

Annual Return (AR30) form

Society Name: Laggan Community Housing Limited

Society Num: 2186 RS

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register: <https://mutuals.fca.org.uk>. Our privacy notice explains how and why we use personal data: <https://www.fca.org.uk/privacy>.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see here:

<https://www.handbook.fca.org.uk/handbook/R FCCBS>

2.1 What date did the financial year covered by these accounts end?

31/01/2023

3.1 Please provide the names of the people who were directors of the society during the financial year this return covers.

Some societies use the term 'committee member' or 'trustee' instead of 'director'. For ease of reference, we use 'director' throughout this form.

Name of Director

Month of Birth

Year of Birth

Angus Macpherson

Mar

1958

Agnes Slimon

Feb

1944

Philip Lloyd	Jun	1967
Richard Spencer	May	1944
Frank Ross	Feb	1959
Michael Sharp	Aug	1959

3.2 All directors must be 16 or older. Please confirm this is this case:

All directors are aged 16 or over

3.3 Societies are within the scope of the Company Director Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:

No director is disqualified

3.4 Please state any close links which any of the directors has with any society, company or authority.

'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Angus Macpherson - Company Director
Philip Lloyd - A Laggan Estate Manager
Frank Ross Local Authority Councillor
Richard Spencer Company Secretary
Agnes Slimon Board Member Communities Housing Trust

3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers.

Societies must have a secretary

Name of Secretary	Month of Birth	Year of Birth
Agnes Slimon	Feb	1944

4.1 Please confirm that:

accounts are being submitted with this form

the accounts comply with relevant statutory and accounting requirements

the accounts are signed by two members and the secretary (3 signatures in total)

4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.

Number of members

143

Turnover

25650

Assets

653761

Number of Employees

0

Share Capital

17,920

Highest rate of interest paid on shares

0

4.3 What Standard Industrial Classification code best describes the society's main business?

Where more than one code applies, please select the code that you feel best describes the society's main business activity. You will find a full list of codes [here](#)

SIC Code

Non-trading company (74990)

*

Societies are required to appoint an auditor to audited unless they are small or have disappplied this requirement. For further guidance see chapter 7 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

5.1 Please select the audit option the society has complied with:

- Full Professional Audit
- Auditor's report on the accounts
- Lay Audit
- No audit

5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act

We have complied with the audit requirements

5.3 Please confirm any audit report (where required) is being submitted with this Annual Return

- Yes
- Not applicable

5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?

- Yes
- No

5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.

- Registered
- Not applicable

5.6 Is the society a housing association?

- No
- Yes

6.1 Is the society a subsidiary of another society?

- Yes
- No

6.2 Does the society have one or more subsidiaries?

(As defined in sections 100 and 101 of the Act)

- Yes
- No

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); or
- are conducting business for the benefit of the community ('community benefit society').

You must answer the questions set out in in the next section of this form, depending on which condition for registration you meet.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance [here](#) .

7.1 Condition for Registration

- Co-operative society
- Community Benefits society

Co-operative societies must answer the following questions in relation to the financial year covered by this return.

7A.1 What is the business of the society?

For example, did you provide housing, manufacture goods, develop IT systems etc.

Laggan Community Housing Ltd owns 6 houses for social renting, in a community where houses for locals to live in all year round are in short supply. We bought the houses some 25 years ago when put-up for sale the 10 Strathmashie, Laggan cottages owned at that time by the Forestry Commission.

The other 4 houses are owner occupied all tenants work within a 10 mile radius of their homes

The money raised was by £40.00 shares sold within the community of 300 people and local tradesmen and friends. Who wanted housing secured for the young adults in the community. At that time the LA had been encouraged by the then Prime Minister to sell off their council owned houses which were bought for 2nd homes and holiday houses.

7A.2 Please describe the members' common economic, social and cultural needs and aspirations.

In answering this question, please make sure it is clear what needs and aspirations members had in common.

In buying the houses we have not only provided homes for our local youth but also up until this past year children for the local school. Unfortunately as often happens in small communities there comes a gap when children grow beyond primary school and the next generation are not yet born or those born not old enough for school, this year the primary school closed and is "math balled" in the hope more children will cam along within next 3 years

7A.3 How did the society's business meet those needs and aspirations?

You have described the society's business answer to question 7A.1, and in question 7A.2 you have described the common needs and aspirations of members. Please now describe how during the year that business met those common needs and aspirations.

This year we are in the process for upgrading the delivery of the water supply for all the Strathmashie residents as the Strathmashie houses are considered too far from the village of Laggan to be on the public supply.

Laggan Community Housing also owns some land in the Village of Laggan and at present we are progressing a planning application for 4-6 social houses on that land.

members to the Management Committee are nominated and elected by the shareholders.

7A.4 How did members democratically control the society?

For example, did the members elect a board at an annual general meeting; did all members collectively run the society.

This year our surplus will be used up with the new water system to the Strathmashie Houses, some repairs to the Strathmashie tenants houses and with some of the investigations necessary for our proposed houses in the Village. Our Community Consultation for the houses was carried out with the majority in agreement of our proposals.

7A.5 What did the society do with any surplus or profit?

For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?

We have never paid out dividends, the agreement is that if and when the houses are sold off the money would be divided amongst the shareholders as stipulated in our Rules.