

## Annual Return (AR30) form

Society Name: Uppingham Homes Community Land Trust  
 Society Num: 8155

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). 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.

For guidance on our registration function for societies, which includes guidance on the requirement to submit an Annual Return, please see [here](#)

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

31/03/2022

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 of Birth	Year of Birth
M E Baines	Dec	1942
D A Ainslie	Sep	1956
R Simpson	Oct	1946

P G Thompson	Sep	1958
G J Allison	Jul	1954
M J Simpson	Jun	1946
M J Shaw	Apr	1967
N Townsend	Apr	1946
N Radford	Dec	1970

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 Director 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.

The following directors are also town councillors with Uppingham Town Council

R Simpson

D A Ainslie

M J Shaw

The following director is also a county councillor with Rutland County Council

M E Baines

The following directors are also directors of Uppingham First CIC, who provided administrative services to the Society in connection with the application for Registered Provider status.

R Simpson

D A Ainslie

M J Shaw

P G Thompson (resigned September 2021)

N Townsend

There are multiple directorships in non-connected businesses that are not listed here but are declared to the CLT and the Society policy is that they are published on the CLT website.

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 of Birth	Year of Birth
R Simpson	Oct	1946

#### 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	13
Turnover	22500
Assets	21659

**Number of Employees**

0

**Share Capital**

13

**Highest rate of interest  
paid on shares**

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](#)

**SIC Code**

**Renting and operating of Housing Association  
real estate (68201)**

\*

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

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

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.

- ☐ Registered
- ☒ Not applicable

5.6 Is the society a housing association?

- ☒ No
- ☐ Yes

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
- ☒ No

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').

Your society is registered meeting the condition for registration that it is conducting its business for the benefit of the community.

For further information on the condition for registration, please see chapter 5 of our guidance [here](#).

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.

Uppingham Homes Community Land Trust has been obtaining community input and support and progressing plans to register as a Registered Provider of housing. It also submitted an application for formal planning permission to develop its first site at Badley Orchard Seaton Road Uppingham primarily aimed at younger people with strong connections to Uppingham and its environs. Unfortunately this planning permission was refused and the Society took professional advice that at first suggested funding an appeal against refusal (for which a grant was obtained) and subsequently following receipt of further technical reports the Board accepted the consultant's advice not to proceed with the appeal. The grant referred to was returned after the financial year end.

### 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.

Uppingham Homes are attempting to progress the delivery of a mix of lower cost rented properties together with the opportunity for younger people to get onto the property ladder through shared ownership. There is no housing available in the town which fully meets these needs, despite a formal Housing Needs Survey having been completed in conjunction with the Local Planning Authority (LPA). As Uppingham is a rural community there is a need to ensure the continued vitality of the town by providing employment and housing for younger people. Without such provision there is a strong economic pull from Corby (6 miles south) which is constructing up to 14,000 new homes and associated jobs. It is essential that the town provides an alternative vision to our young people if it is to avoid becoming a dormitory town for elderly residents.

### 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.

The current main drive of the Society is to deliver this much needed housing for the benefit of the community. The initial site identified and obtained (via a land donation) could not garner the formal support of the Local Planning Authority in the face of an objection from Anglian Water Authority who were the immediate neighbours to the site. This was particularly unfortunate as the land had been obtained, younger people and the wider community engaged in the designs and an initial list of interested tenants drawn up. Despite this set back, the Society has been working with both the Town Council and local developers to identify alternative sites and a number of options are currently being actively explored.

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.

The sites currently being explored are in the town of Uppingham but our intention is to serve the needs of younger people in the town and the surrounding villages. Town and Village Parish Councils plus local developers and land owners have been engaged to help identify possible sites for the Society to be able to deliver the much needed rural affordable housing.

7B.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?

No dividends have been paid nor interest payments made. The surplus as at the year ended 31st March 2022 was earmarked for the return of the unspent element of the grant received in connection with the planned appeal against the refusal of formal planning permission on the Badley Orchard site. This was actually repaid on 1st April 2022 and so will be reported in next years annual return.

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.

