

**Coin Street Community Builders  
Limited**

**Report and Financial Statements**

**Year Ended**

**31 March 2019**

**Company Number 01783483**



# **Coin Street Community Builders Limited**

**Report and financial statements  
for the year ended 31 March 2019**

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## **Directors**

K Biggs (resigned 26 November 2018)  
T Keller  
D Morgan  
P Morris  
G Nicholson  
S Rice  
R Smith  
I Tuckett  
K Yefet

## **Secretary and registered office**

I Tuckett, Coin Street neighbourhood centre, 108 Stamford Street, London, SE1 9NH

## **Company number**

01783483

## **Auditors**

BDO LLP, 2 City Place, Beehive Ring Road, Gatwick, West Sussex, RH6 OPA

# **Coin Street Community Builders Limited**

**Strategic report  
for the year ended 31 March 2019**

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## **Principal Activities and business review**

Coin Street Community Builders Limited (CSCB or "the company") is a development trust and social enterprise that seeks to make the South Bank a better place in which to live, to work and to visit. Since 1984 CSCB has transformed a largely derelict site into a thriving mixed use neighbourhood. It has overseen the completion of the South Bank riverside walkway; the creation of Bernie Spain Gardens and Gabriel's Wharf; the refurbishment of 0x0 Tower Wharf; the building of 220 new homes for people in housing need, the construction of the Coin Street neighbourhood centre, the construction of a new headquarters and studio for Rambert and the construction of a temporary restaurant adjacent to the Rambert building. CSCB provides a diverse range of arts and events in Bargehouse and the gallery@oxo.

The company derives an income from owning, developing and managing property. Profits are not distributed but are used to support the company's public service objectives.

During the year under review, CSCB has worked with local community groups, Coin Street Secondary Housing Co operative, Coin Street Centre Trust, Colombo Street Community & Sports Centre, the London Boroughs of Lambeth and Southwark, The Mayor of London, The Greater London Authority, Transport for London, South Bank Employers' Group, the Department for Education, Guy's & St Thomas's Hospital Trust, Nationwide Building Society, Lloyds Bank and other private sector organisations to secure the implementation of its development plan and improvement of the South Bank and Bankside areas of London. CSCB has also worked with Government, Locality, Social Enterprise UK and others to strengthen the wider social enterprise movement.

The Coin Street family and children's centre provides an integrated range of programmes for families and children including an 84 place nursery operating from the Coin Street neighbourhood centre on Stamford Street. During the year a gift aid payment was made to CSCT in order to further develop facilities in the nursery.

Coin Street's childcare and family services are supported through Children's Centre funding from London Boroughs of Lambeth and Southwark. The Centre works in partnership with Lambeth and Southwark Children's Services and Guy's and St Thomas' NHS Foundation Trust to deliver its programmes. In partnership with The London Borough of Southwark and First Place CSCB has extended the area covered by our Family Support.

In partnership with Coin Street Centre Trust, Colombo Street Community 6: Sports Centre, Rambert, Waterloo Football Club, Blackfriars Settlement and a range of specialist support agencies, CSCB provides a wide range of community programmes. CSCB has assisted in the conversion of facilities at the Colombo Centre to extend our youth and adult programmes.

The neighbourhood centre also hosts activities for young people and adults, and provides access to training and employment opportunities and business and social enterprise support.

## **Key performance indicators**

The company's key financial performance indicator is cash generated after loan repayments. In 2019 the company recorded a cash outflow of £261,908 (2018 – inflow of £229,078).

## **Future developments**

A major mixed development including a public swimming and indoor leisure centre is being planned for a site at Doon Street PA1 site adjacent to The National Theatre. In March 2018 CSCB undertook foundation works on the site.

