

IVY HOUSE COMMUNITY PUB LIMITED

UNAUDITED

MANAGEMENT COMMITTEE MEMBERS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2021

IVY HOUSE COMMUNITY PUB LIMITED

SOCIETY INFORMATION

Management Committee Members Tessa Blunden (resigned 25 September 2020)
Stuart Taylor
Matt Soper (resigned 25 September 2020)
Geoff Cudd
Colin Buck
Kirsty Jeeves (resigned 25 September 2020)
Garrett Fallon
Dominic Coyte
Pete Broadbent
Emily Dresner (resigned 25 September 2020)

Registered number 31957R

Registered office 40 Stuart Road
London
SE15 3BE

Accountants MHA MacIntyre Hudson
Chartered Accountants
Boundary House
4 County Place
Chelmsford
Essex
CM2 0RE

IVY HOUSE COMMUNITY PUB LIMITED

CONTENTS

	Page
Management Committee Members' Report	1
Accountants' Report	2
Profit and Loss Account	3
Balance Sheet	4
Notes to the Financial Statements	5 - 12
The following pages do not form part of the statutory financial statements:	
Detailed Profit and Loss Account and Summaries	13 - 16

IVY HOUSE COMMUNITY PUB LIMITED

**MANAGEMENT COMMITTEE MEMBERS' REPORT
FOR THE YEAR ENDED 28 FEBRUARY 2021**

The Management Committee Members present their report and the financial statements for the year ended 28 February 2021.

Management Committee Members

The Management Committee Members who served during the year were:

Tessa Blunden (resigned 25 September 2020)
Stuart Taylor
Matt Soper (resigned 25 September 2020)
Geoff Cudd
Colin Buck
Kirsty Jeeves (resigned 25 September 2020)
Garrett Fallon
Dominic Coyte
Pete Broadbent
Emily Dresner (resigned 25 September 2020)

Small companies note

In preparing this report, the Management Committee Members have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

.....
Stuart Taylor
Chair

Date:

IVY HOUSE COMMUNITY PUB LIMITED

**INDEPENDENT REPORTING ACCOUNTANTS' REPORT TO THE MEMBERS ON THE UNAUDITED
ACCOUNTS OF IVY HOUSE COMMUNITY PUB LIMITED**

We report on the accounts for the year ended 28 February 2021 set out on pages 3 to 12.

Respective responsibilities of the committee of management and the independent reporting accountant

The society's committee of management is responsible for the preparation of the accounts, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

Basis of opinion

Our procedures consisted of comparing the accounts with the books of account kept by the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

Opinion

In our opinion:

- the profit and loss account and balance sheet for year ended 28 February 2021 are in agreement with the books of account kept by the society under section 75 of the Co-operative and Community Benefit Societies Act 2014;
- having regard only to, and on the basis of the information contained in the books of account, the revenue account and balance sheet for the year ended 28 February 2021 comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- the society met the financial criteria enabling it to disapply the requirement to have an audit of the accounts for the year specified in section 84 of the Co-operative and Community Benefit Societies Act 2014.

MHA MacIntyre Hudson

Chartered Accountants

Boundary House
4 County Place
Chelmsford
Essex
CM2 0RE
Date:

IVY HOUSE COMMUNITY PUB LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2021**

	Note	2021 £	2020 £
Turnover		387,004	790,360
Cost of sales		(132,902)	(307,046)
Gross profit		254,102	483,314
Administrative expenses		(409,216)	(499,996)
Other operating income	3	184,019	9,000
Operating profit/(loss)	4	28,905	(7,682)
Interest receivable and similar income		-	57
Interest payable and similar expenses		(24,235)	(15,920)
Profit/(loss) before tax		4,670	(23,545)
Tax on profit/(loss)		-	(134)
Profit/(loss) for the financial year		4,670	(23,679)

The notes on pages 5 to 12 form part of these financial statements.

IVY HOUSE COMMUNITY PUB LIMITED
REGISTERED NUMBER: 31957R

BALANCE SHEET
AS AT 28 FEBRUARY 2021

	Note	28 February 2021 £	29 February 2020 £
Fixed assets			
Tangible assets	6	812,161	838,021
Current assets			
Stocks	7	7,473	14,953
Debtors: amounts falling due within one year	8	10,540	8,542
Cash at bank and in hand		157,240	68,211
		<u>175,253</u>	<u>91,706</u>
Creditors: amounts falling due within one year	10	(425,148)	(405,631)
Net current liabilities		<u>(249,895)</u>	<u>(313,925)</u>
Total assets less current liabilities		<u>562,266</u>	<u>524,096</u>
Creditors: amounts falling due after more than one year	11	(411,500)	(378,000)
Net assets		<u><u>150,766</u></u>	<u><u>146,096</u></u>
Capital and reserves			
Called up share capital	12	227,800	227,800
Profit and loss account		(77,034)	(81,704)
		<u><u>150,766</u></u>	<u><u>146,096</u></u>

The Management Committee Members consider that the Society is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Society to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006. The Management Committee Members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The Society's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

Stuart Taylor
Chair

Colin Buck
Management Committee Member

Dominic Coyte
Secretary

Date:

Date:

Date:

The notes on pages 5 to 12 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

1. General information

The Ivy House Community Pub Limited ('the Society') is a registered Society and a private company limited by shares and incorporated in England and Wales. The Company's registered number is 31957R.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland, the Companies Act 2006 and the Cooperative and Community Benefit Societies Act 2014. The address of the registered office is given in the Society information at the start of these accounts.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Society's accounting policies.