There are no identified significant commercial arrangements perceived as creating a conflict of interest. The CLT has procedures to declare potential conflicts and manage exclusions from discussions and voting if such a situation were to arise. The directors have extensive business and local government expertise in the management of potential and actual conflicts of interest.

# **UPPINGHAM HOMES COMMUNITY LAND TRUST**

**Community Benefit Society  
Registration Number: 8155**

**HMRC Charities Reference Number: ZD06483**

## **Unaudited accounts for the year ended 31 March 2022**

### **Period of accounts:**

**Start date: 1 April 2021  
End date: 31 March 2022**



# Society Information

Uppingham Homes Community Land Trust ("Uppingham Homes CLT") is registered in England and Wales with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society number 8155 with original registration date of 5 July 2019.

## Registered Office

The Falcon Hotel, Market Place, Uppingham, Rutland LE15 9PY

## Rules

On incorporation the society adopted the Community Land Trust Model Rules with no fundamental changes made. Following application to HMRC to be approved as an exempt charity the objects in the Rules were amended by a Special General Meeting held on 7 February 2020 and the rule changes were submitted to the Financial Conduct Authority for registration. The FCA acknowledged the rule amendment under seal dated 9 March 2020.

## Charitable Status

On 16 March 2020 HMRC gave recognition to Uppingham Homes CLT as a charity for tax purposes in line with Paragraph 1 of Schedule 6 of the Finance Act 2010 and confirmed the organisation as a charitable company.

The society is a non-profit organisation formed for the benefit of the community to operate as a Community Land Trust in the parishes of Preston, Wing, Glaston, Bisbrooke, Seaton, Lyddington, Thorpe By Water, Caldecott, Stoke Dry, Belton, Wardley, Ridlington, Ayston and Uppingham. Its objects are to carry on for the benefit of the community: the business of providing and managing housing (including social housing) and providing assistance to help house people and associated facilities, amenities and services for the relief of financial hardship; the promotion for the public benefit of regeneration in areas of social and economic deprivation. (The full objects statement can be found in Section A of the Uppingham Homes CLT Rules).

## Society Membership, Governance and Management

At the close of the financial year there were 13 members of the society, each of which has subscribed £1. Membership brings with it the right to vote at a General Meeting including the appointment of directors. Full details can be found in Section C of the Rules.

The society is governed by a Board of Directors who are volunteers nominated by the members of the society. There are 7 Board Members, all of whom are existing society members and have indicated a desire to continue as members. There are more than 3 Board Members unrelated and living at different addresses.

Director	Appointment Date	Resignation date
Maurice Edward Baines, Chair	15 July 2019	Current
David Andrew Ainslie, Vice Chair (and acting Finance Director wef 28 <sup>th</sup> Jan 2022)	15 July 2019	Current
Ronald Simpson, Secretary	15 July 2019	Current
Peter Geoffrey Thompson, Finance Director	15 July 2019	22 Sept 2021
Graham John Allison, Technical Director	15 July 2019	Current
Margaret Jennifer Simpson	15 July 2019	Current
Mark John Shaw	15 July 2019	Current
Nicolas John Townsend	23 Oct 2020	Current
Nina Radford	22 Sept 2021	28 Jan 2022

The Board is comprised of a minimum of five and a maximum of twelve Board Members (also referred to here as Directors) who serve for a period of up to three years expiring at the Annual General Meeting in their third year of office. Individuals may serve a maximum of nine years followed by a three year break. The Board may co-opt to the Board or to other committees, but co-optees do not have the voting power of a Board Member. Full details can be found in Section D of the Rules.

# Report of the Directors

During 2021/2022 Uppingham Homes Community Land Trust has been obtaining community input and support and progressing plans to register as a Registered Provider of housing. It also submitted an application for planning permission to develop its first site at Badley Orchard Seaton Road Uppingham primarily aimed at younger people with strong connections to Uppingham and its environs. Unfortunately this planning permission was refused and the Society took professional advice that at first suggested funding an appeal against refusal (for which a grant was obtained) and subsequently following receipt of further technical reports the Board accepted the consultant's advice not to proceed with the appeal. The grant referred to was returned after the financial year end.

