the year ended 31 March 2023

The Management Committee presents its report and audited Financial Statements for the year ended 31 March 2023.

Legal & administrative details

Name

The society is commonly referred to as Oxfordshire CLT or OCLT.

Status

The Co-operative is registered as a housing co-operative under the Co-operative and Community Benefit Societies Act 2014, registered number 30158R. It is registered with the Regulator of Social Housing as a Registered Provider of Social Housing, registered Number 5143.

Members of the Management Committee

C Bright	(resigned 10 May 2022)
S Brownhill	
J Coats	
B Colenutt	
A Mathias	
M Mutizwa	
F Ryan	
V Salmon	
P Smok	(retired 28 February 2023)
D G Woodin	
M Elliott	(appointed 16 May 2022)
M Child	(co-opted 1 March 2023)

Secretary

F Ryan

Registered office

55 Henley Avenue,
Oxford,
OX4 4DJ

Auditor

Third Sector Accountancy Limited
Holyoake House
Hanover Street
Manchester
M60 0AS

Oxfordshire CLT Limited

Report of the Management Committee for the year ended 31 March 2023

Bankers

Co-operative Bank plc

Nature of operations and principal activities

The society is in the process of constructing accommodation for general needs social housing which it will rent from August 2023.

OCLT's objects are to acquire and manage land for community benefit and the relief of poverty in Oxfordshire – mainly by creating affordable and sustainable space for housing, work, food production and leisure. The current focus is on sustainable affordable housing both through development and by supporting others who aspire to develop their own affordable housing solutions.

In late 2021 funding was secured for the development of 8 flats on the Dean Court site which had been bought in 2019. In early 2022, OCLT appointed Life Build Solutions Ltd on a Design and Build contract. OCLT also got confirmation that the project could be given the address Crofts Court to remember Tony Crofts who died in early 2021. In October 2022 OCLT launched a Share Offer to raise a minimum of £500K to support the project.

OCLT continued to work with Oxford City Council and Transition by Design to slowly progress work to build affordable homes on the three Garage Sites in Blackbird Leys. OCLT also began the process of accepting the donation of a three bedroomed house in Oxford. It is also in discussion with a local developer to acquire some new build affordable homes on another site in the county.

Value for money

In line with the Regulator of Social Housing's Standard and the Financial Regulations and Standard Orders the society seeks to achieve value for money on all expenditure. Prior to the approval of the accounts the Management Committee has considered a report which demonstrates compliance with the appropriate requirements.

Oxfordshire CLT Limited

Report of the Management Committee for the year ended 31 March 2023

Value for money metrics

As at the end of March 2023, we had not completed our housing development. The value of our assets (apartments under construction) was high, but we were receiving no rent as the units were at a construction stage and we had no tenants. Therefore our turnover was low and no government grants were taken to income as all were deferred.

The metrics will be reported once the housing development has been completed.

Assessment of compliance with the Governance and Financial Viability standard

The board of Directors has reviewed the Governance and Financial Viability Standards published by the Regulator of Social Housing. We confirm that we comply with the standard.

Code of governance

Oxfordshire CLT Limited has adopted NHF Code of Conduct.

The Management Committee's responsibilities

The Co-operative and Community Benefit Society Act 2014 requires the Management Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Co-operative and of the Income and Expenditure of the Co-operative for that period. In preparing the financial statements, the Management Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Co-operative will continue in business.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Co-operative and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Society Act 2014. They are also responsible for safeguarding the assets of the Co-operative and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the Management Committee

Signature



F Ryan, Secretary

13 / 08 / 2023

Date

Oxfordshire CLT Limited
for the year ended 31 March 2023
Accountant's Report

In accordance with the engagement letter dated 23 December 2021, and in order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, we have compiled the financial statements of the society from the accounting records and information and explanations you have given to us.

This report is made to the directors in accordance with the terms of our engagement. Our work has been undertaken to prepare for approval by the directors the financial statements that we have been engaged to compile, to report to the directors that we have done so, and to state those matters that we have agreed to state to them in this 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 Company and the Company's directors for our work or for this report.

You have acknowledged on the balance sheet as at year ended 31 March 2023 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Co-operative and Community Benefit Societies Act 2014. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Third Sector Accountancy Limited

Third Sector Accountancy Limited
Chartered Accountants and Registered Auditors
Holyoake House
Hanover Street
Manchester
M60 0AS

13 / 08 / 2023

Date

Oxfordshire CLT Limited
Statement of comprehensive income
(including revenue account)
Year ended 31 March 2023

		2023	2022
Turnover	2	13,558	16,369
Administrative expenditure		(31,654)	6,392
Other operating income		22,805	12,299
		<hr/>	<hr/>
Operating surplus / (deficit)		4,709	35,060
Interest receivable and similar income		88	-
Interest payable and similar charges		(609)	(69)
		<hr/>	<hr/>
Surplus/(deficit) for the year		4,188	34,991
		<hr/> <hr/>	<hr/> <hr/>

