

Report of the Management Committee and
Unaudited Financial Statements For The Year Ended 31st January 2022
for
LAGGAN COMMUNITY HOUSING LIMITED

Goldwells
15-17 High Street
Kingussie
Inverness-Shire
PH21 1HS

LAGGAN COMMUNITY HOUSING LIMITED

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LAGGAN COMMUNITY HOUSING LIMITED

Company Information
For The Year Ended 31st January 2022

| | |
|------------------------------|---|
| Management Committee: | R Spencer A Macpherson F W Ross Mrs A J Slimon M Sharp P Lloyd |
| Secretary: | Mrs A J Slimon |
| Registered office: | 15 - 17 High Street Kingussie Inverness-shire PH21 1HS |
| Registered number: | SP02186R (Scotland) |
| Accountants: | Goldwells 15-17 High Street Kingussie Inverness-Shire PH21 1HS |

LAGGAN COMMUNITY HOUSING LIMITED

Report of the Management Committee
For The Year Ended 31st January 2022

The Management Committee present their report with the financial statements of the company for the year ended 31st January 2022.

Management Committee

The Management Committee members shown below have held office during the whole of the period from 1st February 2021 to the date of this report.

R Spencer
A Macpherson
F W Ross
Mrs A J Slimon
M Sharp
P Lloyd

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

On behalf of the Management Committee:

.....
Mrs A J Slimon - Secretary

Date:

LAGGAN COMMUNITY HOUSING LIMITED

Income Statement
For The Year Ended 31st January 2022

| | Notes | 2022 £ | 2021 £ |
|---------------------------------------|-------|----------------------|----------------------|
| Turnover | | - | - |
| Administrative expenses | | <u>8,264</u> | <u>10,830</u> |
| | | (8,264) | (10,830) |
| Other operating income | | <u>25,582</u> | <u>25,508</u> |
| Operating profit | 4 | 17,318 | 14,678 |
| Interest payable and similar expenses | | <u>200</u> | <u>662</u> |
| Profit before taxation | | 17,118 | 14,016 |
| Tax on profit | 5 | <u>3,267</u> | <u>2,678</u> |
| Profit for the financial year | | <u><u>13,851</u></u> | <u><u>11,338</u></u> |

The notes form part of these financial statements

LAGGAN COMMUNITY HOUSING LIMITED (REGISTERED NUMBER: SP02186R)

Balance Sheet
31st January 2022

| | Notes | 2022 | | 2021 | |
|--|-------|---------------|----------------|---------------|----------------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 6 | | 8,279 | | 9,379 |
| Investments | 7 | | 120 | | 120 |
| Investment property | 8 | | <u>630,000</u> | | <u>630,000</u> |
| | | | 638,399 | | 639,499 |
| Current assets | | | | | |
| Debtors | 9 | 747 | | 704 | |
| Cash at bank | | <u>37,218</u> | | <u>29,586</u> | |
| | | 37,965 | | 30,290 | |
| Creditors | | | | | |
| Amounts falling due within one year | 10 | <u>9,023</u> | | <u>9,605</u> | |
| Net current assets | | | <u>28,942</u> | | <u>20,685</u> |
| Total assets less current liabilities | | | 667,341 | | 660,184 |
| Creditors | | | | | |
| Amounts falling due after more than one year | 11 | | - | | (9,500) |
| Provisions for liabilities | 13 | | (18,134) | | (18,328) |
| Accruals and deferred income | 14 | | <u>(3,000)</u> | | <u>-</u> |
| Net assets | | | <u>646,207</u> | | <u>632,356</u> |
| Capital and reserves | | | | | |
| Called up share capital | 15 | | 17,920 | | 17,920 |
| Other reserves | 16 | | 159,000 | | 159,000 |
| Retained earnings | 16 | | <u>469,287</u> | | <u>455,436</u> |
| Shareholders' funds | | | <u>646,207</u> | | <u>632,356</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st January 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st January 2022 in accordance with Section 476 of the Companies Act 2006.

The Management Committee acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

Balance Sheet - continued
31st January 2022

The 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 Management Committee and authorised for issue on and were signed on its behalf by:

.....
R Spencer – Management Committee member

.....
A Macpherson – Management Committee member

LAGGAN COMMUNITY HOUSING LIMITED

Notes to the Financial Statements
For The Year Ended 31st January 2022

1. **Statutory information**

Laggan Community Housing Limited is a company set up under the Industrial and Provident Societies Act 1965, limited by shares, registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

2. **Accounting policies**

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

| | |
|--------------------------------|---------------------------|
| Land & improvements | - 2% on cost |
| Fixtures, fittings & equipment | - 15% on reducing balance |

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

3. **Employees**

The average number of employees during the year was NIL (2021 - NIL).

