



ANNUAL REPORT 2019-2020

Winterbourne Bassett Community Pub Limited

Website: www.winterbournebassettcommunitypub.co.uk

Registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014, Registered no. 7716

Society's registered address: Telsar, Winterbourne Bassett, Wiltshire, SN4 9QB

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CHAIRMAN'S REPORT

Introduction

It doesn't seem 12 months ago that we were all here, celebrating our first year as owners of The Winterbourne.

Resulting from the second share offer we welcome several new members. We are truly 'international' now, with members from USA and Australia!

Since our last Annual Meeting the committee has continued to meet regularly to support Roger & Emie, continue the refurbishment and drive forward the share offer and fundraising.

Highlights

Following successful applications by Howard, to add to the grant of £9,500 from The National Lottery Community Fund received last year, £3,000 was received from The Pub is the Hub to build the children's playground. This facility is open to all children living in and visiting the village. Thanks also to Cap'n Howard for sourcing a marooned boat for the children.



The IT equipment in the 'snug' was purchased with another grant from The Pub is the Hub of £3,000. The equipment has already been used by companies wishing to move 'off site' for

meetings outside of normal licensing hours and customers wishing to watch major sporting events. There are other community benefit possibilities including a future film club.



Thanks to a generous private, local, donation and share offer income, a robust and attractive fence has been built to provide the Hawkshaw family with a private garden and enclose the bin store.



We have signed a contract with Alfa Power to install an electric car charging point in the car park which we hope will attract further customers. A defibrillator was installed in the village in Spring 2019 and we were able to support the community by hosting it on the pub grounds.

You may have noticed that the front doors do not allow disabled access or stop the cold weather, and so plans for an attractive new porch have been drawn up by a member (John Austin) and submitted to Wiltshire Council by another member (Alison Windel). We are awaiting the necessary permissions and are raising the funding required, to add to the £2,500 grant from the Wiltshire Council Marlborough Area Board. See Appendix 2 for a copy of the plans.

Funding is available to refurbish the toilets and we are working with Roger and Emie to develop their plans for how they will look, including making them more energy and water efficient and more accessible.

We have supported a number of groups of like-minded villagers and provided them with information to help progress the purchase of their local pubs e.g. Chitterne, near Warminster. We have even been included in a recently published book about local pubs (written by one of our members, John Stooke).

We are still encouraging new members to our society, using various social media platforms and share offer documents being displayed in the pub.

Elections for the Management Committee

Following the resolution that was passed at the first AMM regarding staggered re-elections, two of the current management committee member posts will be up for re-election at this AMM:

- Steve Windel (Refurbishment)
- Howard Witt (Vice-Chair, Tenant Liaison and Grant applications)

Steve and Howard are both willing to stand for re-election. We are very grateful to members John Austin and Mick Hext who have also offered to stand for election onto the management committee and hope you will support the resolution to elect Steve, Howard, John and Mick for a three-year term. This would result in the full complement of committee members allowable in our rules.

John has lived in Winterbourne Bassett for 38 years with his wife Jackie and ran a successful central heating and air conditioning business for nearly 40 years before retiring in 2011. He served as a councillor for Kennet District council from 1991 to 1999.

Mick has lived in Winterbourne Bassett for over 20 years with his wife Jane. He is a keen golfer and enjoys classic cars. In his working career he held senior operational roles responsible for

customer service for a number of companies, including Thorn EMI. Jane retired 4 years ago, and they now make the most of their time with regular breaks away.

The Future

The tenant liaison committee members will continue to meet with Roger and Emie to support them in building their business, support their ideas and communicate feedback from members and customers¹.

Although the tenants are still responsible for the maintenance of the pubs' interior and garden, the company is responsible for the upkeep of the building's structural integrity. The community's interest and investment in this building and the business viability needs to be secured.

Over the past year we seem to have lost some momentum from members when 'work days' are organised. We will continue to help make the premises look attractive and have a small 'snagging' list for the Spring. If you can spare a couple of hours, all the jobs can be completed. One of the tasks for our new committee is to continue to fund raise outside of the share offers. Grants are a key element in this and last year we were unable to complete applications for all the grant opportunities available to us, simply due to the level of detailed work required. Examples were the Leader, Rural Development, Prince's Trust and Wroughton Solar Farm grants. Although an application was made to the Calor Community Fund we received insufficient support via votes from members and supporters to progress our application to the second stage. We look forward to an increased level of support if similar opportunities present themselves in the future. We are now in the process of applying for £5,000 from Pub is the Hub for "Bike Rack and Toilet Upgrade".

