

Registered number: 31957R

IVY HOUSE COMMUNITY PUB LIMITED

UNAUDITED

MANAGEMENT COMMITTEE'S REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2017

IVY HOUSE COMMUNITY PUB LIMITED

SOCIETY INFORMATION

Management Committee	Tessa Blunden Emily Dresner Howard Peacock Stuart Taylor Sheila Benjamin Matt Soper Geoff Cudd Colin Buck
Registered number	31957R
Registered office	40 Stuart Road London SE15 3BE
Accountants	MHA MacIntyre Hudson Chartered Accountants New Bridge Street House 30-34 New Bridge Street London EC4V 6BJ

IVY HOUSE COMMUNITY PUB LIMITED

CONTENTS

	Page
Management Committee's report	1
Accountant's Report	2
Income and Expenditure Account	3
Balance Sheet	4
Notes to the Financial Statements	5 - 11
The following pages do not form part of the statutory financial statements:	
Detailed Income and Expenditure Account and Summaries	12 - 15

IVY HOUSE COMMUNITY PUB LIMITED

**MANAGEMENT COMMITTEE MEMBERS' REPORT
FOR THE YEAR ENDED 28 FEBRUARY 2017**

The Management Committee members present their report and the financial statements for the year ended 28 February 2017.

Management Committee members

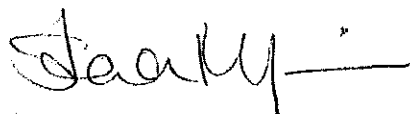
The Management Committee members who served during the year were:

Tessa Blunden
Emily Dresner
Howard Peacock
Stuart Taylor
Sheila Benjamin
Matt Soper
Geoff Cudd
Colin Buck

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 on 29 JUNE 2017 and signed on its behalf.



.....
Sheila Benjamin
Management Committee members

IVY HOUSE COMMUNITY PUB LIMITED

**INDEPENDENT REPORTING ACCOUNTANT'S REPORT TO THE MANAGEMENT COMMITTEE ON THE
PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF IVY HOUSE
COMMUNITY PUB LIMITED
FOR THE YEAR ENDED 28 FEBRUARY 2017**

We report on the accounts for the year ended 28 February 2017 set out on pages 3 to 15.

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 revenue account and balance sheet for year ended 28 February 2017 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 2017 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. In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Ivy House Community Pub Limited for the year ended 28 February 2017 which comprise the Income and expenditure account, the Balance sheet and the related notes from the society accounting records and from information and explanations you have given us.

MHA MacIntyre Hudson

MHA MacIntyre Hudson

Reporting Accountants

New Bridge Street House
30-34 New Bridge Street
London
EC4V 6B

Date: *3 July 2017*

IVY HOUSE COMMUNITY PUB LIMITED

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2017**

	Note	2017 £	2016 £
Turnover		743,171	713,858
Cost of sales		(273,084)	(272,646)
Gross profit		470,087	441,212
Administrative expenses		(398,889)	(445,429)
Other operating income	2	9,000	9,000
Operating profit		80,198	4,783
Interest receivable and similar income		296	652
Interest payable and similar expenses		(25,452)	(34,215)
Profit/(loss) before tax		55,042	(28,780)
Profit/(loss) for the financial year		55,042	(28,780)

The notes on pages 5 to 11 form part of these financial statements.

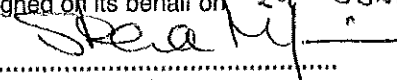
IVY HOUSE COMMUNITY PUB LIMITED
REGISTERED NUMBER:31957R

BALANCE SHEET
AS AT 28 FEBRUARY 2017

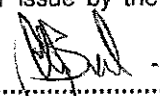
	Note	28 February 2017 £	29 February 2016 £
Fixed assets			
Tangible assets	6	878,951	903,628
		<u>878,951</u>	<u>903,628</u>
Current assets			
Stocks	7	12,637	11,657
Debtors: amounts falling due within one year	8	6,841	8,314
Cash at bank and in hand		210,734	139,771
		<u>230,212</u>	<u>159,742</u>
Creditors: amounts falling due within one year	9	(148,272)	(107,107)
Net current assets		<u>81,940</u>	<u>52,635</u>
Total assets less current liabilities		<u>960,891</u>	<u>956,263</u>
Creditors: amounts falling due after more than one year	10	(778,776)	(908,390)
Net assets		<u><u>182,115</u></u>	<u><u>47,873</u></u>
Capital and reserves			
Called up share capital	11	219,600	140,400
Profit and loss account		(37,485)	(92,527)
		<u>182,115</u>	<u>47,873</u>

The Officers are satisfied that the Co-operative is exempt from the requirement for an audit by virtue of Section 84 of the Co-operative and Community Benefit Societies Act 2014. The Officers acknowledge their responsibilities for ensuring that the Co-operative keeps accounting records which comply with Section 75 of the Act and also for preparing accounts which give a true and fair view of the state of affairs of the Co-operative as at the end of the financial year and of its income and expenditure for the financial year in accordance with requirements of Section 80 of the Act.