# Coin Street Community Builders Limited

## Strategic report for the year ended 31 March 2019 (continued)

### Financial risk

CSCB uses financial instruments, other than derivatives, comprising cash and other liquid resources and various other items such as trade debtors and creditors that arise directly from its operations. The main purpose of the financial instruments is to raise finance for the company's operations. The directors have considered liquidity, cash flow, price and credit risk and determined that the only material risks arising from the company's financial instruments are liquidity and cash flow risks. The directors review and agree policies for managing these risks through the preparation of monthly cash flow forecasts and by managing an on going dialogue with the company's bankers to ensure that suitable bank facilities are available to meet expected cash flow requirements. The policy has remained unchanged from previous years.

### Key management personnel

In the opinion of the directors, key management personnel comprise the following individuals:

Mr I Tuckett  
Mr S Dhadwar  
Ms A Pinner  
Mr D Hopkins

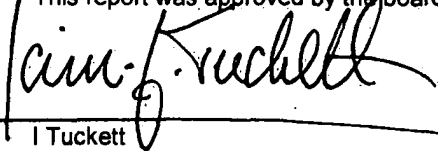
### Equality

The company considers itself to be a progressive employer that values diversity and in December 2016 the Council of Management resolved to recruit additional members to extend the range of skills and diversity of the board. The table below sets out the analysis of staff by gender at 31 March 2019.

Grade	Male	Female	Total
Director	8	-	8
Senior managers	3	1	4
Employees	17	67	84
Total	28	68	96

The company's policy is that none of its staff should be paid less than the London Living Wage. This policy is extended to staff employed by suppliers and contractors.

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

  
I Tuckett  
Director  
Date:

18/12/19

# Coin Street Community Builders Limited

## Directors' report for the year ended 31 March 2019

The directors present their report and the financial statements for the year ended 31 March 2019.

### Results

The profit for the year, after taxation, amounted to £699,873 (2018 - £4,608,171).

Excluding the revaluation gain / (loss) on investment property the profit for the year was £1,498,810 (2018 - £847,666).

Investing activities required £423,833 (2018 - £219,096) and loan interest and repayments required £1,343,575 (2018 - £1,259,289). Cash and cash equivalents at the end of the year decreased by £261,908 (2018 - increased by £229,078).

### Directors

The directors who served during the year were:

K Biggs (resigned 26 November 2018)

T Keller

D Morgan

P Morris

G Nicholson

S Rice

R Smith

I Tuckett

K Yefet

### Charitable donations

Donations totalling £375,000 (2018 - £128,000) were made during the year with £125,000 donated to Colombo Street Community and Sports Centre, £50,000 donated to Sirat Trust and £200,000 donated to Coin Street Centre Trust. All organisations have a number of common directors.

### Disclosure of information to auditor

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

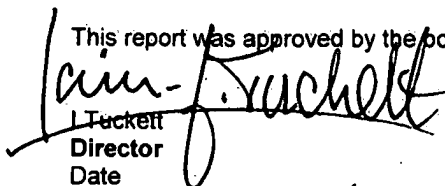
### Subsequent events

There have been no significant events affecting the company since the year end.

### Auditor

The auditors, BDO LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

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

  
I Tuckett  
Director  
Date

18/6/19

# **Coin Street Community Builders Limited**

## **Directors' responsibilities statement for the year ended 31 March 2019**

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The directors are responsible for preparing the Strategic Report, the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# Coin Street Community Builders Limited

## Independent auditor's report

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### INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF COIN STREET COMMUNITY BUILDERS LIMITED

#### Qualified opinion

We have audited the financial statements of Coin Street Community Builders Limited ("the Company") for the year ended 31 March 2019 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity, the statement of cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, except for the effects of the matter described in the Basis for qualified opinion section, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for qualified opinion

Included in tangible fixed assets shown on the statement of financial position are certain investment properties totalling £2,117,000 which have been valued at historical valuation undertaken in 1995. In our opinion, these properties should be valued at their current open market value as required by FRS 102. The effects on the financial statements of valuing these specific investment properties at open market value have not been determined.