Again, I want to thank Roger and Emie who continue to build The Winterbourne into a first-class pub, offering food that they should be very proud of. They are also organising special events during the week to supplement the strong regular weekend business. Social Media feedback confirms what we already know: 4.8/5 of 59 Facebook reviews, 4.5/5 of 68 TripAdvisor reviews and 4.5/5 of 102 Google reviews. We would encourage our members and their friends and families to add to these reviews, which all help support your investments.

Finally, I must again Thank Adrian, Damian, Howard and Steve for their invaluable input and continued enthusiasm and support of the society. Claire Le Gresley has continued to produce accurate and timely minutes of our meetings - so my thanks to her also. We have some exciting

¹ Please feedback directly to Roger and Emie on any customer experience issues.

plans for the year ahead and look forward to working with the Committee and Members alike to achieve them.

Pat Salter, WBCP Chairman, March 2020

Appendices

Appendix 1: Management Committee members, 2019-2020

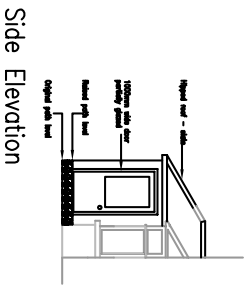
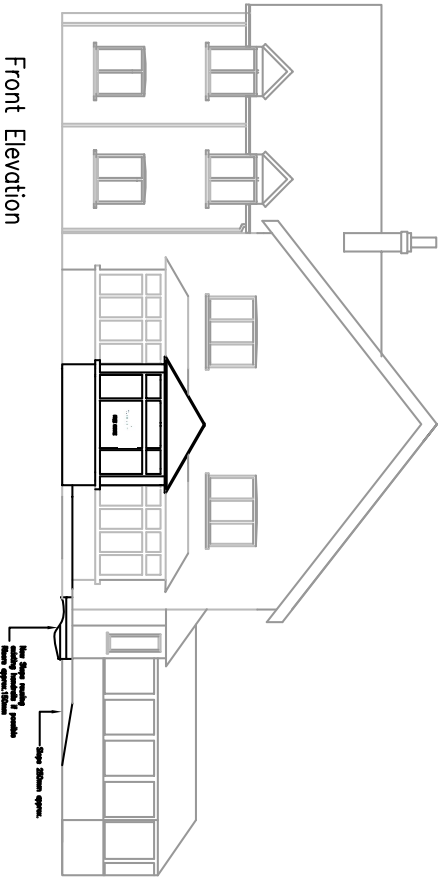
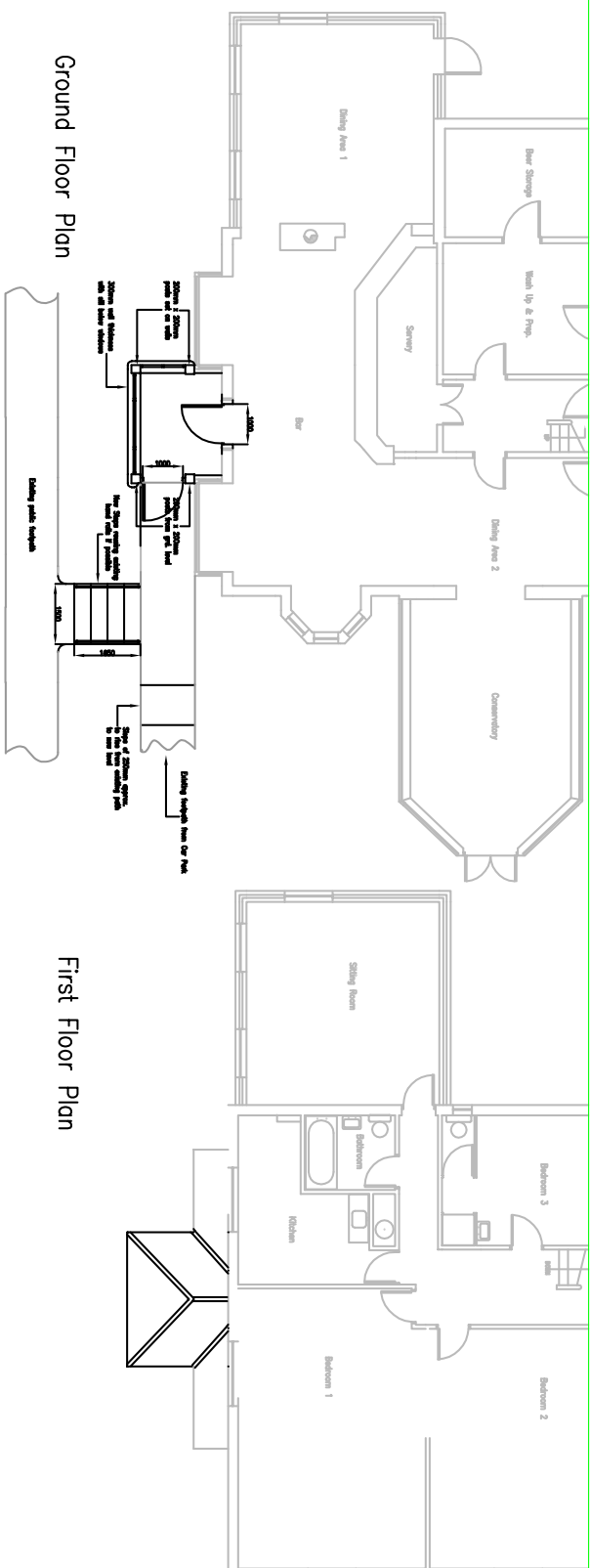
- Pat Salter, Chairman (Volunteer liaison)
- Damian Le Gresley, Treasurer (Communications, IT)
- Adrian Smith, Company Secretary (Tenant liaison)
- Steve Windel (Refurbishment)
- Howard Witt, Vice Chairman (Tenant liaison, Grant applications)