4. **Operating profit**

The operating profit is stated after charging:

| | 2022 | 2021 |
|-----------------------------|--------------|--------------|
| | £ | £ |
| Depreciation - owned assets | <u>1,100</u> | <u>1,280</u> |

5. **Taxation**

Analysis of the tax charge

The tax charge on the profit for the year was as follows:

| | 2022 | 2021 |
|--------------------|--------------|--------------|
| | £ | £ |
| Current tax: | | |
| UK corporation tax | 3,461 | 2,906 |
| Deferred tax | <u>(194)</u> | <u>(228)</u> |
| Tax on profit | <u>3,267</u> | <u>2,678</u> |

LAGGAN COMMUNITY HOUSING LIMITED

Notes to the Financial Statements - continued
For The Year Ended 31st January 2022

6. **Tangible fixed assets**

| | Land & improvements £ | Fixtures, fittings & equipment £ | Totals £ |
|---|-----------------------------|---|---------------|
| Cost | | | |
| At 1st February 2021 and 31st January 2022 | <u>3,872</u> | <u>44,074</u> | <u>47,946</u> |
| Depreciation | | | |
| At 1st February 2021 | 1,306 | 37,261 | 38,567 |
| Charge for year | <u>78</u> | <u>1,022</u> | <u>1,100</u> |
| At 31st January 2022 | <u>1,384</u> | <u>38,283</u> | <u>39,667</u> |
| Net book value | | | |
| At 31st January 2022 | <u>2,488</u> | <u>5,791</u> | <u>8,279</u> |
| At 31st January 2021 | <u>2,566</u> | <u>6,813</u> | <u>9,379</u> |

7. **Fixed asset investments**

| | Other investments £ |
|---|---------------------------|
| Cost | |
| At 1st February 2021 and 31st January 2022 | <u>120</u> |
| Net book value | |
| At 31st January 2022 | <u>120</u> |
| At 31st January 2021 | <u>120</u> |

8. **Investment property**

| | Total £ |
|---|----------------|
| Fair value | |
| At 1st February 2021 and 31st January 2022 | <u>630,000</u> |
| Net book value | |
| At 31st January 2022 | <u>630,000</u> |
| At 31st January 2021 | <u>630,000</u> |

Fair value at 31st January 2022 is represented by:

| | |
|-------------------|----------------|
| Valuation in 2017 | £ 199,416 |
| Valuation in 2020 | 60,000 |
| Cost | <u>370,584</u> |
| | <u>630,000</u> |

LAGGAN COMMUNITY HOUSING LIMITED

Notes to the Financial Statements - continued
For The Year Ended 31st January 2022

8. **Investment property - continued**

If Investment property had not been revalued it would have been included at the following historical cost:

| | 2022 | 2021 |
|------------------------|-----------------|-----------------|
| | £ | £ |
| Cost | <u>370,584</u> | <u>370,584</u> |
| Aggregate depreciation | <u>(71,093)</u> | <u>(71,093)</u> |

Investment property was valued on current market basis on 19th February 2020 by Caledonia Estate Agency.

Investment property has been revalued on the basis of it being treated as residential accommodation. It consists of six semi - detached cottages originally built for the foresters on Strathmashie Estate, Laggan Five were bought in 1998 and the remaining property was bought in 2015 and subsequently renovated. All six properties have three bedrooms, woodburning stoves, double glazing and gardens. All of them are held to earn rentals from tenants supplied by Highland Council.

Each property is valued at £105,000 - a total of £630,000.

9. **Debtors: amounts falling due within one year**

| | 2022 | 2021 |
|-------------|------------|------------|
| | £ | £ |
| Prepayments | <u>747</u> | <u>704</u> |

10. **Creditors: amounts falling due within one year**

| | 2022 | 2021 |
|----------------|--------------|--------------|
| | £ | £ |
| Creditors | - | 1,200 |
| Tax | 3,461 | 2,906 |
| Accruals | 1,300 | 1,250 |
| Accrued income | <u>4,262</u> | <u>4,249</u> |
| | <u>9,023</u> | <u>9,605</u> |

11. **Creditors: amounts falling due after more than one year**

| | 2022 | 2021 |
|-------------------------|----------|--------------|
| | £ | £ |
| Secured Community Bonds | <u>-</u> | <u>9,500</u> |

Amounts falling due in more than five years:

| | | |
|---|----------|--------------|
| Repayable otherwise than by instalments | | |
| Secured Community Bonds | <u>-</u> | <u>9,500</u> |

LAGGAN COMMUNITY HOUSING LIMITED

Notes to the Financial Statements - continued
For The Year Ended 31st January 2022

12. Secured debts

The following secured debts are included within creditors:

| | 2022 | 2021 |
|-------------------------|----------|--------------|
| | £ | £ |
| Secured Community Bonds | <u>-</u> | <u>9,500</u> |

Secured floating rate community bonds 2015 - 2034 were secured by a standard security over Number 2 Strathmashie. £9,500 was repaid on 2nd April 2021.