The financial statements were approved and authorised for issue by the management committee and were signed on its behalf on 29 JUNE 2017.



Sheila Benjamin
 Chair



Colin Busk
 Finance Director



Matt Soper
 Secretary

The notes on pages 5 to 11 form part of these financial statements.

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

1. Accounting policies

1.1 General information and basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) as amended in July 2015, the Companies Act 2006 and the Co-operative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention.

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.

1.2 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.

1.3 Tangible fixed assets

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

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

1.4 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.

1.5 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.

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

1. Accounting policies (continued)

1.6 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 Note 9. Taxation and social security are not included in the financial instruments disclosure. Deferred income is not deemed to be a financial liability, as in the cash settlement has already taken place and there is simply an obligation to deliver services rather than cash or another financial instrument.

1.7 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.

1.8 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the company will comply with conditions attaching to them and the grants will be received using the accrual model.

Government grants relating to tangible fixed assets are treated as deferred income and released to the Income and Expenditure Account over the expected useful lives of the assets concerned.

1.9 Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

2. Other operating income

	2017 £	2016 £
Government grants receivable	9,000	9,000
	<u>9,000</u>	<u>9,000</u>

The 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 Income and Expenditure account over the expected useful lives of the assets concerned.

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

3. Operating profit

The operating profit is stated after charging:

	2017	2016
	£	£
Depreciation of tangible fixed assets	<u>37,578</u>	<u>34,920</u>

4. Employees

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

	2017	2016
	No.	No.
	<u>4</u>	<u>4</u>

5. Staff Costs

	2017	2016
	£	£
Wages and salaries	245,362	268,451
Social security costs	12,721	16,009
Other staff costs	10,225	1,599
	<u>268,308</u>	<u>286,059</u>

Key Management Personnel, which comprises the Management Committee, did not receive any remuneration in the year (2016 - none).

IVY HOUSE COMMUNITY PUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017

6. Tangible fixed assets

	Freehold property £	Pub Equipment £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation					
At 1 March 2016	939,792	47,749	3,499	4,968	996,008
Additions	5,325	7,576	-	-	12,901
At 28 February 2017	<u>945,117</u>	<u>55,325</u>	<u>3,499</u>	<u>4,968</u>	<u>1,008,909</u>
Depreciation					
At 1 March 2016	60,588	27,382	1,882	2,528	92,380
Charge for the period on owned assets	22,053	13,831	700	994	37,578
At 28 February 2017	<u>82,641</u>	<u>41,213</u>	<u>2,582</u>	<u>3,522</u>	<u>129,958</u>
Net book value					
At 28 February 2017	<u>862,476</u>	<u>14,112</u>	<u>917</u>	<u>1,446</u>	<u>878,951</u>
At 29 February 2016	<u>879,204</u>	<u>20,367</u>	<u>1,617</u>	<u>2,440</u>	<u>903,628</u>

7. Stocks

	28 February 2017 £	29 February 2016 £
Closing stock	12,637	11,657
	<u>12,637</u>	<u>11,657</u>

8. Debtors

	28 February 2017 £	29 February 2016 £
Other debtors	4,988	6,928
Prepayments	1,853	1,386
	<u>6,841</u>	<u>8,314</u>

IVY HOUSE COMMUNITY PUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017

9. Creditors: Amounts falling due within one year

	28 February 2017 £	29 February 2016 £
Loans	28,572	12,610
Trade creditors	22,551	22,725
Other taxation and social security	39,354	26,455
Other creditors	19,635	8,361
Accruals and deferred income	38,160	36,956
	<u>148,272</u>	<u>107,107</u>

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

	28 February 2017 £	29 February 2016 £
Loans	373,776	494,390
Government grants received	405,000	414,000
	<u>778,776</u>	<u>908,390</u>

Included within the above are amounts falling due as follows:

	28 February 2017 £	29 February 2016 £
Amounts falling due 1-2 years		
Bank loans	42,759	22,651
	<u>42,759</u>	<u>22,651</u>
Amounts falling due 2-5 years		
Bank loans	331,017	471,739
	<u>331,017</u>	<u>471,739</u>
	<u>373,776</u>	<u>507,000</u>

The loan and the grant are secured by a first fixed legal charge with full title guarantee over the freehold property known as "The Ivy House".