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

# Coin Street Community Builders Limited

## Independent auditor's report (*continued*)

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### Other information

The Directors are responsible for the other information. The other information comprises the information included in the Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. As described in the basis for qualified opinion section of our report, our audit opinion is qualified due to the non-revaluation of investment properties, and accordingly we have concluded that the other information is materially misstated for the same reason.

### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and Directors' report have been prepared in accordance with applicable legal requirements.

### Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report and Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion;

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of Directors

As explained more fully in the Directors' responsibilities statement, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.



# Coin Street Community Builders Limited

## Independent auditor's report (*continued*)

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

### Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

BDO LLP

Thomas Edward Goodworth (Senior Statutory Auditor)  
For and on behalf of BDO LLP, Statutory Auditor  
London, UK

18/12/19

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

# Coin Street Community Builders Limited

## Statement of comprehensive income for the year ended 31 March 2019

	Note	2019 £	2018 £
<b>Turnover</b>	4	9,155,550	9,630,242
<b>Gross profit</b>		9,155,550	9,630,242
Administrative expenses		(7,242,428)	(7,544,143)
Revaluation (loss) / gain on investment property		(798,937)	3,760,505
<b>Operating profit</b>	5	1,114,185	5,846,604
Interest receivable and similar income	8	3,376	398
Interest payable and expenses	9	(333,264)	(322,164)
<b>Profit before tax</b>		784,297	5,524,838
Tax on profit	10	(84,424)	(916,667)
<b>Profit for the financial year</b>		699,873	4,608,171
<b>Other comprehensive income for the year</b>			
(Loss)/surplus on revaluation of other fixed assets		(252,798)	138,471
Tax on (loss)/surplus on revaluation of other fixed assets		42,976	(19,203)
<b>Other comprehensive income for the year</b>		(209,822)	119,268
<b>Total comprehensive income for the year</b>		490,051	4,727,439

The notes on pages 12 to 23 form part of these financial statements.

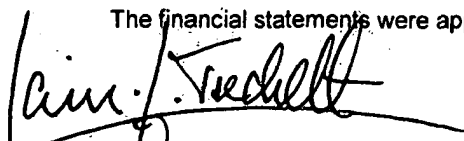
# Coin Street Community Builders Limited


## Statement of financial position as at 31 March 2019

<b>Company number 01783483</b>	<b>Note</b>	<b>2019 £</b>	<b>2019 £</b>	<b>2018 £</b>	<b>2018 £</b>
<b>Fixed assets</b>					
Tangible assets	11		51,600,679		52,605,935
Investments	12		4		4
			<hr/>		<hr/>
			51,600,683		52,605,939
<b>Current assets</b>					
Debtors: amounts falling due within one year	13	1,370,490		1,165,632	
Cash at bank and in hand	14	1,919,247		2,181,155	
		<hr/>		<hr/>	
		3,289,737		3,346,787	
<b>Creditors: amounts falling due within one year</b>	15	(3,270,523)		(3,499,209)	
		<hr/>		<hr/>	
<b>Net current assets/(liabilities)</b>			19,214		(152,422)
			<hr/>		<hr/>
<b>Total assets less current liabilities</b>			51,619,897		52,453,517
			<hr/>		<hr/>
<b>Creditors: amounts falling due after more than one year</b>	16	(9,064,222)		(10,086,603)	
		<hr/>		<hr/>	
<b>Provision for liabilities</b>					
Deferred tax	18	(3,156,966)		(3,458,256)	
		<hr/>		<hr/>	
<b>Net assets</b>			39,398,709		38,908,658
			<hr/>		<hr/>
<b>Capital and reserves</b>					
Revaluation reserve	20	4,509,591		4,719,413	
Profit and loss account	20	34,889,118		34,189,245	
		<hr/>		<hr/>	
<b>Shareholders' funds</b>			39,401,695		38,908,658
			<hr/>		<hr/>

The financial statements were approved by the Board of Directors and authorised for issue on

18/12/19

  
I Tuckett  
Director

  
G Nicholson  
Director

The notes on pages 12 to 23 form part of these financial statements.