Supported by:

- Claire Le Gresley (Minute taker)

Appendix 2: Porch Plans

Over the page is a copy of the plans for the new porch that have been submitted for planning consent to Wiltshire Council in early February 2020.



<p>Copyright Austin (Heating & Air Conditioning) Ltd. The Old Bakery, 50 Redburn Street, Salford, Greater Manchester, M6 6PU, UK. 01763 526871 Fax: 01763 441891</p>	
Client:	Winterbourne Bassett Community Pub
Job Title:	The New Porch Entry Winterbourne
Scale:	1:50 @ A1
Date:	October 2019
Drawn:	JRA
Project No:	2064/6

TREASURER'S REPORT

This report is supplementary to, and should be read in conjunction with, the Annual Accounts prepared for WBCP by our accountants David Cadwallader & Co Ltd covering the financial year February 2019 to January 2020.

Financial Highlights

- Our second share offer raised **£24,000** against a target of **£50,000**. We were also successful in securing **£8,500** in grants from Pub is the Hub and Wiltshire Council.
- We collected **£31,316** in rent from our tenants which has funded our society overheads and allowed us to reduce the balance on our loans with the CCF and former members of the society by **£11,131**.
- We invested **£5,131** on garden fencing and landscaping and **£13,164** on the playground to increase our capital assets to **£362,584** after depreciation.
- At our year end we had a cash balance in Lloyds Bank of **£42,606**. A significant proportion of this is un-spent share income reserved for the gent's toilet and porch refurbishment projects. See below for more information on how these funds are allocated.
- Our tenants, Roger & Emie Hawkshaw, have now been trading for 18 months and their second years trading is seeing growth well above inflation and close to our original Business Plan. This gives us confidence to recommend an interest payment of **1.5%** to our original 'series A' shareholding members while retaining sufficient reserves for investing further in the property and other contingencies.

Balance Sheet²

Our Balance Sheet stands at **£247,349** which is an increase of **£37,623** since last year. The increase is primarily from the additional share capital and reduction in our loan balances from rental income.