The financial statements are presented in sterling which is the functional currency of the Society and rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

2.2 Going concern

The financial statements have been prepared on a going concern basis as the Management Committee Members believe that no material uncertainties exist, including considering the impact of COVID-19. The Members have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The level of funds is deemed sufficient for the Society to be able to continue as a going concern.

2.3 Revenue

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts.

Interest income is recognised using the effective interest method.

2.4 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Profit and Loss account in the same period as the related expenditure.

2.5 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

2. Accounting policies (continued)

2.6 Pensions

Defined contribution pension plan

The Society operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Society pays fixed contributions into a separate entity. Once the contributions have been paid the Society has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Society in independently administered funds.

2.7 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Society operates and generates income.

2.8 Tangible fixed assets

Tangible fixed assets costing £100 or more are capitalised.

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 2% for building, 4%-20% for improvement work, straight line
Pub equipment	- 25%-33% straight line
Fixtures and fittings	- 20%-33% straight line
Office equipment	- 20%-33% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021

2. Accounting policies (continued)

2.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing stock to its present location and condition. Stock has been independently valued as at the balance sheet date by an external, licensed trade consultant.

2.10 Debtors

Debtors are recognised when the Society is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

2.11 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.12 Creditors

Creditors are recognised when the Society has a present legal or constructive obligation resulting from a past event and the settlement is expected to result in an outflow of economic benefits.

2.13 Financial instruments

The Society only holds basic Financial Instruments. The financial assets and financial liabilities of the Society are as follows:

Debtors - other debtors are basic financial instruments and are debt instruments measured at amortised cost as detailed in Note 8. Prepayments are not financial instruments.

Cash at bank - is classified as a basic financial instrument and is measured at face value.

Liabilities - trade creditors, accruals and other creditors will be classified as financial instruments, and are measured at amortised cost as detailed in Notes 10 and 11. Taxation and social security are not included in the financial instruments disclosure. Deferred income is not deemed to be a financial liability, as the cash settlement has already taken place and there is simply an obligation to deliver services rather than cash or another financial instrument.

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

3. Other operating income

	2021 £	2020 £
Job Retention Scheme	175,019	-
Government grants receivable	9,000	9,000
	184,019	9,000

A government grant of £450,000 was received from the Social Investment Business Ltd to fund the purchase of the Ivy House Pub and is being released over the life of the building (50 years) to the Profit and Loss account.

4. Operating profit/(loss)

The operating profit/(loss) is stated after charging:

	2021 £	2020 £
Depreciation of tangible fixed assets	31,889	30,869
Defined contribution pension cost	4,367	4,362
	4,367	4,362

5. Staff costs

	2021 £	2020 £
Wages and salaries	264,586	269,040
Social security costs	14,756	13,831
Cost of defined contribution scheme	4,367	4,362
	283,709	287,233

The average monthly number of contracted employees, including the Management Committee Members, during the year was as follows:

	2021 No.	2020 No.
	2	2
	2	2

Key Management Personnel, who comprise the Management Committee, did not receive any remuneration in the year (2020: £NIL).

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

6. Tangible fixed assets

	Freehold property £	Pub equipment £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation					
At 1 March 2020	987,500	73,007	3,499	5,355	1,069,361
Additions	-	5,033	-	996	6,029
At 28 February 2021	<u>987,500</u>	<u>78,040</u>	<u>3,499</u>	<u>6,351</u>	<u>1,075,390</u>
Depreciation					
At 1 March 2020	157,555	65,086	3,499	5,200	231,340
Charge for the year on owned assets	26,115	5,497	-	277	31,889
At 28 February 2021	<u>183,670</u>	<u>70,583</u>	<u>3,499</u>	<u>5,477</u>	<u>263,229</u>
Net book value					
At 28 February 2021	<u>803,830</u>	<u>7,457</u>	<u>-</u>	<u>874</u>	<u>812,161</u>
At 29 February 2020	<u>829,945</u>	<u>7,921</u>	<u>-</u>	<u>155</u>	<u>838,021</u>

7. Stocks

	28 February 2021 £	29 February 2020 £
Closing stock	7,473	14,953
	<u>7,473</u>	<u>14,953</u>

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

8. Debtors

	28 February 2021	<i>29 February 2020</i>
	£	£
Trade debtors	931	611
Other debtors	8,426	4,505
Prepayments	1,183	3,426
	<hr/> 10,540 <hr/>	<hr/> 8,542 <hr/>

9. Cash and cash equivalents

	28 February 2021	<i>29 February 2020</i>
	£	£
Cash at bank and in hand	157,240	68,211
	<hr/> 157,240 <hr/>	<hr/> 68,211 <hr/>

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

10. Creditors: Amounts falling due within one year

	28 February 2021	<i>29 February 2020</i>
	£	£
Loans	320,609	304,930
Trade creditors	6,741	28,522
Other taxation and social security	17,391	37,280
Other creditors	16,278	12,913
Accruals and deferred income	64,129	21,986
	425,148	405,631

During the year, £6,424 of deferred income was released, and a further £49,424 was deferred (2020: £6,424), resulting in a carried forward balance of £49,424 (2020: £6,424) as at the year-end.

