

Annual Return (AR30) form

Section 1 – About this form

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>.

For guidance on our registration function for societies under the Co-operative and Community Benefit Societies Act 2014, which includes guidance on the requirement to submit an Annual Return, please see here:

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

Section 2 – About this application

Society name	AGOBHOUSEPEOPLE LTD
Register number	FCA 32137
Registered address	3 WINDSOR TERRACE, BRISTOL
Postcode	BS8 4LW

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

3 1 1 2 2 0 1 9

Section 3 – People

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 and year of birth	
CHRISTOPHER BULL	September	1991
ELIZABETH SPANTON	December	1947
JAMES JIM KINNAIRD	December	1954
ELINOR KERSHAW	July	1983
TONY CROFTS	June	1939
MICHAEL TUCKWELL	January	1945

Continue on to a separate sheet if necessary.

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 Directors 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.

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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 and year of birth	
ELINOR KERSHAW	July	1983

Section 4 – Financial information

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	197
Turnover	58,451
Assets	691,814
Number of employees (if any)	0
Share capital	0
Highest rate of interest paid on shares (if any)	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: <http://resources.companieshouse.gov.uk/sic/>

55900

Other accommodation

Section 5 – Audit

Societies are required to appoint an auditor to audited unless they are small or have disapplied 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 ☒

ACCOUNTS PREPARED
BY BURTON SWEET

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 ☒

The information below impacts the level of audit required of the society's accounts. Please provide answers to the following questions.

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.

Not applicable ☒

OSCR number:	
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5.6 Is the society a housing association?

No ☒ Go to **section 6**

Yes ☐ Go to question **5.7**

5.7 Please confirm which housing regulator you are registered with, and provide the registration number they have given you:

		Registration number
Homes and Communities Agency	<input type="checkbox"/>	
Scottish Housing Regulator	<input type="checkbox"/>	
The Welsh Ministers	<input type="checkbox"/>	
Department for Communities (Northern Ireland)	<input type="checkbox"/>	

Section 6 – Subsidiaries

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 ☐ Continue to question 6.3

No ☒ Continue to Section 7

6.3 If the society has subsidiaries, please provide the names of them below (or attach an additional sheet)

Registration Number	Name

6.4 Please provide below (or on a separate sheet) the names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions: (the society must have written authority from us to exclude a subsidiary from group accounts)

Registration Number	Name	Reason for exclusion

Section 7– Condition for registration

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').

A society must answer the questions set out in either Section 7A or Section 7B of this form, depending on which condition of registration it meets.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance:

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

Section 7A - Co-operative societies

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.

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.

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:

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.

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?

Section 7B - Community benefit societies

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

7B.1 What is the business of the society? For example, did you provide social housing, run an amateur sports club etc.

WE PROVIDE SOCIAL HOUSING TO THOSE IN NEED, CURRENTLY OPERATING A PROPERTY OF SIX FLATS

7B.2 Please describe the benefits to the community the society delivered? Here we are looking to see *what* the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

PROVIDING AFFORDABLE HOUSING TO THOSE WHO NEED IT, ALLEVIATING HOMELESSNESS

7B.3 Please describe how the society's business delivered these benefits? The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 7B.1) provided benefit to the community.

WE DEVELOPED A DISUSED INDUSTRIAL BUILDING INTO SIX AFFORDABLE HOMES CURRENTLY HOUSING TENANTS

7B.4 Did the society work with a specific community, and if so, please describe it here? For instance, were the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

WE SERVE THE PEOPLE of
BRISTOL

7B.5 What did the society do with any surplus or profit? For instance, did you donate the money; did money get reinvested in the business; put into reserves; used for some other purpose?

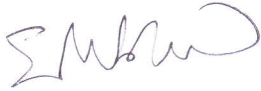
SURPLUS IS MAINTAINED FOR
PROPERTY MAINTENANCE

7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest. Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

NO CONFLICTS OF INTEREST OR
ARRANGEMENTS THAT COULD CREATE
A CONFLICT OF INTEREST

Section 8– Declaration

The secretary of the society must complete this section.

Name	ELINOR KERSHAW
My signature below confirms that the information in this form is accurate to the best of my knowledge	
Signature	
Position	ACTING SECRETARY
Date	21/10/22

Section 9 – Submitting this form

Please submit a signed, scanned version of this form along with your accounts and any auditor's report by email to: mutualsannrtns@fca.org.uk.