Profit & Loss Account³

Our sales income was **£31,316** of rent and we also received a donation of **£1,000** and grant income⁴ of **£6,271**. Our administrative expenses were **£15,648**, including a depreciation

² Page 4 of accounts

³ Page 3 of accounts

⁴ Capital grants are released to the P&L in line with depreciation hence this is not the full amount of grants received

charge of **£6,901**. We received **£1,402** of additional income from bank/loan interest and an insurance claim for a burst pipe in the kitchen. We have then paid out **£6,473** interest on our loans and have put aside **£4,245** for member interest payments. This leaves **£13,623** profit which has gone towards reducing the balance on our loans and increasing our reserve for future years. No corporation tax is due as we are still carrying forward a net taxable loss of **£13,167** after including last financial year's taxable loss of **£29,998**.

Share Offer

We launched our second 'Series B' share offer at the last Annual Members Meeting and have raised **£24,000** over the last 12 months. Through this we have gained an additional 13 members and 2 existing members purchased additional shares. These funds have been allocated as follows:

Purpose	Planned Spend ⁵	Actual Spend	Notes
Repayment of balance of resigned member's loans	£13,688	£0	Full repayment deferred. Paying in instalments from rent income.
Fencing and garden landscaping	£5,360	£4,131	Offset by £1,000 donation
Customer toilet refurbishment	£10,000	<i>£10,000 (Accrual)</i>	Carried forward to next financial year
Electric car charging points	£952	£0	Contract signed with Alfa Power for free install
Porch and associated works	£20,000 ⁶	<i>£9,869 (Accrual)</i>	Carried forward to next financial year plus £2,500 grant
Total	£50,000	£24,000	

As we are still short of the funds to cover the estimated cost of the new porch we plan to rework and re-issue the Open Share Offer document before the end of May. The existing Open Share Offer will remain open in the meantime and there are still copies of the Share Offer Document available to pick up in The Winterbourne or email me for a copy.

⁵ As per February 2019 Open Share Offer document

⁶ Estimated costs now £25,000

Interest Payment to Members

In accordance with FCA rules, interest can only be paid out of WBCP's trading profit, not from reserves, grants, loans or other shareholder investments. Following the review of our accounts the Management Committee recommends an interest payment of 1.5% to Series A shareholders. We believe this is a fair rate of return to members bearing in mind we did not raise sufficient funds in the share offer to pay off our short-term loan. We have elected to grow our reserves from c. £10k to £12k to ensure we have adequate funds to deal with unforeseen costs in maintaining the property and land and also in anticipation of the possibility of some Series A shareholders requesting to withdraw shares at the end of our next financial year.

We require members bank details in order to make the interest payments, so please complete the form at the end of this report and return to me as soon as possible. I will also send you a payment receipt by email which you may require for your tax return. These payments are classified as bank interest so will fall under your Personal Savings Allowance (PSA), if you have one. It is your responsibility to declare any income tax due on the payments to HMRC should they exceed your PSA⁷.

Should any members wish to donate their interest to the society to help fund further investment in our pub, please complete the relevant section of the form. Be aware you may still be liable for income tax on the interest should it exceed your PSA⁷.

Series B shareholders will not receive an interest payment in year 1 as per our Open Share Offer document. We hope to be able to pay interest to these shareholders next year, though at a lower rate than Series A as explained in the share offer.

Cash Balance

The end of year cash balance of £42,606 is allocated as follows:

Purpose	2020 Year End	2019 Year End
<i>Cash Balance</i>	£ 42,606	£ 21,320
<i>VAT liability</i>	£ (746)	£ (486)
<i>Accountancy Fees</i>	£ (620)	£ (725)
<i>Tenant Deposit (held in trust)</i>	£ (3,000)	£ (600)
<i>Gents toilets</i>	£(10,000)	£ (400)
<i>New porch and associated works⁸</i>	£(12,369)	£ 0
<i>Playground</i>	£ 0	£ (9,500)
<i>Series A Share Interest</i>	£ (4,245)	£ 0
<i>Reserve</i>	£ 11,626	£ 9,609

⁷ This information does not in any way constitute financial advice. You may want to seek advice from a qualified professional regarding your tax matters.

⁸ Note that the estimated cost for the porch and associated works is £25,000 so we are still seeking additional share or grant income to fully fund this project.