Deferred income relates to grant and event funding received in advance, relating to events and conditions after the year-end.

Loans due in less than one year represent the amounts payable in this term for the Bounce Back loan (further details in Note 11), and the outstanding loan balance with the Architectural Heritage Fund.

The Architectural Heritage Fund loan is secured by a first fixed legal charge with full title guarantee over the freehold property known as "The Ivy House". In June 2021, the loan was repaid and re-issued under new terms. As such, the balance of the loan as at 28 February 2021 has been recognised within Creditors: Amounts falling due within one year.

11. Creditors: Amounts falling due after more than one year

	28 February 2021	<i>29 February 2020</i>
	£	£
Bounce Back loan	42,500	-
Government grants received	369,000	378,000
	411,500	378,000

The Bounce Back loan is guaranteed by the UK government and is interest-free for the first 12 months from drawdown. After this period, interest is capped at 2.5% per year over the remaining term. The repayment term is 6 years from drawdown.

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

12. Share capital

	28 February 2021	<i>29 February 2020</i>
	£	£
Allotted, called up and fully paid		
1,428 (2020 - 1,428) Class A Community Share shares of £100.00 each	142,800	<i>142,800</i>
850 (2020 - 850) Class B Community Share shares of £100.00 each	85,000	<i>85,000</i>
	<hr/> 227,800 <hr/>	<hr/> <i>227,800</i> <hr/>

13. Related party transactions

There were no related party transactions in either period.

14. Controlling party

There is no ultimate controlling party.

IVY HOUSE COMMUNITY PUB LIMITED

**DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2021**

	Note	28 February 2021 £	29 February 2020 £
Turnover		387,004	790,360
Cost Of Sales		(132,902)	(307,046)
Gross profit		254,102	483,314
Gross profit %		65.7 %	61.2 %
Other operating income		184,019	9,000
Less: overheads			
Administration expenses		(409,216)	(499,996)
Operating profit/(loss)		28,905	(7,682)
Interest receivable		-	57
Interest payable		(24,235)	(15,920)
Tax on profit/(loss) on ordinary activities		-	(134)
Profit/(Loss) for the year		4,670	(23,679)

IVY HOUSE COMMUNITY PUB LIMITED

**SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

	28 February 2021	<i>29 February 2020</i>
	£	£
Turnover		
Bar and food sales	289,061	722,015
Room hire	1,212	20,272
Rental income	44,446	45,323
Other income	52,285	2,750
	<u>387,004</u>	<u>790,360</u>
Cost of sales		
Opening stocks	14,953	16,616
Closing stocks	(7,472)	(14,953)
Purchases	106,449	252,025
Fees to performers	1,130	26,239
Other cost of sales	5,422	15,648
Card transaction costs	12,420	11,471
	<u>132,902</u>	<u>307,046</u>
Other operating income		
Job Retention Scheme	175,019	-
Government grants receivable	9,000	9,000
	<u>184,019</u>	<u>9,000</u>

IVY HOUSE COMMUNITY PUB LIMITED

**SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2021**

	28 February 2021 £	<i>29 February 2020 £</i>
Administration expenses		
Staff salaries	264,586	269,040
Staff national insurance	14,756	13,831
Staff pension costs - defined contribution schemes	4,367	4,362
Other staff costs	3,216	8,243
Hotels, travel and subsistence	224	20
Printing and stationery	575	1,209
Postage	451	6
Telephone	2,407	2,547
Advertising and promotion	134	3,525
Trade subscriptions	3,755	3,281
Professional fees	10,238	39,985
Bank charges	315	893
Sundry expenses	1,868	1,315
Rates	(286)	5,134
Water	3,532	2,761
Light and heat	15,684	18,837
Cleaning	9,448	34,433
Insurances	25,345	26,461
Repairs and maintenance	14,628	29,648
Depreciation - plant and machinery	5,773	4,754
Depreciation - freehold property	26,116	26,116
Equipment	1,121	2,510
Security	963	1,085
	409,216	499,996
	28 February 2021 £	<i>29 February 2020 £</i>
Interest receivable		
Bank interest receivable	-	57
	-	57

IVY HOUSE COMMUNITY PUB LIMITED

SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2021

	28 February 2021 £	29 February 2020 £
Interest payable		
Other loan interest payable	24,235	15,920
	<u>24,235</u>	<u>15,920</u>