## Community Engagement

The CLT was pleased to continue receiving the support of the town's Community Partnership, Uppingham First (UF) during the year. UF is a member of Locality and has knowledge and skills relevant to the work of the CLT being a member of Locality's Affordable Housing Network and a government appointed Neighbourhood Planning Champion.

During the year the CLT has consulted with and listened to the local community regarding its work with the help of public meetings hosted by the Uppingham Neighbourhood Forum, the voice of civil society in the town. Regular briefings have also been provided to the Uppingham Business Forum at its quarterly meetings. Liaison with schools, county and town councillors, CPRE and other local housing developers has been maintained through short presentations to the town's acclaimed Vanguard Board.

## Rationale

Uppingham Homes are attempting to progress the delivery of a mix of lower cost rented properties together with the opportunity for younger people to get onto the property ladder through shared ownership. There is no housing available in the town which fully meets these needs, despite a formal Housing Needs Survey having been completed in conjunction with the Local Planning Authority (LPA). As Uppingham is a rural community there is a need to ensure the continued vitality of the town by providing employment and housing for younger people. Without such provision there is a strong economic pull from Corby (6 miles south) which is constructing up to 14,000 new homes and associated jobs. It is essential that the town provides an alternative vision to our young people if it is to avoid becoming a dormitory town for elderly residents.

## Current focus

The current main drive of the Society is to deliver this much needed housing for the benefit of the community. The initial site identified and obtained (via a land donation)



could not garner the formal support of the Local Planning Authority in the face of an objection from Anglian Water Authority who were the immediate neighbours to the site. This was particularly unfortunate as the land had been obtained, younger people and the wider community engaged in the designs and an initial list of interested tenants drawn up. Despite this set back, the Society has been working with both the Town Council and local developers to identify alternative sites and a number of options are currently being actively explored.

#### **Registered Provider Application**

The Society have made a formal application to become a Registered Provider. This has entailed a significant administrative workload which has been heavily supported by staff resources from Uppingham First. Additional training has been provided for the directors and additional policy documents have been crafted and adopted to ensure the Society meets the standards required of a Registered Provider. This application is currently being temporarily held, pending the identification of a specific developable site, with the agreement of the regulator.

#### **Funding**

Funding for the pre-construction phase of the Badley Orchard site was provided by the Community Housing Fund (Homes England), which took the project through to formal submission of Planning Permission. In addition, funding to support the application as a Registered Provider of housing has been provided by Groundwork UK, supplemented with a grant from Uppingham Town Council. Subsequently a further grant was obtained from Groundwork UK to fund an appeal against the refusal of Planning Permission by the LPA but following additional professional advice, this appeal was not made and the unspent portion of this grant was returned after the end of this financial year. The (three) grants from Homes England and Groundwork UK were restricted funds with limits on both time and purpose. The grant from Uppingham Town Council is unconditional. Homes England, the first Groundwork UK grant and Uppingham Town Council funding is fully spent (with the balance of the second Groundwork UK grant for the appeal being returned as described above).

The aim and use of the restricted fund received in this financial year is set out here:

Groundwork UK - Eligible expenditure consists of activities carried out by Uppingham Homes CLT during the Funding Period for the purposes of the Project. The Grant Funding period start date is 11/10/2021 and ends with the Grant Funding period end date of 31/03/2022. No activities may take place outside of this period without prior written agreement from Groundwork UK. The approved grant budget consists of Planning Consultant, Odour and Noise Assessment Architects Fees and Registered Provider ("RP") Registration Fee.



**Reserves**

At the year end the Society had total reserves of £21,659 of which £54 were unrestricted. There were unspent grant amounts of £21,592 recognised within restricted income. The Board considers that reserves are adequate for the immediate needs of the organisation.

**Members Shares**

Members' shares currently in issue are not redeemable. The shares give no right to a dividend but the shares give the shareholder voting rights at general meetings.

