



Management Report.

Angmering Community Land Trust

November 2023

Prepared by: The Treasury

Prepared on: 10 November 2023

Highlights

Swallows Gate.

Tenants at one of the SG properties have given notice. At the time of preparing this report there are no replacement tenants actively interested and we are pleased to report that so far there have been no missed rental payments from these tenant or any other tenants on site.

We continue to receive invoices for reparation works that cover the work that Atlier should have completed. These are minor in nature but none the less are costs that in some cases we should not be incurring.

Mayflower Way

We have received a refund of circa £130K from Sunninghill which has been placed back into our ADC Commuted Sum account and reduced the MW capitalised works by the same amount.

There is also an amount of circa £17.5K which was paid to Sunninghill to cover NHBC costs which are currently no being taken up by NHBC.

We have also received back from Triodos the £10.5K 'commitment fee' which was paid following successful application for lending for MW pre pandemic. Since the lending agreement was never executed this money will be return to the MW CHF account.

Treasury has responsibility and accountability to make the best use of funds it has at its disposal. Therefore, after several unsuccessful attempts to secure lending or any collaboration agreements with various bodies to move the project forward, and with interest rates likely to remain at their currently levels for the foreseeable future, Treasury has been looking at making better use of the funds currently residing in various bank accounts by switching them in higher bearing interest accounts.

Our current bankers CAF offer access to as many as 20 banks and building societies, and over 90 accounts with a minimum deposit of £150,000 on completion of a single application.

Based on our current deposits with CAF (amounting to circa £427K) we are earning around £10,5K annually. With some careful investment management, we could be earning around £19K annually.

Here is a tabulation of how we are currently performing and an example of an investment portfolio and the resultant increase in interest revenue if we were to employ our money in such a way.

CAF/Flagstones example investment portfolio			
Current ACLT bank holdings			
	Sum held	Interest rate	Income p.a.
CAF/ADC CHF Gold account	118,868	2.52%	2,995
CAF/CS CHF Gold account	279,883	2.52%	7,053
CAF/Mayflower Way current account	120		
CAF/Swallows Gate reserve account	16,477	2.52%	415
CAF/Swallows Gate current account	11,414		
Total sums held	426,762		10,464
Example of CAF/Flagstones investment portfolio			
1 month notice account bank A	40,000	4.35%	1,740
3 month notice account bank B	75,000	4.50%	3,375
3 month notice account bank C	75,000	4.50%	3,375
6 month notice account bank D	75,000	4.75%	3,563
6 month notice account bank E	75,000	4.75%	3,563
6 month notice account bank A	75,000	4.75%	3,563
Total	415,000		19,178

Before we proceed any further with this opportunity, we would like to seek Board approval to do so and discuss with CAF bank what portfolio is best going to serve our needs.

Banking.

No issues have arisen since our last report.

Triodos.

With the departure of Mark Ogden to work as a property investment advisor for Homes England we now have a new relationship manager:

Danyil Topor
 Internal Relationship Manager
 +441173110254
 dan.topor@triodos.co.uk

At the time of preparing this report an introductory meeting had been arranged for the 14 November.

If this meeting goes ahead, we will report to the Board at the next Board meeting.

Accounting Software

The Trust has now switched to using Xero Accounting Software. QuickBooks was still being run during the audit period but is now being retired as our accounts have been audited.

This allows us produce separate P&L and balances sheets for SG and MW from the Xero accounts which are presented here. Our accountants have no issue with this arrangement and have stated that they can produce a unified set of accounts at the yearend if necessary.

Annual audit

The Auditors are currently signing off the audit papers.

HMRC Annual Returns.

ACLT received a demand from HMRC to file its annual return. Whilst we have charitable status it doesn't exempt us from having to file returns. It is still possible for charities to owe tax on non-charitable activities (not an issue for ACLT), therefore HMRC are still within their rights to ask for a tax return for any period. It's quite common for charities to not file returns for years and have HMRC ask for a one-off return to make sure they still don't have taxable income.

We took the precaution of filing an online 'no tax due notification' but the return will still need to be filed in December; it just stopped them chasing us!

We took this issue up with our accountants who advised that the best way forward would be to phone HMRC and ask them to exempt ACLT from filing returns as no tax will ever be due. We did this but HMRC insisted on the first return being prepared but they agreed to an exemption going forward on the condition nothing changes. They wouldn't put this in writing and therefore we are not going to take it as read.

We are working with our accounts to prepare the return which will need to be filed before the 23 December 2023.