Major Project Spend

Playground

We spent the grants received from The National Lottery Community Fund (£9,500) and Pub is the Hub (£3,000) plus an additional £664 from our rental income to install a playground in the pub gardens. The expenditure was comprised as follows:

Description	Supplier	Amount
Playground tower and installation	Playforce	£7,680
Picket fencing and adjacent landscaping	Steve Windel Landscaping	£2,924
Playbark	Melcourt Industries	£1,444
Excavator hire and operation	G. A. Plant and private driver	£371
Planning application	Wiltshire Council	£273
Path edging and temporary fencing materials	Steve Windel Landscaping	£266
Signage	Malthouse Creations	£106
Other materials	Amazon	£100
Total		£13,164

We have retained the ownership of this asset and hence it has been added to the Fixed Assets section on our balance sheet and we will depreciate it over 10 years. The Playbark will need renewing after 4-6 years to maintain a safe landing surface.

Fencing

The fencing to enclose a private garden for our tenants and screen the bin store from customers in the conservatory and public gardens was installed by Steve Windel Landscaping for a cost of £5,131. Thanks to a generous donation from a member of £1,000 we were able to reduce our planned spend from the share offer proceeds on this project.

Like the playground, we have retained ownership of this asset and will depreciate it over 10 years.

IT facility

We spent the £3,000 grant from Pub is the Hub to install IT equipment and improve the experience in the 'snug' area of the pub. Our tenants also invested some of their own income to further add to the investment. As all the items are classified as fixtures and fittings, we have

added them to our tenants' inventory⁹ hence have not retained ownership of them on our balance sheet.

The spend was as follows:

Item	Cost
Optoma 92-inch projection screen	£75
Epson EH-TW5650 projector and ceiling mount	£572
Sonos Beam Soundbar and wall mount	£373
Apple TV 4K and wall mount	£155
Blustream HDMI splitter	£121
Audio/video cables	£50
Blackout roller blinds for windows and door	£66
Curtains to bar area and poles	£109
Seating for cinema viewing	£1,123
Rug	£290
Electrical works - double sockets plus trunking to projector	£66
Total	£3,000

Other significant premises costs

We spent rental income on the following improvements to the premises:

Description	Cost	Balance Sheet Treatment
Exterior wall sign writing	£513	Capitalised on property
Commemorative plaque	£179	Capitalised on Fixtures & Fittings
Curtain fire retardant treatment	£560	Refurbishment cost on P&L
Burst pipe repair (insurance excess)	£250	Premises Upkeep cost on P&L
Hot water issue remediations	£70	Premises Upkeep cost on P&L
Total	£1,572	

Damian Le Gresley, WBCP Treasurer, March 2020

⁹ With right to buy back for £1.00 at the end of their tenancy along with the rest of the inventory.

MEMBERSHIP STRATEGY

Scope

The scope of our membership strategy is to address how the Society continues to ensure that membership remains at the heart of the Society, that we are committed to growing our membership, and engaging our members. The focus of the membership strategy is therefore on the activities relevant to encouraging both membership and member participation. It is not intended to address the wider aims of the Society except insofar as they directly relate to membership.

Context

This strategy was developed following the successful purchase of our village pub in March 2018 and the successful reopening of the pub as The Winterbourne by our tenants in September 2018

The share offer that took place in early 2018 raised a total share capital of £299,000 from 51 members, and this strategy focuses on how we maintain and grow the membership base.

At the members meeting in 2019, the Society launched a second 'Series B' share offer and have subsequently raised £24,000 over the last 12 months. Through this we have welcomed 13 new members and are delighted that 2 existing members purchased additional shares.

Aims

The primary aim of the strategy is to promote membership of WBCP in order to:

1. Ensure that the Society has sufficient share capital to meet its financial obligations and to manage, maintain and enhance its primary asset (i.e. The Winterbourne) for the benefit of the community of Winterbourne Bassett and the wider area.
2. Generate sufficient inflow of new capital to support continued future investment in The Winterbourne, and to replenish share capital should any shares be withdrawn.
3. Maintain a large pool of people to contribute to the overall direction of WBCP by volunteering their time and skills (e.g. to help develop 'More than a Pub' amenities), attending members' meetings, standing for election to the management committee, etc.
4. Promote community cohesion by establishing a wide, engaged and inclusive membership base.