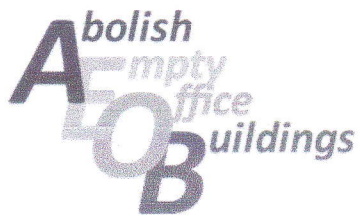
Or you can post the form to:

Mutual Societies
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

This form is available on the Mutuals Society Portal:

<https://societyportal.fca.org.uk>

Registered as a Limited Company in England and Wales No. 1920623. Registered office as above.



AEOBhousepeople Ltd

A Community Benefit Society
Report and Financial Statements
Year ended 31st December 2019
HMRC granted charity status ref EW21214
Incorporation Number FCA 32137

1. Objectives and activities

The objects of AEOBhousepeople Ltd (AEOB) as set out in the Governing Document Rules of AEOBhousepeople Limited under the Industrial and Provident Societies Act 1965 are as follows:

The objects of the Co-operative shall be to carry on the business as a co-operative and to carry on any other trade, business or service and in particular to buy empty buildings in Bristol and convert them to provide affordable homes.

AEOB's informal beginning was as St Stephen's Housing Working Group following reconciliation laboratories in 2012. At these reconciliation laboratories, the idea was put forward that the housing crisis being experienced by increasing numbers of individuals facing homelessness could be addressed in some way by linking those with money to those with the will to make a difference. Tony Crofts in particular pointed out the inequitable results of 'Right to Buy' on dwindling social housing and secure affordable housing.

As of the 10th June 2019 AGM, two members of AEOB's board had resigned: Tony Crofts and Michael Tuckwell. Christopher Bull has been co-opted to the Board as treasurer in Michael's place with the aim of continuing to assist with and maintain the society's finances. Furthermore, Libby Spanton had been co-opted to the Board following the AGM as a tenant liaison.

A long-standing member of AEOB's steering group, Xuela Edwards, had also left following October 2019's meeting.

The three bank accounts continued to be operated by two signatures on all transactions throughout 2019.

With two exceptions during November and December 2019 owing to personal circumstances, the Board and remaining members of the original Steering Group met together monthly during the year.

2. Achievements and performance

2019 was the third year that Battens Lane was occupied with tenants. One tenant had moved out during this year with the vacancy swiftly filled within a month.

During 2019 AEOB had incurred significant costs in replacing soil that had been contaminated with lead and other contaminants. This work was necessary for safety reasons and to keep within regulations.

AEOB had also conducted a review of its GDPR policies during early 2019, with the help of Xuela Edwards, Elinor Kershaw and Christopher Bull.

3. Financial Review

The Board of AEOB is entirely comprised of unpaid volunteers. Monies received are either shares that are non-discretionary or donations over which the Board of Directors have some discretion. During the year income totaled £58,451, including donations of £1,118.

The bulk of income came from tenant rentals and charges for utilities and services. Expenditure totalled £48,200. £20,158 of this was spent on loan interest to Triodos Bank. This gives a surplus of income over expenditure of £10,251 for 2019.

4. Reserves

Free Reserves as calculated under SORP FRS102 were £48,927. There remains in addition some important completion works around the car park. It is the policy of the Society to retain a sum (approx. £20K) in reserve in the event of unforeseen repairs and maintenance.

5. Structure, Governance, & Management

AEOBhousepeople Ltd is a Community Benefit Society. It operates under the rules of the Co-operative and Community Benefit Societies Act, 2014.

Board of Directors:

- Tony Crofts (retired June 2019)
- Jim Kinnaird
- Elinor Kershaw (Acting Secretary)
- Michael Tuckwell (treasurer – retired June 2019)
- Christopher Bull (treasurer – appointed June 2019)
- Elizabeth Spanton

Non-Directors:

- Xuela Edwards (retired October 2019)
- Christopher Bull (appointed treasurer June 2019)
- Mo Santali
- Ken Kemka

Recruitment and appointment of new Directors is carried out by the Board of Directors. Such appointments are proposed for approval by vote at the General Meetings. The method used to recruit is usually by professional recommendation, informal discussions, an invitation to attend Steering Group meetings as an observer, followed by discussion and a vote of the Steering Group. This is then taken to the General Meeting for ratification.