## Coin Street Community Builders Limited

### Statement of changes in equity for the year ended 31 March 2019

	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 April 2018	4,719,413	34,189,245	38,908,658
<b>Comprehensive income for the year</b>			
Profit for the year	-	699,873	699,873
Surplus on revaluation of other fixed assets	(252,798)	-	(252,798)
Tax on surplus on revaluation of other fixed assets	42,976	-	42,976
<b>At 31 March 2019</b>	<b>4,509,591</b>	<b>34,889,118</b>	<b>39,398,709</b>

### Statement of changes in equity for the year ended 31 March 2018

	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 April 2017	4,600,145	29,581,074	34,181,219
<b>Comprehensive income for the year</b>			
Profit for the year	-	4,608,171	4,608,171
Surplus on revaluation of other fixed assets	138,471	-	138,471
Tax on surplus on revaluation of other fixed assets	(19,203)	-	(19,203)
<b>At 31 March 2018</b>	<b>4,719,413</b>	<b>34,189,245</b>	<b>38,908,658</b>

The notes on pages 12 to 23 form part of these financial statements.

# Coin Street Community Builders Limited

## Statement of cash flows for the year ended 31 March 2019

	2019 £	2018 £
<b>Cash flows from operating activities</b>		
Profit for the financial year	699,873	4,608,171
Adjustments for:		
Depreciation of tangible assets	380,731	441,063
Revaluation gain on investment property	798,937	(3,760,505)
Interest paid	333,264	322,164
Interest received	(3,376)	(398)
Taxation	84,424	916,667
Loss on disposal of fixed assets	-	1,057
Increase in debtors	(204,859)	(362,722)
Decrease in creditors	(189,976)	(344)
<b>Cash from operations</b>	<u>1,899,018</u>	<u>2,165,153</u>
Corporation tax paid	(393,518)	(457,691)
<b>Net cash generated from operating activities</b>	<u>1,505,500</u>	<u>1,707,462</u>
<b>Cash flows from investing activities</b>		
Purchase of tangible fixed assets	(427,209)	(219,494)
Interest received	3,376	398
<b>Net cash used in investing activities</b>	<u>(423,833)</u>	<u>(219,096)</u>
<b>Cash flows from financing activities</b>		
Repayment of loans	(1,010,311)	(937,125)
Interest paid	(333,264)	(322,164)
<b>Net cash used in financing activities</b>	<u>(1,343,575)</u>	<u>(1,259,289)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<u>(261,908)</u>	<u>229,078</u>
Cash and cash equivalents at beginning of year	2,181,155	1,952,077
<b>Cash and cash equivalents at end of year</b>	<u>1,919,247</u>	<u>2,181,155</u>
<b>Cash and cash equivalents comprise:</b>		
Cash at bank and in hand	<u>1,919,247</u>	<u>2,181,155</u>

The notes on page 12 to 23 form part of these financial statements.

# Coin Street Community Builders Limited

## Notes forming part of the financial statements for the year ended 31 March 2019

### 1 General information

Coin Street Community Builders Limited is a private limited company, limited by guarantee and is incorporated in England. The registered office is Coin Street neighbourhood centre, 108 Stamford Street, London, SE1 9NH.

### 2 Accounting policies

#### *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 and the Companies Act 2006.

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 Company's accounting policies (see note 3).

The financial statements are presented in Sterling (£) which is the functional currency of the entity.

The following principal accounting policies have been applied:

#### *Going concern*

The company's existing bank facility of £9.9m falls due for repayment on 26 May 2020. At the time of signing the accounts the company has agreed, in principal, a new facility for £10m loan and £2m revolving credit with its banker. The company has been notified by its banker that credit approval has been confirmed and has agreed draft heads of terms, but has yet to sign a binding agreement. The company generated cash before charitable donations of £1.88m in the year to 31 March 2019 and forecast to be cash flow positive for 2019-20.

After reviewing the company's forecasts and projections, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

#### *Turnover*

Turnover is measured at the transaction price, net of discounts and value added taxes. Turnover includes revenue earned from the rendering of services.