Oxfordshire CLT Limited
Statement of financial position
Year ended 31 March 2023

		2023	2022
		£	£
Fixed assets			
Tangible fixed assets - housing properties	7	1,975,165	666,351
		<u>1,975,165</u>	<u>666,351</u>
Current assets			
Debtors	8	25,246	10,566
Cash at bank and in hand		38,268	272,618
		<u>63,514</u>	<u>283,184</u>
Creditors: amounts falling due within one year	9	(201,336)	(92,732)
		<u>(201,336)</u>	<u>(92,732)</u>
Net current assets / (liabilities)		(137,822)	190,452
Total assets less current liabilities		<u>1,837,343</u>	<u>856,803</u>
Creditors: amounts falling due after more than one year	10	(1,716,011)	(739,688)
		<u>(1,716,011)</u>	<u>(739,688)</u>
Total net assets / (liabilities)		<u>121,332</u>	<u>117,115</u>
Reserves			
Share capital	11	154	125
Revenue reserve		121,178	116,990
		<u>121,332</u>	<u>117,115</u>
Total Reserves		<u>121,332</u>	<u>117,115</u>

For the year ending 31 March 2023 the society was entitled to disapply the requirement to have its financial statements for the financial year audited. The members passed a resolution in general meeting to disapply the audit requirement, as required by S84(2) Co-operative and Community Benefit Societies Act 2014.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements were approved and authorised for issue by the Board:


Maureen Elliott, Director


Fran Ryan, Secretary


Jock Coats, Director

13 / 08 / 2023

Date

Oxfordshire CLT Limited
Statement of changes in equity
Year ended 31 March 2023

	Share capital £	Revenue reserve £	Total £
At start date 2022	119	81,999	82,118
Total comprehensive income for the year	-	34,991	34,991
Share capital issued	6	-	6
	<hr/>	<hr/>	<hr/>
At end date 2022 and start date 2023	125	116,990	117,115
Surplus for the year	-	4,188	4,188
	<hr/>	<hr/>	<hr/>
Total comprehensive income	125	121,178	121,303
Share capital issued	29	-	29
	<hr/>	<hr/>	<hr/>
At end date 2023	154	121,178	121,332
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Oxfordshire CLT Limited
Statement of cash flows
Year ended 31 March 2023

	Notes	2023 £	2022 £
Cash provided by/(used in) operating activities	15	137,614	15,786
<hr/>			
<i>Cash flows from investing activities:</i>			
Purchase of tangible fixed assets		(1,308,814)	(97,442)
<hr/>			
Cash provided by/(used in) investing activities		(1,308,814)	(97,442)
<hr/>			
<i>Cash flows from financing activities:</i>			
Proceeds from issue of share capital		29	6
Cash inflows from new borrowing		669,074	-
Repayment of borrowing		(39,635)	(221,059)
Capital grant funding received		307,382	540,000
<hr/>			
Cash provided by/(used in) financing activities		936,850	318,947
<hr/>			
Increase/(decrease) in cash and cash equivalents in the year		(234,350)	237,291
Cash and cash equivalents at the beginning of the year		272,618	35,327
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Cash and cash equivalents at the end of the year		38,268	272,618
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Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

1 Summary of significant accounting policies

a General information and basis of preparation

Oxfordshire CLT Limited is a registered society, and a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the information on page 1 of these financial statements.

Oxfordshire CLT Limited constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Registered Social Housing Providers (2018 update), and with the Accounting Direction for private registered providers of social housing in England 2015. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Cooperative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £ sterling.

b Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Currently the housing properties are in the course of construction. Depreciation will be charged once the properties are completed and in use.

c Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

d Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. Concessionary loans are measured at cost.

e Financial instruments

The society only has basic financial instruments. All financial instruments are stated at cost or where relevant amortised cost.

Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

f Tax

The society is recognised as charitable by HM Revenue and Customs and so is exempt from tax on its income providing the income is spent on charitable activities. No tax liabilities have arisen.

g Turnover and other income

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency, and the amortisation of social housing grants.

h Government grants

Social housing grants can be claimed towards the cost of major works and have been received to finance the development of housing properties. These grants are recognised at the fair value of the asset received or receivable. As the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

2 Social housing turnover and costs

There was no income or expenditure relating to the management of completed social housing in this period. All the income and expenditure relates to the ongoing construction of social housing.

3 Financial assistance and other grant receivable

The total accumulated amount of Financial assistance and other grant received or receivable at the date of the statement of financial position, based upon properties owned at that date, was as follows:

	2023	2022
	£	£
Recognised in the Statement of Comprehensive Income	13,558	6,369
Held as deferred income	975,587	540,000
	<hr/>	<hr/>
	989,145	546,369
	<hr/> <hr/>	<hr/> <hr/>

Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

4 Accommodation owned and in management

	Number of units at 31 March 2023	<i>Number of units at 1 April 2022</i>
Under construction:		
General needs housing:		
Let at social rent	8	8
	<hr/> <hr/>	<hr/> <hr/>

5 Surplus / (deficit) on ordinary activities

Surplus / (deficit) on ordinary activities is stated after charging / (crediting):

	2023 £	2022 £
Government grants	-	(6,369)
	<hr/> <hr/>	<hr/> <hr/>

6 Payments to members, Management Committee members, and officers

There were no fees, remuneration or expenses paid to members, Management Committee members and officers.

Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

7 Tangible fixed assets – housing properties

	Housing properties for letting - under construction	
Cost:		
At 1 April 2022	666,351	
Additions	1,308,814	
	<hr/>	
At 31 March 2023	1,975,165	
	<hr/> <hr/>	
Depreciation:		
At 31 March 2023	-	
	<hr/> <hr/>	
Net book value:		
At 31 March 2023	1,975,165	
	<hr/> <hr/>	
At 31 March 2022	666,351	
	<hr/> <hr/>	
The net book value of land and buildings comprised:		
	2023	2022
	£	£
Land and buildings:		
Freehold	1,975,165	666,351
	<hr/> <hr/>	<hr/> <hr/>
Carrying value of assets pledged in security for liabilities	1,975,165	-
	<hr/> <hr/>	<hr/> <hr/>

Borrowing costs totalling £28,375 (2022 - £11,288) have been included in the cost of social housing properties. The capitalisation rate used was 100%.

Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

8 Debtors

2023	2022
£	£
Prepayments and accrued income	10,566
25,246	10,566
25,246	10,566

9 Creditors: amounts falling due within one year

2023	2022
£	£
Bank loans and overdrafts	5,275
Trade creditors	6,325
Other loans	49,635
Accruals and deferred income	31,497
201,336	92,732

The other loans are concessionary loans from members and committee members.

10 Creditors: amounts falling due after more than one year

2023	2022
£	£
Bank loans and overdrafts	71,484
Government grants	668,204
1,716,011	739,688
653,680	45,122

Bank loans and overdrafts totalling £724,348 (2022 - £50,000) are secured by a fixed charge on the land and buildings.

This secured bank loan is to be repaid by monthly instalments starting in August 2023 and interest is payable at a variable rate on the principal amount.

A further unsecured loan is repayable in instalments over 6 years.

Oxfordshire CLT Limited
Notes to the financial statements
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11 Share capital

	2023 £	2022 £
Shares of £1 each brought forward	125	119
Shares issued during the year	29	6
	<hr/>	<hr/>
Shares of £1 each carried forward	154	125
	<hr/> <hr/>	<hr/> <hr/>

All shares have a nominal value of £1 and cannot be transferred. Shares may be redeemed at par at the discretion of the board. Interest may be paid on shares at the discretion of the board. Shares do not entitle the shareholder to the assets in the event of a winding up, but shareholders are entitled to attend and vote at the Annual General Meeting.

12 Capital funding and commitments

	2023 £	2022 £
Capital expenditure that has been contracted for but has not been provided for in the financial statements	350,354	1,401,483
	<hr/>	<hr/>
	350,354	1,401,483
	<hr/> <hr/>	<hr/> <hr/>

13 Related party transactions

Board members made concessionary loans to the society of £Nil (2022: £49,625). No interest was charged, there was no fixed repayment date, and the loans were unsecured. The loans were repaid during the year.

Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

14 Restricted funds

	B/f 1 April 2022	Income	Expenditure	Transfers	C/f 31 March 2023
Share offer	9,673	-	(9,673)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	9,673	-	(9,673)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<i>Comparative year</i>					
	B/f 1 April 2021	Income	Expenditure	Transfers	C/f 31 March 2022
Project manager	6,640	-	(6,640)	-	-
Share offer	-	10,000	(327)	-	9,673
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	6,640	10,000	(6,967)	-	9,673
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Description of nature and purposes of restricted funds

Project Manager: funding for the role of project manager and for registration as a Registered Provider of Social Housing, received from Reach Fund and Community Led Homes.

Share offer: funding from Co-operatives UK to help OCLT become investment ready, and to support the launching of a community share offer.

15 Reconciliation of net movement in funds to net cash flow from operating activities

	2023 £	2022 £
Net income/(expenditure) for the year	4,188	34,991
Adjustments for:		
Decrease/(increase) in debtors	(14,680)	(10,561)
Increase/(decrease) in creditors	148,106	18,361
Costs previously regarded as impaired, now capitalised	-	(155,209)
Capital grant funding deferred, previously recognised in income	-	128,204
	<hr/>	<hr/>
Net cash provided by/(used in) operating activities	137,614	15,786
	<hr/>	<hr/>

Oxfordshire CLT Limited
Notes to the financial statements
Year ended 31 March 2023

16 Net debt reconciliation

	Cash and cash equivalents	Borrowings	Total
At 1 April 2022	272,618	(739,688)	(467,070)
Cash flow	(234,350)	(6,145)	(240,495)
	<hr/>	<hr/>	<hr/>
At 31 March 2023	38,268	(745,833)	(707,565)
	<hr/>	<hr/>	<hr/>