**Fixed Assets**

The land at Badley Orchard, Seaton Road, Uppingham was gifted to the organisation. Due to there being no planning permission in place and the land currently being outside of the zone approved for development by the LPA, a nominal value of £1 has been attributed to the land. A market value assessment of the land is not appropriate in these circumstances. An application for planning permission was made and rejected by Rutland County Council. In view of the uncertainty over the position with the land, it is the directors' policy to write off all expenditure in connection with the land. This policy and the value of the land will be reassessed should circumstances change in the future.

**Directors Remuneration**

Directors of the society received no remuneration from the society. During the period, expenses incurred solely and exclusively for the approved purposes of the CLT have not been incurred by, or reimbursed to, the directors.

**Governance**

The Directors have adopted the National Housing Federation Code of Governance and are satisfied that the Society complies with the spirit of the code and the principles set out in it.

The Directors have adopted a Risk Management Policy which is available for inspection on the Society's website. The Directors regularly review the key risks facing the Society, the appropriate risk-mitigants and the effectiveness of controls.

The Directors have adopted a framework of internal controls as part of its Financial Regulations and are satisfied that the operations of the Society comply with these Regulations.

The Directors are satisfied that the Governance Framework is suitable for its current level of activities and for the immediate future and takes account of current best practice for an organisation of this nature.

### **Related Party Disclosures Relevant to the Accounting Period**

Directors have disclosed a wide range of involvements in other local organisations. These listed here are those which are relevant to transactions undertaken during the period:

The following directors are town councillors with Uppingham Town Council

- Ronald Simpson BEM
- David Ainslie BEM
- Mark Shaw

The following director is a county councillor with Rutland County Council

- Edward Baines

The following directors are also directors of Uppingham First Ltd, which provided short-term consultancy and financial support to pay essential bills in advance of receipt of grant support

- Ron Simpson BEM
- David Ainslie BEM
- Mark Shaw
- Geoff Thompson
- Edward Baines
- Nick Townsend

### **Audit Exemption**

The Directors of the CLT confirm that the society has met the financial criteria enabling it to disapply the requirement to have the accounts of the society audited under section 84 of the Co-Operative and Community Benefit Societies Act 2014, and that approval for this has been given by a general meeting of the members.

This Report and Accounts was approved at a meeting of the board of directors held on 5th August 2022 and signed on its behalf on that day by:

Secretary: Ren Simpson

Name: Ren Simpson

Date: 5th August 2022

Director: David Ansue

Name: DAVID ANSUE

Date: 5th August 2022

Director: Graham Allison

Name: GRAHAM ALLISON

Date: 5th August 2022

## Notes to the Accounts

### 1. Status of Uppingham Homes Community Land Trust

Uppingham Homes Community Land Trust is a community benefit society having been set up under the Co-operative and Community Benefit Societies Act 2014.

### 2. Accounting Policies

#### *Trustees Liability*

Uppingham Homes Community Land Trust ('UHCLT') is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society, number 8155. As such the liability of each of its members is limited to £1 in the event that it is wound up.

#### *Grant Receipts*

Grant receipts are only recognised when they are received.

#### *Payments*

Payments are recognised when the cheque or electronic payment is signed in accordance with the bank mandate.

#### *Liabilities*

Liabilities are not included until the related payment is actually made.

3. Restricted funds	Bal. 31.3.21	Amounts recd	Disbursements	Balance 31.3.22
	£	£	£	£
Groundwork UK	0	22,348	756	21,592

The outstanding balance of £21,592 was returned to Groundwork UK on 1<sup>st</sup> April 2022

### 4. Outstanding liabilities

#### HSBC Bounceback Loan

This loan was interest-free for the first 12 months and incurred no interest, fees or charges if repaid within 12 months of the drawdown date. The loan was subsequently repaid on 6 May 2021 within the initial 12 months.

The Society had no contractual liabilities as at 31 March 2022.

### 5. Land

The Society received, from Mr Gerald Badley, a donation of land known as The Old Orchard, Seaton Road, Uppingham to facilitate the Society's first project. Title to this land was transferred on 19 March 2020. Due to there being no planning permission in place and the land currently being outside of the zone approved for development by the LPA, a nominal value of £1 has been attributed to the land. A market value assessment of the land is not appropriate in these circumstances.