Turnover from the rendering of services is recognised according to the period in which the service was provided or the period to which the service relates.

Rent receivable and service charge income is invoiced in advance depending on contract terms. Invoices for a future period are deferred until the date of that period. Deferred turnover is reflected as a current liability.

Site hire income is invoiced upon booking. The income is deferred and released to the period in which the event takes place.

Car park income is invoiced on a monthly basis.

Nursery fee income is invoiced in advance and recognised in the month that it is earned.

# Coin Street Community Builders Limited

## Notes forming part of the financial statements for the year ended 31 March 2019 (continued)

### 2 Accounting policies (continued)

#### *Tangible fixed assets*

Tangible assets are measured at cost or valuation less accumulated depreciation and any accumulated depreciation impairment losses.

Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets, other than Investment Properties and Property in the course of construction, over their expected useful lives, using the straight-line method. The rates applicable are:

Owner occupied property	-	50 years
Temporary buildings	-	5 years
Other fixed assets	-	4 years

In accordance with FRS 102 Section 16 'Investment Property', such assets are held for long term investment and are included in the statement of financial position at their open market values (as disclosed in Note 11). The surplus or deficit on revaluation of such properties is recognised in the statement of comprehensive income.

Certain investment properties (in the course of construction) have not been revalued as required by FRS 102. The Members of the Council of Management (the directors) consider that a professional valuation would not be reliable until negotiations concerning the 'Rights of Light' and removal of restrictive covenants in these properties are concluded. These specific properties continue to be carried in these financial statements as at their 1995 valuation. These specific properties will be professionally revalued once the company's long term interest has been clarified.

Other freehold property held for own use has been accounted for under the revaluation model. The cumulative unrealised valuation movement is recognised within the revaluation reserve with movement going through other comprehensive income.

#### *Investments*

Investments held as fixed assets are shown at cost less provision for impairment.

#### *Impairment of assets*

At each reporting date fixed assets are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

If an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Comprehensive Income.

## Coin Street Community Builders Limited

### Notes forming part of the financial statements for the year ended 31 March 2019 (continued)

#### 2 Accounting policies (continued)

##### *Taxation*

Current tax is recognised for the amount of income tax payable in respect of the taxable profit for the current or prior reporting periods, using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated.

Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is calculated using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing differences.

##### *Employee benefits*

Short-term employee benefits and contributions to defined contribution pension plans are recognised as an expense in the period in which they are incurred.

##### *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.

In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

##### *Debtors and creditors*

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Short term trade creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

##### *Interest-bearing and borrowings*

All interest-bearing loans and borrowings which are basic financial instruments are initially recognised at the present value of cash payable to the bank (including interest). After initial recognition they are measured at amortised cost using the effective interest rate method, less impairment. The effective interest rate amortisation is included in finance revenue in the statement of comprehensive income.



# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (*continued*)

## 2 Accounting policies (*continued*)

### *Finance costs*

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

### *Interest income*

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

### *Borrowing costs*

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

### *Provisions for liabilities*

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

The company recognised a provision for annual leave accrued by employees as a result of services rendered in the current period, and which employees are entitled to carry forward and use within the next financial year. The provision is measured at the salary cost payable for the period of absence.

### *Revenue grants received*

Revenue grants are recognised according to the performance model. Revenue grants are reflected as income in the period performance conditions of the grant is met. Revenue grants received in advance are deferred until the performance conditions are met. Deferred grants are reflected as a current liability.

### *Leased assets: Lessor*

Where assets are leased to a third party and give rights approximating to ownership (finance leases), the assets are treated as if they have been sold outright. All other leases are treated as operating leases. Their annual rentals are credited to profit or loss on a straight-line basis over the term of the lease.

## 3 Judgements in applying accounting policies and key sources of estimation uncertainty

Other than matters disclosed in Note 11, Tangible fixed assets, there are no material judgments or estimates in preparation of these financial statements.