Approach

1. Actively promote membership of WBCP to new and existing residents in Winterbourne Bassett and the surrounding area by ensuring that relevant and up-to-date information is available through a variety of channels, including:
 - a. The WBCP website and Facebook page
 - b. Parish Magazine
 - c. Other community websites
 - d. Information available in The Winterbourne and on its website.

2. Encourage new members to join, and to maintain the support of existing members, by
 - a. Demonstrating the social benefits of the Society's activities
 - b. Paying holders of shares in the Society a modest return on their investment, i.e. making interest payments on investments, as per the Rules
 - c. Liaising with, and providing constructive feedback to, our tenants to ensure that they take into account the views of the community as they develop their business.

3. Membership is open to all individuals (and corporate bodies) who support the Society's primary objective of ensuring the continued existence of The Winterbourne as a thriving pub for the benefit of the community (as per our Rules, the minimum investment is one share @ £1000 per share). Applications are subject to the approval of the Management Committee and only during times when a share offer is open.

4. This Membership Strategy may be amended from time to time by the Management Committee to ensure it remains in line with the rules of the Society and its prime purpose of community benefit.

5. Appoint a Membership Secretary within the management committee, whose remit is to implement the strategy and report on progress.

Measuring Success

Key success measures of the membership strategy are as follows, and these will be reported at each annual members' meeting:

- Total number of members
- Number of new members recruited in the year (if applicable)
- Number of members resigning in the year
- Value of share capital - at start and end of each year
- Number of members standing for election to the management committee

2019-2020 Measures

Total number of members: 60

Number of new members recruited in the year: 13

Number of members resigning in the year: 0

Value of share capital at start of the year: £283,000

Value of share capital at the end of the year: £307,000

Number of members standing for election to the management committee: 4

Shareholding Size (£)	Number of members
10,000 +	4
5,000 – 9,000	15
3,000	7
2,000	11
1,000	23
Total	60

Home Town	Number of members
Australia	1
Broad Hinton	3
Calne	1
Marlborough	1
Northwich	1
Royal Wootton Bassett	1
Swindon	4
Uffcott	1
USA	2
Winterbourne Bassett	42
Wroughton	3
Total	60

Adrian Smith, WBCP Company Secretary, March 2020

Winterbourne Bassett Community Pub Limited
Unaudited Financial Statements
31 January 2020

Winterbourne Bassett Community Pub Limited

Financial Statements

Year ended 31 January 2020

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Winterbourne Bassett Community Pub Limited

Management Committee Report

Year ended 31 January 2020

The members present their report and the unaudited financial statements of the society for the year ended 31 January 2020.

Principal activities

The principle activity of the company during the year was the rental and improvement of a pub for the benefit of the community.

Members

The members who served the society during the year were as follows:

Pat Salter
Adrian Smith
Damian Le Gresley
Howard Witt
Steve Windel

This report was approved by the management committee on and signed on behalf of the board by:

Pat Salter
Chairman

Damian Le Gresley
Treasurer

Adrian Smith
Secretary

Registered office:
Telsar
Winterbourne Bassett
Wiltshire
SN4 9QB

Winterbourne Bassett Community Pub Limited

Independent Accountant's Report to Winterbourne Bassett Community Pub Limited

Year ended 31 January 2020

We report on the financial statements of the society for the year ended 31 January 2020 which comprise the income statement, statement of financial position and the related notes.

Our work has been undertaken so that we might state to the society those matters we are required to state to it in an accountant's 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 society for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the management committee and independent accountant

The management committee is responsible for the preparation of the financial statements and they consider that an audit is not required for this year and that an independent accountant's report is needed.

It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis for opinion

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants. Our procedures included a review of the accounting records kept by the society and a comparison of the financial statements presented with those records. It also included consideration of any unusual items or disclosures in the financial statements, and seeking explanations from the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required for an audit, and consequently we do not express an audit opinion on the view given by the financial statements.

Opinion

In our opinion:

- a) the financial statements are in agreement with the accounting records kept by the society under section 75 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 financial statements comply with the requirements of the Co-operative and Community Benefit Societies Act 2014.
- 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.