13. Provisions for liabilities

| | 2022 | 2021 |
|--------------|---------------|---------------|
| | £ | £ |
| Deferred tax | <u>18,134</u> | <u>18,328</u> |

| | | Deferred tax |
|------------------------------|--|---------------|
| | | £ |
| Balance at 1st February 2021 | | 18,328 |
| Provided during year | | <u>(194)</u> |
| Balance at 31st January 2022 | | <u>18,134</u> |

14. Accruals and deferred income

On 11th March 2021, a grant of £3,000 was received from Cairngorms National Park Authority to defray the future costs of a feasibility study to assess the viability or otherwise of community led affordable housing on the picnic site in Laggan and undertaking any supporting activities required to realise this including legal or professional advice, site surveys or investigations or engagement activities required to further the project.

15. Called up share capital

Allotted, issued and fully paid:

| Number: | Class: | Nominal value: | 2022 | 2021 |
|---------|----------|----------------|---------------|---------------|
| | | | £ | £ |
| 448 | Ordinary | £40 | <u>17,920</u> | <u>17,920</u> |

16. Reserves

| | Retained earnings | Other reserves | Totals |
|----------------------|-------------------|-------------------|----------------|
| | £ | £ | £ |
| At 1st February 2021 | 455,436 | 159,000 | 614,436 |
| Profit for the year | <u>13,851</u> | <u> </u> | <u>13,851</u> |
| At 31st January 2022 | <u>469,287</u> | <u>159,000</u> | <u>628,287</u> |

17. Creditors: amounts falling due after more than one year

Included in Note 11 is £9,500 from the issue of 19 Secured Floating Rate Community Bonds 2015 - 2034 @ £500. These bonds were secured by a standard security over No 2 Strathmashie House, Laggan until 2nd April 2021, when entire £9,500 was repaid.

LAGGAN COMMUNITY HOUSING LIMITED

Independent Accountants Report under Section 85 of the Co – operative and Community Benefit Societies Act 2014.

We report to the members on the unaudited accounts for the year ended 31st January 2022 set out on pages 2 to 9.

RESPECTIVE RESPONSIBILITIES OF OFFICERS AND REPORTING ACCOUNTANTS

The Management Committee members are responsible for the preparation of the accounts, and they consider that the company is entitled to opt out of an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

This report is made to the members, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the accounts that we have been engaged to compile, report to the members that we have done so, and 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 its members, as a body, for our work or for this report.

BASIS OF OPINION

Our work was conducted in accordance with the Statement of Standards for reporting accountants, and so our procedures consisted of comparing the accounts with the accounting records kept by the company, and making such limited enquiries of the officers of the company as we considered necessary for the purposes of this report. These procedures provide the only assurance expressed in our opinion.

OPINION

In our opinion:

- (a) The accounts including the Income Statement and Balance Sheet are in agreement with the accounting records kept by the company under s75 of the Co-operative and Community Benefit Societies Act 2014.
- (b) Having regard only to, and on the basis of, the information contained in those accounting records the Income Statement and Balance Sheet comply with the requirements of the Co-operative and Community Benefit Societies Act 2014, and
- (c) For the preceding year of account, the financial criteria for the exercise of the power conferred by section 84 were met in relation to the year.

Goldwells
15-17 High Street
Kingussie
Inverness-Shire
PH21 1HS

Date:

LAGGAN COMMUNITY HOUSING LIMITED

Detailed Profit and Loss Account
For The Year Ended 31st January 2022

| | 2022 | | 2021 | |
|--------------------------|---------------|----------------------|---------------|----------------------|
| | £ | £ | £ | £ |
| Income | | - | | - |
| Other income | | | | |
| H M R & C interest | - | | 1 | |
| Interest and dividend | 17 | | 17 | |
| Housing income | <u>25,565</u> | | <u>25,490</u> | |
| | | <u>25,582</u> | | <u>25,508</u> |
| | | 25,582 | | 25,508 |
| Expenditure | | | | |
| Insurance | 142 | | - | |
| Repairs and renewals | 2,388 | | 3,998 | |
| Sundry expenses | 98 | | 288 | |
| Registration fees | - | | 156 | |
| Accountancy | 1,298 | | 1,250 | |
| Management fee | 3,229 | | 3,363 | |
| Professional fees | <u>-</u> | | <u>480</u> | |
| | | <u>7,155</u> | | <u>9,535</u> |
| | | 18,427 | | 15,973 |
| Finance costs | | | | |
| Bank charges | 9 | | 15 | |
| Community Bonds interest | <u>200</u> | | <u>662</u> | |
| | | <u>209</u> | | <u>677</u> |
| | | 18,218 | | 15,296 |
| Depreciation | | | | |
| Land and improvements | 78 | | 78 | |
| Fixtures and fittings | <u>1,022</u> | | <u>1,202</u> | |
| | | <u>1,100</u> | | <u>1,280</u> |
| Net profit | | <u><u>17,118</u></u> | | <u><u>14,016</u></u> |