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (continued)

## 4 Turnover

	2019 £	2018 £
Rent receivable	3,698,783	4,187,319
Car Parking Income	833,709	685,118
Service charges	663,956	681,709
Other income	343,555	375,509
Site Hire	2,688,911	2,710,328
Nursery Fee Income	826,782	892,271
Housing and Landlord fees	99,854	97,988
	<hr/>	<hr/>
	9,155,550	9,630,242
	<hr/>	<hr/>

Turnover, which is stated net of Value Added Tax, represents amounts receivable from third parties. Turnover is attributable to continuing activities and all the company's sales for the year have been within the United Kingdom.

## 5 Operating profit

	2019 £	2018 £
This is arrived at after charging:		
Depreciation of tangible fixed assets	380,731	441,063
Auditor's remuneration:		
- audit work	27,250	25,413
- preparation of the statutory accounts	1,300	1,250
- taxation	3,600	9,821
Defined contribution pension cost	252,476	247,162
	<hr/>	<hr/>

## 6 Employees

	2019 £	2018 £
Staff costs including directors' remuneration consist of:		
Wages and salaries	2,508,212	2,488,980
Social security costs	248,957	242,342
Defined contribution pension cost	252,476	247,162
	<hr/>	<hr/>
	3,009,645	2,978,484
	<hr/>	<hr/>

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (continued)

## 6 Employees (continued)

The average monthly number of employees, including directors, during the year was as follows:

	2019 Number	2018 Number
Number of administrative staff	83	84
Directors	2	2
	<u>85</u>	<u>86</u>

Remuneration attributable to those deemed key management have been disclosed within note 23.

## 7 Directors' remuneration

	2019 £	2018 £
Directors' emoluments	135,181	134,884
Company contributions to defined contribution pension schemes	9,000	9,000
	<u>144,181</u>	<u>143,884</u>

During the year retirement benefits were accruing to 1 director (2018 – 1) in respect of defined contribution pension schemes.

## 8 Interest receivable

	2019 £	2018 £
Other interest receivable	3,376	398
	<u>3,376</u>	<u>398</u>

## 9 Interest payable and similar charges

	2019 £	2018 £
Bank interest payable	333,264	322,164
	<u>333,264</u>	<u>322,164</u>

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (continued)

## 10 Taxation

	2019 £	2018 £
<i>Corporation tax</i>		
UK corporation tax charge on profit for the year	342,738	395,164
<b>Total current tax</b>	<b>342,738</b>	<b>395,164</b>
<i>Deferred tax</i>		
Origination and reversal of timing differences	(301,290)	540,706
Effect of tax rates change on opening balance	-	-
Recognised through other comprehensive income	42,976	(19,203)
<b>Total deferred tax</b>	<b>(258,314)</b>	<b>521,503</b>
<b>Taxation on profit on ordinary activities</b>	<b>84,424</b>	<b>916,667</b>

The tax assessed for the year is lower than (2018 - lower than) the standard rate of corporation tax in the UK of 19% (2018 - 20.0%). The differences are explained below:

	2019 £	2018 £
Profit on ordinary activities before tax	784,298	5,524,838
Profit on ordinary activities multiplied at the standard rate of corporation tax in the UK of 19% (2018 - 19%)	149,017	1,049,719
Effects of:		
Fixed asset differences	(130,686)	80,062
Expenses not deductible for tax purposes	157,170	-
Income not taxable for tax purposes	-	(714,496)
Adjustments to brought forward values	(25,621)	-
Chargeable gains / (losses)	(151,798)	584,197
Adjustments to tax charge in respect of previous periods	7,920	-
Adjust closing deferred tax to average rate of 19% (2018 - 19%)	(371,408)	(406,853)
Adjust opening deferred tax to average rate of 19% (2018 - 19%)	406,854	343,241
Recognised through other comprehensive income	42,976	(19,203)
<b>Total tax charge for the year</b>	<b>84,424</b>	<b>916,667</b>
<i>Deferred tax</i>		
Recognised through other comprehensive income	(42,976)	19,203
Recognised through profit and loss	(258,314)	521,503
	<b>(301,290)</b>	<b>540,706</b>