Profit and Loss

Angmering Community Land Trust (SG)

For the month ended 31 October 2023

	OCT 2023	SEP 2023	AUG 2023	JUL 2023	YEAR TO DATE
Turnover					
CHF Brownhill liability Insurance	-	-	-	-	283.16
Interest Income	-	99.33	-	-	162.56
Rental income	3,469.99	3,469.99	3,469.99	3,469.99	24,289.93
Total Turnover	3,469.99	3,569.32	3,469.99	3,469.99	24,735.65
Gross Profit	3,469.99	3,569.32	3,469.99	3,469.99	24,735.65
Administrative Costs					
Air Source Heat Pump Service	-	-	-	-	798.00
Audit & Accountancy fees	17.10	17.10	15.96	(288.98)	209.14
Bank Fees	5.00	5.00	5.00	5.00	35.00
Insurance	-	-	-	-	58.82
Repairs & Maintenance	60.00	-	-	-	60.00
Room hire	-	24.00	24.00	-	72.00
Site Management Fee	-	-	1,081.80	-	1,081.80
Subscriptions	-	-	-	-	51.47
Triodos interest payments	2,279.58	2,281.43	2,283.28	2,285.12	15,995.71
Total Administrative Costs	2,361.68	2,327.53	3,410.04	2,001.14	18,361.94
Operating Profit	1,108.31	1,241.79	59.95	1,468.85	6,373.71
Profit on Ordinary Activities Before Taxation	1,108.31	1,241.79	59.95	1,468.85	6,373.71
Profit after Taxation	1,108.31	1,241.79	59.95	1,468.85	6,373.71

Balance Sheet

Angmering Community Land Trust (SG) As at 31 October 2023

	31 OCT 2023	30 SEP 2023	31 AUG 2023
Fixed Assets			
Tangible Assets			
Swallows Gate property	758,734.19	758,734.19	758,734.19
Swallows Gate rent deposits	2,569.99	2,569.99	2,569.99
Total Tangible Assets	761,304.18	761,304.18	761,304.18
Total Fixed Assets	761,304.18	761,304.18	761,304.18
Current Assets			
Cash at bank and in hand			
Swallows Gate Current account	11,414.27	10,681.44	10,024.16
Swallows Gate Reserve account	16,477.38	16,495.46	16,401.68
Total Cash at bank and in hand	27,891.65	27,176.90	26,425.84
Total Current Assets	27,891.65	27,176.90	26,425.84
Creditors: amounts falling due within one year			
Bennewith accrual	735.29	735.29	735.29
Swallows Gate rent deposit scheme	2,569.99	2,569.99	2,569.99
Total Creditors: amounts falling due within one year	3,305.28	3,305.28	3,305.28
Net Current Assets (Liabilities)	24,586.37	23,871.62	23,120.56
Total Assets less Current Liabilities	785,890.55	785,175.80	784,424.74
Creditors: amounts falling due after more than one year			
Triodos Cap and interest loan 21864756	237,536.00	237,929.56	238,321.27
Triodos Interest only loan 21864764	243,248.49	243,248.49	243,248.49
Total Creditors: amounts falling due after more than one year	480,784.49	481,178.05	481,569.76
Net Assets	305,106.06	303,997.75	302,854.98
Capital and Reserves			
Balance brought fwd	298,831.37	298,831.37	298,831.37
Bank transfers	(99.02)	(99.02)	-
Current Year Earnings	6,373.71	5,265.40	4,023.61
Total Capital and Reserves	305,106.06	303,997.75	302,854.98

Profit and Loss

Angmering Community Land Trust (MW)

For the month ended 31 October 2023

	OCT 2023	SEP 2023	AUG 2023	JUL 2023	YEAR TO DATE
Turnover					
Interest Income	-	1,464.34	-	-	2,378.03
Total Turnover	-	1,464.34	-	-	2,378.03
Gross Profit	-	1,464.34	-	-	2,378.03
Administrative Costs					
Audit & Accountancy fees	17.10	17.10	15.96	320.90	387.02
Bank Fees	5.00	5.00	5.00	5.00	30.00
Insurance	-	-	-	-	406.69
Room hire	-	-	-	-	108.00
Subscriptions	-	-	-	-	141.18
Total Administrative Costs	22.10	22.10	20.96	325.90	1,072.89
Operating Profit	(22.10)	1,442.24	(20.96)	(325.90)	1,305.14
Profit on Ordinary Activities Before Taxation	(22.10)	1,442.24	(20.96)	(325.90)	1,305.14
Profit after Taxation	(22.10)	1,442.24	(20.96)	(325.90)	1,305.14