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

11. Share capital

	28 February 2017 £	29 February 2016 £
Shares classified as equity		
Allotted, called up and fully paid		
1,346 (2016 - 1,404) Class A Community Share shares of £100 each	134,600	140,400
850 Class B Community Share shares of £100 each	85,000	-
	<u>219,600</u>	<u>140,400</u>

In the year £85,000 from the AHF Loan was converted into 850 £100 Class B Community shares. This share conversion was agreed at an EGM of the members on 29 March 2016.

12. Reserves

	Income and Expenditure Account 2017 £	Income and Expenditure Account 2016 £
At the beginning of the year	(92,527)	(63,747)
Surplus for the financial year	55,042	(28,780)
At the end of the year	<u>(37,485)</u>	<u>(92,527)</u>

13. Contingent liabilities

The Social Investment Business Limited have provided a grant of £450,000 to fund the purchase of the building. If the terms and conditions of the grant are not met, the grant may require repayment of all or part of the grant.

14. Related party transactions

There were no related party transactions in the period.

15. Controlling party

There is no ultimate controlling party.

IVY HOUSE COMMUNITY PUB LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

16. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.

IVY HOUSE COMMUNITY PUB LIMITED

DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 28 FEBRUARY 2017

	Page	28 February 2017 £	29 February 2016 £
Turnover	13	743,171	713,858
Cost of sales	13	(273,084)	(272,646)
Gross profit		<u>470,087</u>	<u>441,212</u>
Gross profit %		63.3 %	61.8 %
Other operating income	13	<u>9,000</u>	<u>9,000</u>
Less: overheads			
Administration expenses	14	(398,889)	(445,429)
Operating profit		<u>80,198</u>	<u>4,783</u>
Interest receivable	14	296	652
Interest payable	15	(25,452)	(34,215)
Profit/(Loss) for the year		<u>55,042</u>	<u>(28,780)</u>

IVY HOUSE COMMUNITY PUB LIMITED

**SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

	28 February 2017 £	29 February 2016 £
Turnover		
Bar and food sales	669,739	651,397
Room hire	30,753	25,807
Rental income	41,424	35,132
Other income	1,255	1,522
	<u>743,171</u>	<u>713,858</u>
	28 February 2017 £	29 February 2016 £
Cost of sales		
Opening stocks	11,657	14,720
Closing stocks	(12,637)	(11,658)
Purchases	246,930	240,899
Fees to Performers	12,910	16,736
Other Cost of Sales	6,632	6,040
Streamline Card Costs	7,592	5,909
	<u>273,084</u>	<u>272,646</u>
	28 February 2017 £	29 February 2016 £
Other operating income		
Government grants receivable	9,000	9,000
	<u>9,000</u>	<u>9,000</u>

IVY HOUSE COMMUNITY PUB LIMITED

**SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

	28 February 2017 £	29 February 2016 £
Administration expenses		
Staff salaries	245,362	268,451
Staff national insurance	12,721	16,009
Other staff costs	10,225	(1,599)
Hotels, travel and subsistence	20	38
Printing and stationery	411	230
Postage	57	56
Telephone and fax	2,664	1,925
Advertising and promotion	685	637
Trade subscriptions	2,420	3,795
Legal, payroll and accountancy fees	15,948	11,509
Bank charges	519	5,404
Sundry expenses	768	2,324
Rates	(12,734)	9,679
Water	3,457	2,699
Light and heat	17,803	28,260
Cleaning	27,453	27,893
Insurances	13,788	14,301
Repairs and maintenance	13,899	12,858
Depreciation - plant and machinery	15,526	13,631
Depreciation - freehold property	22,053	21,288
Equipment	4,716	4,866
Security	1,128	1,175
	<u>398,889</u>	<u>445,429</u>
	28 February 2017 £	29 February 2016 £
Interest receivable		
Bank interest receivable	296	652
	<u>296</u>	<u>652</u>

IVY HOUSE COMMUNITY PUB LIMITED

**SCHEDULE TO THE DETAILED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2017**

	28 February 2017 £	29 February 2016 £
Interest payable		
Other loan interest payable	(25,452)	(34,215)
	<u>25,452</u>	<u>34,215</u>