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (continued)

## 11 Tangible fixed assets

	Freehold investment property £	Property in course of construction £	Owner occupied property £	Market and temporary buildings £	Other fixed assets £	Total £
<i>Cost or valuation</i>						
At 1 April 2018	40,778,713	2,818,106	8,663,287	955,382	1,243,582	54,459,070
Additions	-	425,152	-	-	2,057	427,209
Disposals	-	-	-	-	-	-
Revaluations	(798,937)	-	(426,063)	-	-	(1,225,000)
At 31 March 2019	39,979,776	3,243,258	8,237,224	955,382	1,245,639	53,661,279
<i>Depreciation</i>						
At 1 April 2018	-	-	-	636,920	1,216,215	1,853,135
Charge for the year	-	-	173,266	191,076	16,389	380,731
Revaluations	-	-	(173,266)	-	-	(173,226)
At 31 March 2019	-	-	-	827,996	1,232,604	2,060,600
<i>Net book value</i>						
At 31 March 2019	39,979,776	3,243,258	8,237,224	127,386	13,035	51,600,679
At 31 March 2018	40,778,713	2,818,016	8,663,287	318,462	27,367	52,605,935

The freehold properties shown above are treated as investment properties in accordance with FRS 102.

In accordance with FRS 102, Section 16 'Investment Properties', investment properties should be included at their open market value.

An external desktop valuation was carried out for the 31 March 2019 year end by the directors of the company and the company's property advisors Montagu Evans, chartered surveyors, on the majority of the company's properties which refers to an open market carrying value of £46,100,000. The directors of the company believe this best represents the property valuation at the year end. The previous formal valuation was carried out in 2018 by Montagu Evans, Chartered Surveyors.

The investment properties have been valued in accordance with the Valuations Standard (2018 Edition) of the Royal Institution of Chartered Surveyors, on the basis of 'Market Value'. The key assumptions used in the valuation were the rental yield, with a range of between 5.0% and 7.0% adopted depending on the function of the property, and the terms of the underlying rental agreements.

Also included above are certain investment properties carried in these financial statements as at their 1995 valuation. The directors consider that a professional valuation would not be reliable until negotiations concerning the 'Rights of Light' and removal of restrictive covenants in these properties are concluded. The directors consider that the current value of these properties is not less than their carrying value within the statement of financial position. These specific properties therefore continue to be carried in these financial statements as at their 1995 valuation. These specific properties will be professionally revalued once the company's long term interest has been clarified.

Freehold property and Owner occupied property of £48,217,000 (2018 - £49,442,000) includes:

- Properties valued as at 31 March 2019: £46,100,000 (2018 - £47,325,000)
- Properties included at their 1995 valuation: £2,117,000 (2018 - £2,117,000)

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (continued)

## 11 Tangible fixed assets (continued)

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2019 £	2018 £
Cost	13,241,927	13,241,927
Accumulated depreciation	(895,048)	(721,782)
Net book value	12,346,879	12,520,145

## 12 Fixed asset investments

	Investments in subsidiary companies £
<i>Cost or valuation</i>	
At 1 April 2018	4
At 31 March 2019	4
<i>Net book value</i>	
At 31 March 2019	4
At 31 March 2018	4

## 13 Debtors

	2019 £	2018 £
Trade debtors	598,413	213,485
Other debtors	18,437	183,435
Prepayments and accrued income	753,640	768,712
	1,370,490	1,165,632

## 14 Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	1,919,247	2,181,155

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (continued)

## 15 Creditors: amounts falling due within one year

	2019 £	2018 £
Bank loans	1,018,578	1,006,508
Trade creditors	385,025	592,515
Pensions contribution payable	1,313	1,462
Corporation tax	186,646	237,426
Taxation and social security	302,677	225,588
Other creditors	338,900	245,847
Accruals and deferred income	1,037,384	1,189,863
	<u>3,270,523</u>	<u>3,499,209</u>

## 16 Creditors: amounts falling due after more than one year

	2019 £	2018 £
Bank loans	<u>9,064,222</u>	<u>10,086,603</u>

The company has two outstanding loans at the reporting date. A total of £9,900,730 is owed to Nationwide Building Society and £182,070 to Lloyds Bank.

