

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	AEOBHOUSEPEOPLE 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	2	0
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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	
JIM KINNAIRD	DECEMBER	1954
EUNOR KERSHAW	JULY	1983
CHRISTOPHER BULL	SEPTEMBER	1991
ELIZABETH SPANTON	DECEMBER	1947

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	
EUNOR 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	48 389
Assets	692,126
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
ACCOUNTANTS

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:

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?

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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 ARRANGEMENTS WITH ANY OTHER
ORG THAT COULD CREATE A CONFLICT
OF INTEREST

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 HOMES TO THE
COMMUNITY, 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.

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	2/10/22

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 31 December 2020
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.

The current Treasurer, Christopher Bull has continued to assist with and maintain the society's finances. Elizabeth Spanton had also continued her role as a tenant liaison for AEOBHousepeople Ltd.

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

The committee continued to meet throughout 2020, although not as frequently as previously. On March 16th, 2020, the United Kingdom entered a national lockdown, and this, along with further measures that reduced the Society's capacity to hold meetings. No AGM took place during 2020 due to this.

2. Achievements and performance

2020 was the fourth year that Battens Lane has been occupied with tenants. During the year there was a slight reduction in rental income due to two tenants leaving in October and November. During the year, AEOB conducted a review of rents and increased rents in 2021 to fall further in line with Bristol City Council's Housing Allowance.

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 totalled £48,389. The bulk of income came from tenant rental income and charges for utilities and services. Expenditure totalled £43,277. £17,345 of this was spent on loan interest to Triodos Bank. This gives a surplus of income over expenditure of £5,112 for 2020. AEOB also repaid £4,800 to shareholders.

4. Reserves

Free Reserves as calculated under SORP FRS102 were £49,275. 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:

- Jim Kinnaird
- Elinor Kershaw (Acting Secretary)
- Christopher Bull (Treasurer)
- Elizabeth Spanton (Tenants' Liaison)

Non-Directors

- 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.

6. 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

AEOBhousepeople Ltd

Directors' Report

31 December 2020

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

.....
C. Bull

Director

.....
21/10/2022

.....
S. Whinn

Director

.....
21/10/2022

.....
Elizabeth Spat

Director

.....
21/10/2022

AEOBHOUSEPEOPLE LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 DECEMBER 2020

		Unrestricted Funds	Total Funds	Total Funds
			2020	2019
	Note	£	£	£
Income from:				
Donations	2	-	-	1,118
Charitable activities - rental income		46,213	46,213	50,329
Receipts for electricity provided to grid		2,029	2,029	6,753
Investments		147	147	251
Total income		48,389	48,389	58,451
Expenditure on:				
Charitable activities	3	43,277	43,277	48,200
Total expenditure		43,277	43,277	48,200
Net income/(expenditure)	4	5,112	5,112	10,251
Total funds at 1 January		691,814	691,814	681,563
Shares refunded		(4,800)	(4,800)	-
Total funds at 31 December		692,126	692,126	691,814

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 and expenditure is represented by unrestricted funds in both the current and prior years.

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

AEOBHOUSEPEOPLE LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	5	<u>1,004,741</u>	<u>1,019,964</u>
Current assets			
Debtors	6	7,890	7,597
Cash at bank		56,085	56,830
		<u>63,975</u>	<u>64,427</u>
Creditors : amounts falling due within one year	7	<u>19,526</u>	<u>19,150</u>
Net Current Assets		<u>44,449</u>	<u>45,277</u>
Creditors: amounts falling due after more than 1 year	8	<u>357,064</u>	<u>373,427</u>
Net assets		<u><u>692,126</u></u>	<u><u>691,814</u></u>
Unrestricted funds			
General funds		52,381	47,269
Shareholders' funds	9	<u>639,745</u>	<u>644,545</u>
		<u><u>692,126</u></u>	<u><u>691,814</u></u>

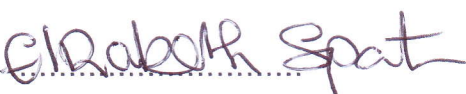
These financial statements were approved by the Management Committee on 21/10/22 and are signed on its behalf by:


.....

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 2020

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.

AEOBHOUSEPEOPLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2020

2 Income from Donations

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Donations	-	-	1,118	1,118
	-	-	1,118	1,118

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

3 Charitable activities

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Loan interest	17,345	17,345	20,158	20,158
Room hire	-	-	48	48
Sundries	1,595	1,595	1,484	1,484
Maintenance	1,667	1,667	1,888	1,888
Utilities	6,181	6,181	6,576	6,576
<i>Support costs</i>				
Bank charges	66	66	69	69
Governance costs - accountancy fees	1,200	1,200	3,234	3,234
Depreciation	15,223	15,223	14,743	14,743
	43,277	43,277	48,200	48,200

4 Net income for the year

This is stated after charging:

	2020 £	2019 £
Accountant's remuneration - current year	1,500	1,500
-(over)/ under accrual for previous years	(384)	1,650
Directors' remuneration	-	-
Reimbursement of directors' expenses	-	-
Loan interest (capitalised until date of completion)	20,158	20,161
Depreciation	15,223	14,743

AEOBHOUSEPEOPLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2020

5 Tangible fixed assets

	Land £	Property £	Total £
Cost			
At 1 January and 31 December 2020	<u>303,060</u>	<u>761,132</u>	<u>1,064,192</u>
Depreciation			
At 1 January 2020	-	44,228	44,228
Charge for year	-	15,223	15,223
At 31 December 2020	<u>-</u>	<u>59,451</u>	<u>59,451</u>
Net book value			
At 31 December 2020	<u>303,060</u>	<u>701,681</u>	<u>1,004,741</u>
At 31 December 2019	<u>303,060</u>	<u>716,904</u>	<u>1,019,964</u>

6 Debtors: amounts falling due within one year

	2020 £	2019 £
Other debtors	7,890	7,597
	<u>7,890</u>	<u>7,597</u>

7 Creditors: amounts falling due within one year

	2020 £	2019 £
Accruals	2,700	1,500
Long term loans, amounts due within one year	2,000	2,000
Mortgages, amounts due within one year	14,826	15,650
	<u>19,526</u>	<u>19,150</u>

AEOBHOUSEPEOPLE LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2020

8 Creditors: amounts falling due after more than one year

	2020 £	2019 £
Loans, amounts due after more than one year	10,000	12,000
Mortgages, amounts due after more than 1 year	347,064	361,427
	<u>357,064</u>	<u>373,427</u>

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

9 Shareholders' funds

	2020 £	2019 £
<i>At 1 January 2020:</i>		
644,545 £1 ordinary shares	644,545	644,545
Refunded during the year		
£1 ordinary shares, issued at par value	(4,800)	-
639,745 £1 ordinary shares	<u>639,745</u>	<u>644,545</u>

10 Taxation

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

11 Analysis of net assets

Current year

	Tangible fixed assets £	Net current assets £	Long term creditors £	Total £
Unrestricted funds	<u>1,004,741</u>	<u>44,449</u>	<u>(357,064)</u>	<u>692,126</u>

Free reserves at the end of the year were £49,275.

Prior 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.