DAVID CADWALLADER & CO LIMITED
Chartered Certified Accountants

Suite 3 Bignell Park Barns
Chesterton
Nr Bicester
Oxon
OX26 1TD

Winterbourne Bassett Community Pub Limited

Income Statement

Year ended 31 January 2020

	Note	Year to 31 Jan 20 £	Period from 5 Feb 18 to 31 Jan 19 £
Turnover		31,316	18,369
Cost of sales		—	5,426
Gross profit		31,316	12,943
Administrative expenses		15,648	88,327
Other operating income		8,160	7,494
Operating profit/(loss)		23,828	(67,890)
Other interest receivable and similar income		513	249
Interest payable and similar expenses		10,718	5,633
Profit/(loss) before taxation	3	13,623	(73,274)
Tax on profit/(loss)		—	—
Profit/(loss) for the financial year		13,623	(73,274)

The society has no other recognised items of income and expenses other than the results for the year as set out above.

The notes on pages 6 to 9 form part of these financial statements.

Winterbourne Bassett Community Pub Limited

Statement of Financial Position

31 January 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	4	362,584	350,617
Current assets			
Debtors	5	7,867	9,594
Cash at bank and in hand		<u>42,607</u>	<u>21,320</u>
		50,474	30,914
Creditors: amounts falling due within one year	6	<u>21,788</u>	<u>17,263</u>
Net current assets		<u>28,686</u>	<u>13,651</u>
Total assets less current liabilities		391,270	364,268
Creditors: amounts falling due after more than one year	7	<u>143,921</u>	<u>154,542</u>
Net assets		<u>247,349</u>	<u>209,726</u>
Capital and reserves			
Called up share capital		307,000	283,000
Profit and loss account		<u>(59,651)</u>	<u>(73,274)</u>
Members funds		<u>247,349</u>	<u>209,726</u>

The society is satisfied that it is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014.

The members have not required the society to obtain an audit of its financial statements for the year in question in accordance with the Act.

The members acknowledge their responsibilities for:

- ensuring that the society keeps proper accounting records which comply with section 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act);
- establishing and maintaining a satisfactory system of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with section 75 of the Act; and
- preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of the financial year and of its income and expenditure for the year in accordance with the requirements of section 80, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the society.

These financial statements have been prepared in accordance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The statement of financial position
continues on the following page.

The notes on pages 6 to 9 form part of these financial statements.

Winterbourne Bassett Community Pub Limited

Statement of Financial Position *(continued)*

31 January 2020

These financial statements were approved by the management committee and authorised for issue on, and are signed on their behalf by:

Pat Salter
Chairman

Damian Le Gresley
Treasurer

Adrian Smith
Secretary

Registration number: RS007716

The notes on pages 6 to 9 form part of these financial statements.

Winterbourne Bassett Community Pub Limited

Notes to the Financial Statements

Year ended 31 January 2020

1. General information

The society is registered under the Co-operative and Community Benefit Societies Act 2014. The address of the registered office is Telsar, Winterbourne Bassett, Wiltshire, SN4 9QB.

2. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	5% straight line
Fixtures and fittings	-	20% straight line
Equipment	-	10% straight line

Winterbourne Bassett Community Pub Limited

Notes to the Financial Statements *(continued)*

Year ended 31 January 2020

2. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the society are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the society becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Winterbourne Bassett Community Pub Limited

Notes to the Financial Statements *(continued)*

Year ended 31 January 2020

2. Accounting policies *(continued)*

Financial instruments *(continued)*

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Profit before taxation

Profit/(loss) before taxation is stated after charging:

	Year to 31 Jan 20	Period from 5 Feb 18 to 31 Jan 19
	£	£
Depreciation of tangible assets	<u>6,901</u>	<u>5,959</u>