5. Reference and Administrative Details

The name of the organisation is: AEOBHousepeople Limited
Incorporation Number: FCA 32137R
HMRC gift aid ref. EW21214
web site: aeobhousepeople.org.uk
Registered Address: AEOBHousepeople Ltd
3 Windsor Terrace
Bristol.
BS8 4LW.

secretary@aeobhousepeople.org.uk

signed for and on behalf of the management committee of AEOBhousepeople Limited


..... 21/10/2022
Director


..... 21/10/2022
Director


..... 21/10/2022
Director

AEOBHOUSEPEOPLE LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2019

		Unrestricted Funds	Total Funds 2019	Total Funds 2018
	Note	£	£	£
Income from:				
Donations	2	1,118	1,118	1,669
Charitable activities - rental income		50,329	50,329	49,521
Receipts for electricity provided to grid		6,753	6,753	-
Investments		251	251	397
Total income		58,451	58,451	51,587
Expenditure on:				
Charitable activities	3	48,200	48,200	56,624
Total expenditure		48,200	48,200	56,624
Net income/(expenditure)	4	10,251	10,251	(5,037)
Total funds at 1 January		681,563	681,563	675,950
Shares issued		-	-	17,650
Shares refunded		-	-	(7,000)
Total funds at 31 December		691,814	691,814	681,563

The society has no recognised gains or losses other than the results for the year as set out above.

All of the activities of the society are classed as continuing.

All income is unrestricted income, therefore all movements on funds in the previous year are as shown above.

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

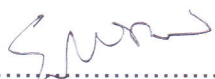
AEOBHOUSEPEOPLE LIMITED

BALANCE SHEET

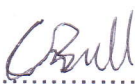
AS AT 31 DECEMBER 2019

	Note	2019 £	2018 £ (Restated)
Fixed assets			
Tangible assets	5	<u>1,019,964</u>	<u>1,010,707</u>
Current assets			
Debtors	6	7,597	7,300
Cash at bank		56,830	71,537
		<u>64,427</u>	<u>78,837</u>
Creditors : amounts falling due within one year	7	19,150	18,514
Net Current Assets		<u>45,277</u>	<u>60,323</u>
Creditors: amounts falling due after more than 1 year	8	373,427	389,467
Net assets		<u><u>691,814</u></u>	<u><u>681,563</u></u>
Unrestricted funds			
General funds		47,269	37,018
Shareholders' funds	9	644,545	644,545
		<u><u>691,814</u></u>	<u><u>681,563</u></u>

These financial statements were approved by the Management Committee on 21/10/22 and are signed on its behalf by:


.....

Secretary


.....

Director


.....

Director

21/10/2022

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

AEOBHOUSEPEOPLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

- a) The financial statements have been prepared under the historical cost convention, and in accordance with the Industrial and Provident Societies Act 1965 and the Friendly and Industrial and Provident Societies Act 1968, applicable accounting standards and the Statement of Recommended Practice (FRS102).
- b) Grants, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable. Grants receivable are only recognised when any conditions for receipt have been complied with.
- c) Expenditure is recognised in the period in which it is incurred. Expenditure includes attributable VAT which cannot be recovered.
Expenditure is allocated to the costs that relate directly to that activity. Certain other costs, which are attributable to more than one category, are apportioned across cost categories.
- d) Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against income on a straight line basis over the period of the lease.
- e) Fixed assets are included at cost. Assets costing less than £1,000 are not capitalised.
The building is now complete. It will be depreciated over 50 years. The land will not be depreciated.
- f) Unrestricted funds can be used in accordance with the charitable objects at the discretion of the management committee.
- g) Designated funds are funds set aside by the management committee out of unrestricted general funds for specific future purposes or projects.
- h) Restricted funds can only be used for particular restricted purposes within the objects of the society. Restrictions arise when specified by the donor or when funds raised for particular restricted purposes. Expenditure which meets these criteria is charged to the fund, together with a fair allocation of management and support costs. Further explanation of the nature and purpose of each fund is included in the notes, if applicable.
- i) The trustees consider there to be no material factors affecting the organisation's ability to continue as a going concern.

AEOBHOUSEPEOPLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

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- i) The trustees consider there to be no material factors affecting the organisation's ability to continue as a going concern.

AEOBHOUSEPEOPLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2019

2 Income from Donations

	Unrestricted Funds £	Total Funds 2019 £	Unrestricted Funds £	Total Funds 2018 £
Donations	1,118	1,118	1,669	1,669
	<u>1,118</u>	<u>1,118</u>	<u>1,669</u>	<u>1,669</u>

No donations were received from trustees during either the current, or previous year.

3 Charitable activities

	Unrestricted Funds £	Total Funds 2019 £	Unrestricted Funds £	Total Funds 2018 £
Raising awareness	-	-	1,130	1,130
Loan interest	20,158	20,158	20,161	20,161
Room hire	48	48	155	155
Sundries	1,484	1,484	2,108	2,108
Maintenance	1,888	1,888	7,932	7,932
Utilities	6,576	6,576	8,340	8,340
<i>Support costs</i>				
Bank charges	69	69	99	99
Governance costs	3,234	3,234	1,956	1,956
Depreciation	14,743	14,743	14,743	14,743
	<u>48,200</u>	<u>48,200</u>	<u>56,624</u>	<u>56,624</u>

4 Net income for the year

This is stated after charging:

	2019 £	2018 £
Accountant's remuneration - current year	1,500	1,500
- under accrual for previous years	1,650	456
Directors' remuneration	-	-
Reimbursement of directors' expenses	-	-
Loan interest (capitalised until date of completion)	20,161	19,443
Depreciation	14,743	14,743
	<u></u>	<u></u>

AEOBHOUSEPEOPLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2019

5 Tangible fixed assets

	Land £	Property £	Total £
Cost			
At 1 January 2019	303,060	737,132	1,040,192
Additions	-	24,000	24,000
At 31 December 2019	<u>303,060</u>	<u>761,132</u>	<u>1,064,192</u>
Depreciation			
At 1 January 2019	-	29,485	29,485
Charge for year	-	14,743	14,743
At 31 December 2019	<u>-</u>	<u>44,228</u>	<u>44,228</u>
Net book value			
At 31 December 2019	<u>303,060</u>	<u>716,904</u>	<u>1,019,964</u>
At 31 December 2018	<u>303,060</u>	<u>707,647</u>	<u>1,010,707</u>

6 Debtors: amounts falling due within one year

	2019 £	2018 £
Other debtors	7,597	7,300
	<u>7,597</u>	<u>7,300</u>

7 Creditors: amounts falling due within one year

	2019 £	2018 £ (Restated)
Accruals	1,500	1,500
Loans	2,000	2,000
Mortgages, amounts due within 1 year	15,650	15,014
	<u>19,150</u>	<u>18,514</u>

AEOBHOUSEPEOPLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2019

8 Creditors: amounts falling due after more than one year

	2019 £	2018 £ (Restated)
Loans, amounts due after more than 1 year	12,000	14,000
Mortgages, amounts due after more than 1 year	361,427	375,467
	<u>373,427</u>	<u>389,467</u>

The loan is secured by a charge over the property at Battens Lane.

9 Shareholders' funds

	2019 £	2018 £
<i>At 1 January 2019:</i>		
644,545 £1 ordinary shares	644,545	633,895
Issued during the year		
£1 ordinary shares, issued at par value	-	17,650
Refunded during the year		
£1 ordinary shares, issued at par value	-	(7,000)
644,545 £1 ordinary shares	<u>644,545</u>	<u>644,545</u>

10 Taxation

The society is exempt from corporation tax on its charitable activities.

13 Analysis of net assets

Current year

	Tangible fixed assets £	Net current assets £	Long term creditors £	Total £
Unrestricted funds	<u>1,019,964</u>	<u>45,277</u>	<u>(373,427)</u>	<u>691,814</u>

Free reserves at the end of the year were £48,927.

AEOBHOUSEPEOPLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2019

13 Analysis of net assets (continued)

Prior year

	Tangible fixed assets	Net current assets	Long term creditors	Total
	£	£	£	£
Unrestricted funds	<u>1,010,707</u>	<u>60,323</u>	<u>(389,467)</u>	<u>681,563</u>

Free reserves at the end of the year were £61,337.