The Nationwide Building Society loan is secured by a fixed charge on the following assets: Oxo Tower Wharf, Barge House Street, London, SE1 9GY, The Mulberry Bush Public House, 89 Upper Ground, London, SE1 9PP, Site B Underground Car Park, London, SE1 9PP, Stamford Street neighbourhood centre, 108 Stamford Street, London, SE1 9NH, 2 Coin Street; and 62 Cornwall Road, London, SE1 9N3. The company has also granted Nationwide a floating charge over all other assets.

The portions of the loans repayable in the 12 months to 31 March 2020 have been included within creditors falling due within one year.

## 17 Financial instruments

	2019 £	2018 £
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss	40,778,713	40,778,713
Financial assets measured at amortised costs	<u>3,571,506</u>	<u>3,377,832</u>
	<u>44,350,219</u>	<u>44,156,545</u>
<b>Financial liabilities</b>		
Financial liabilities	<u>(12,148,099)</u>	<u>(13,348,386)</u>

# Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (*continued*)

## 18 Deferred tax

	2019 £	2018 £
At beginning of year	3,458,256	2,917,550
Charge to profit or loss	(301,290)	540,706
	<hr/>	<hr/>
At end of year	3,156,966	3,458,256
	<hr/>	<hr/>
The provision for deferred taxation is made up as follows:		
	2019 £	2018 £
Excess of depreciation over taxation allowances	129,034	294,530
Other short term timing differences	(223)	(248)
Capital gains	3,147,144	3,282,963
Losses and other deductions	(118,989)	(118,989)
	<hr/>	<hr/>
At end of year	3,156,966	3,458,256
	<hr/>	<hr/>

## 19 Company limited by guarantee

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

## 20 Reserves

### *Revaluation reserve*

Represents the cumulative unrealised valuation movement on property, plant and equipment held under the revaluation model, which is transferred from profit and loss account, net of any deferred tax.

### *Profit and loss account*

Includes all current and prior period retained profit and losses.

## 21 Covenants

The sites owned by the company are subject to restrictive covenants. There is provision for a 'claw back' of any additional land value attributable to any consent to vary these restrictive covenants. These are currently under negotiation with the covenant holder. The outcome of these negotiations is uncertain and it is not possible to quantify any potential impact on the long term value of these sites.

## 22 Capital commitments

At 31 March 2019 and 31 March 2018 the company had no capital commitments.



## Coin Street Community Builders Limited

Notes forming part of the financial statements  
for the year ended 31 March 2019 (*continued*)

### 23 Related party transactions

Donations totalling £375,000 (2018 - £128,000) were made during the year with £125,000 donated to Colombo Street Community and Sports Centre, £50,000 donated to Sirat Trust and £200,000 donated to Coin Street Centre Trust. All organisations have a number of common directors.

#### *Key management personnel*

All directors and the senior management team who have the authority and responsibility for planning, directing and controlling the activities of the company are considered to be key management personnel. Total remuneration (including pension contributions) in respect of these individuals is £457,729 (2018 - £384,314).

### 24 Commitments under operating leases

#### **Lessor**

The company leases out certain investment properties under non-cancellable operating leases for the following future minimum lease payments. There are no contingent rents.

	2019 £	2018 £
Not later than 1 year	3,185,038	1,844,241
Later than 1 year and not later than 5 years	2,393,502	2,929,791
Later than 5 years	1,000,580	1,629,132
	<hr/>	<hr/>
Total	6,579,120	6,403,164
	<hr/>	<hr/>