Balance Sheet

Angmering Community Land Trust (MW) As at 31 October 2023

	31 OCT 2023	30 SEP 2023	31 AUG 2023
Fixed Assets			
Tangible Assets			
Mayflower Way Groundworks	396,921.29	527,634.46	527,634.46
Total Tangible Assets	396,921.29	527,634.46	527,634.46
Total Fixed Assets	396,921.29	527,634.46	527,634.46
Current Assets			
Cash at bank and in hand			
CAF/ ADC CHF account	118,867.91	108,467.91	108,826.49
CAF/ ADC CS account	279,882.77	149,169.60	147,247.71
CAF/ Mayflower Way current account	120.26	42.36	64.41
Total Cash at bank and in hand	398,870.94	257,679.87	256,138.61
Total Current Assets	398,870.94	257,679.87	256,138.61
Creditors: amounts falling due within one year			
Accruals	-	-	3,000.00
Bennewith accrual	1,764.71	1,764.71	1,764.71
Total Creditors: amounts falling due within one year	1,764.71	1,764.71	4,764.71
Net Current Assets (Liabilities)	397,106.23	255,915.16	251,373.90
Total Assets less Current Liabilities	794,027.52	783,549.62	779,008.36
Net Assets	794,027.52	783,549.62	779,008.36
Capital and Reserves			
ADC MW Commuted sum	582,531.96	582,531.96	582,531.96
Balance brought forward	635,699.84	635,699.84	632,699.84
Bank transfer	9,808.05	(691.95)	(790.97)
Current Year Earnings	1,305.14	1,327.24	(115.00)
Retained Earnings	(435,317.47)	(435,317.47)	(435,317.47)
Total Capital and Reserves	794,027.52	783,549.62	779,008.36

Cash flow and budget 2023-24
Swallows Gate

Jul-27 scenario

	Actual								Forecast									
	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Full year				
Income	Brought fwd																	
Rents		3,470	3,470	3,470	3,470	3,470	3,470	3,470	3,470	3,470	3,470	3,470	3,470	41,640	Rent inr:	25%	52,430.66	
Interest			-	5			6			6			6	21			21	
MW contribution the insurances paid in Marct		283																
Gross income		3,753	3,470	3,475	3,470	3,470	3,476	3,470	3,470	3,476	3,470	3,470	3,476	41,945			52,451.66	
Expenditure																		
Triodos loan repayments		(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(2,673)	(32,078)	Int rate	8.25%	(42,412)	
Site Management fee						(1,082)				(1,082)				(2,164)	inflation	16%	(2,510)	
Repairs and maintenance								(60)					(940)	(1,000)	"	16%	(1,160)	
Property insurance													(1,294)	(1,294)	"	16%	(1,501)	
Bank fees		(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(60)	"	16%	(70)	
Xero subscription				(16)	(16)	(16)	(17)	(17)	(17)	(17)	(17)	(17)	(17)	(168)	"	16%	(194)	
Bennewith audit & accountancy fees									(2,353)					(2,353)				
Bennewith QB subscription				(432)	305									(127)				
NCLT Subscriptions and insurance			(110)											(110)	"	16%	(128)	
Room hire			(24)			(24)	(24)							(72)	"	16%	(84)	
Annual Air Source Heat pump service			(998)	200										(798)	"	16%	(925)	
Total expenditure		(2,678)	(3,810)	(2,926)	(2,389)	(3,800)	(2,719)	(2,755)	(5,048)	(3,777)	(2,695)	(2,695)	(4,929)	(40,222)			(48,983)	
Increase(decrease) in cash		1,075	(340)	549	1,081	-330	756	715	(1,578)	(302)	775	775	(1,453)	1,722			14,000	
Closing cash	7,909	8,984	8,644	9,192	10,273	9,943	10,700	11,414	9,836	9,534	10,309	11,084	9,631	9,631			25,691	
Swallows Gate Reserve	16,325	16,325	16,325	16,325	16,384	16,384	16,384	16,477	16,477	16,477	16,571	16,571	16,571	16,571			16,572	
Interest income				58			94			94			94	340			1,520	
Total funds	24,752	25,309	24,969	25,576	26,657	26,327	27,177	27,892	26,313	26,106	26,881	27,655	26,296	26,542			43,783	