4. Tangible assets

	Freehold property £	Fixtures and fittings £	Equipment £	Total £
Cost				
At 1 February 2019	356,376	200	–	356,576
Additions	514	179	18,295	18,988
Disposals	–	(150)	–	(150)
At 31 January 2020	<u>356,890</u>	<u>229</u>	<u>18,295</u>	<u>375,414</u>
Depreciation				
At 1 February 2019	5,919	40	–	5,959
Charge for the year	5,934	34	933	6,901
Disposals	–	(30)	–	(30)
At 31 January 2020	<u>11,853</u>	<u>44</u>	<u>933</u>	<u>12,830</u>
Carrying amount				
At 31 January 2020	<u>345,037</u>	<u>185</u>	<u>17,362</u>	<u>362,584</u>
At 31 January 2019	<u>350,457</u>	<u>160</u>	<u>–</u>	<u>350,617</u>

5. Debtors

	2020	2019
	£	£
Other debtors	<u>7,867</u>	<u>9,594</u>

Winterbourne Bassett Community Pub Limited

Notes to the Financial Statements *(continued)*

Year ended 31 January 2020

6. Creditors: amounts falling due within one year

	2020	2019
	£	£
Bank loans and overdrafts	10,629	7,754
Social security and other taxes	746	486
Other creditors	10,413	9,023
	<u>21,788</u>	<u>17,263</u>

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

	2020	2019
	£	£
Bank loans and overdrafts	71,718	84,490
Other creditors	72,203	70,052
	<u>143,921</u>	<u>154,542</u>

Winterbourne Bassett Community Pub Limited

Management Information

Year ended 31 January 2020

The following pages do not form part of the financial statements.

Winterbourne Bassett Community Pub Limited

Detailed Income Statement

Year ended 31 January 2020

	Year to 31 Jan 20 £	Period from 5 Feb 18 to 31 Jan 19 £
Turnover		
Sales	31,316	18,369
Cost of sales		
Purchases	–	5,426
Gross profit	<u>31,316</u>	<u>12,943</u>
Overheads		
Administrative expenses	15,648	88,327
Other operating income		
Insurance claim	889	–
Profit/(loss) on society trading	<u>16,557</u>	<u>(75,384)</u>
Donations received	1,000	2,244
Revenue grants received/released	3,000	2,500
Capital grants received/released	3,271	2,750
	<u>7,271</u>	<u>7,494</u>
Operating profit/(loss)	<u>23,828</u>	<u>(67,890)</u>
Other interest receivable and similar income	513	249
Interest payable and similar expenses	(10,718)	(5,633)
Profit/(loss) before taxation	<u><u>13,623</u></u>	<u><u>(73,274)</u></u>

Winterbourne Bassett Community Pub Limited

Notes to the Detailed Income Statement

Year ended 31 January 2020

	Year to 31 Jan 20 £	Period from 5 Feb 18 to 31 Jan 19 £
Administrative expenses		
Rent rates and water	–	828
Light and heat	–	1,034
Insurance	1,085	1,668
Repairs and maintenance (allowable)	4,919	26,679
Travel and subsistence	–	68
Telephone	8	351
Software subscriptions	576	545
Printing postage and stationery	435	178
Sundry expenses	599	1,774
Charitable donations (allowable)	–	105
Advertising	183	1,581
Legal and professional fees (allowable)	266	1,639
Accountancy fees	505	1,025
Depreciation of tangible assets	6,901	5,959
(Gain)/loss on disposal of tangible assets	120	43,767
Bank charges	51	1,126
	<u>15,648</u>	<u>88,327</u>
Other interest receivable and similar income		
Interest on cash and cash equivalents	78	45
Interest on loans and receivables	435	204
	<u>513</u>	<u>249</u>
Interest payable and similar expenses		
Interest on bank loans and overdrafts	6,473	5,633
Other interest payable and similar charges	4,245	–
	<u>10,718</u>	<u>5,633</u>

WBCP SHARE INTEREST PAYMENT FORM

Name: _____

Share Certificate Number(s) (if known): WBCP _____

Please pay my interest into the following UK bank account*:

Name: _____

Sort Code: _____

Account Number: _____

AND/OR

Please donate _____ % of my interest payment to further the work of WBCP

I acknowledge that this interest payment (regardless of whether it is paid or donated) may attract income tax and it is my responsibility to declare it to HRMC if it exceeds my Personal Savings Allowance.

Signature: _____

Date: _____

*For our international members, if you don't hold a UK bank account please provide IBAN details. International transfer fees will be deducted from your payment.

WBCP will store your bank details securely on our online banking system to enable future interest payments.

