Registered number: RS8721

LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED

SOCIETY INFORMATION

Directors	Sally Humpston Lucy Poloniecka James Sibson (resigned 4 June 2024) Simon Coombe Timothy Tuckey Susan Keeling (appointed 9 December 2024, res10 September 2025)
Society secretary	Sally Humpston
Registered number	RS8721
Registered office	37 Lower Stoke Limpley Stoke Wiltshire BA2 7FR
Independent auditors	The Alanbrookes Group Ltd Chartered Accountants 24 Glove Factory Studios 1 Brook Lane Holt Wiltshire BA14 6RL

LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED

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DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2025

The directors present their report and the financial statements for the year ended 31 March 2025.

Directors' responsibilities statement

The directors are responsible for preparing 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 society and of the profit or loss of the society for that period.

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

- select suitable accounting policies for the society's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the society will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the society's transactions and disclose with reasonable accuracy at any time the financial position of the society and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014.. They are also responsible for safeguarding the assets of the society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal activity

The principle activity of the society continued to be that of the renovation of The Hop Pole inn for the benefit of the community.

Directors

The directors who served during the year were:

Sally Humpston
Lucy Poloniecka
James Sibson (resigned 4 June 2024)
Simon Coombe
Timothy Tuckey
Susan Keeling (appointed 9 December 2024, resigned 10 September 2025)

Disclosure of information to auditors

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 society's auditors are 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 society's auditors are aware of that information.

DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

Review of the year

Three years after LSCBS Ltd successfully purchased the building, the Hop Pole reopened as a community-owned pub and hub on 25th January 2025.

Charlie Rawlings and Hannah Randall were appointed tenants in December 2024 in the six months the pub has been trading their sales have exceeded expectations and provide a sound platform for the future. Under their enthusiastic leadership the Hop Pole has also won numerous awards, including the Muddy Stiletto's 'Destination Pub in Wiltshire', and was listed by Conde Nast as one of the 7 best pubs in the Bath area. Most importantly, the Hop Pole has regained its position back at the heart of our vibrant community providing a location for village events, meetings, sporting activities, supporting other local businesses and as an important local employer.

None of this would have been possible without the support of our 850 shareholders, almost 200 volunteers and our generous donors who, between them, helped us raise the £1.4m required to purchase and refurbish this building in a style redolent of its impressive 500+ year history and in line with modern building and environmental guidelines. Going forwards, LSCBS Ltd will use its resources and future rental payments to maintain and improve the fabric of the building and protect it for future generations.

As everyone sipped their first drinks on 25th January, the toast rang out, "Cheers to the next 500 years!"

Small companies note

This report has been prepared in accordance with the special provisions relating to societies subject to the small companies regime under the Co-operative and Community Benefit Societies Act 2014.

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

Simon Coombe
Director

Date: 26 September 2025

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED

Opinion

We have audited the financial statements of Limpley Stoke Community Benefit Society Limited (the 'society') for the year ended 31 March 2025, which comprise the Statement of Income and Retained Earnings, the Balance Sheet, the Statement of Changes in Equity and the related notes, 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 the financial statements:

- give a true and fair view of the state of the society's affairs as at 31 March 2025 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 opinion

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the society's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED (CONTINUED)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The directors are responsible for the other information contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Co-operative and Community Benefit Societies Act 2014.

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

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has 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 society and its environment obtained in the course of the audit, we have not identified material misstatements in the 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED (CONTINUED)

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set out on page 1, 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 society'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 society or to cease operations, or have no realistic alternative but to do so.

Auditors' 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 Auditors' 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:
Based on our understanding of the society and industry, we evaluated that the principal risks of non-compliance with laws and regulations related to UK tax legislation, Health and Safety Executive legislation, and Data Protection legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management’s incentives and opportunities for fraudulent manipulation of the financial statements (including override of controls). Audit procedures performed included:

- Evaluating management’s controls designed to prevent and detect irregularities
- Substantive testing of specific transactions and balances.

Although we have nothing adverse to report in terms of the results of the procedures listed above, there are inherent limitations in such procedures. We are less likely to become aware of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED (CONTINUED)

Use of our report

This report is made solely to the society'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 society's members those matters we are required to state to them in an Auditors' 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 society and the society's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Andrew Fisher BA FCA (Senior Statutory Auditor)

for and on behalf of
The Alanbrookes Group Ltd

Chartered Accountants

24 Glove Factory Studios
1 Brook Lane
Holt
Wiltshire
BA14 6RL

26 September 2025

STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £
Turnover		**54,591**
Cost of sales		**(4,056)**
Gross profit		**50,535**
Administrative expenses		**(48,337)**
Other operating income		**1,250**
Operating profit/(loss)		**3,448**
Interest receivable and similar income		**904**
Profit/(loss) before tax		**4,352**
Profit/(loss) after tax		**4,352**
Retained earnings at the beginning of the year		**(74,093)**
		(74,093)
Profit/(loss) for the year		**4,352**
Retained earnings at the end of the year		**(69,741)**

There were no recognised gains and losses for 2025 or 2024 other than those included in the statement of income and retained earnings.

The notes on pages 12 to 17 form part of these financial statements.

LIMPLEY STOKE COMMUNITY BENEFIT SOCIETY LIMITED
REGISTERED NUMBER: RS8721

BALANCE SHEET
AS AT 31 MARCH 2025

	Note		2025 £		*2024* *£*
Fixed assets					
Tangible assets	5		**1,141,301**		*643,971*
			1,141,301		*643,971*
Current assets					
Debtors: amounts falling due within one year	6	**14,657**		*30,961*	
Cash at bank and in hand	7	**6,637**		*312,773*	
		21,294		*343,734*	
Creditors: amounts falling due within one year	8	**(22,997)**		*(60,411)*	
Net current (liabilities)/assets			**(1,703)**		*283,323*
Total assets less current liabilities			**1,139,598**		*927,294*
Creditors: amounts falling due after more than one year			**(293,750)**		*(250,000)*
Net assets			**845,848**		*677,294*
Capital and reserves					
Called up share capital	11		**915,589**		*751,387*
Profit and loss account			**(69,741)**		*(74,093)*
			845,848		*677,294*

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime within the Co-operative and Community Benefit Societies Act 2014.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 26 September 2025.

Simon Coombe
Director

Lucy Poloniecka
Director

Sally Humpston
Secretary

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2025

The notes on pages 12 to 17 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2025

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2024	**751,387**	**(74,093)**	**677,294**
Comprehensive income for the year			
Profit for the year	**-**	**4,352**	**4,352**
Other comprehensive income for the year	**-**	**-**	**-**
Total comprehensive income for the year	**-**	**4,352**	**4,352**
Contributions by and distributions to owners			
Shares issued during the year	**164,202**	**-**	**164,202**
Total transactions with owners	**164,202**	**-**	**164,202**
At 31 March 2025	**915,589**	**(69,741)**	**845,848**

The notes on pages 12 to 17 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2024

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2023	**561,926**	**(35,430)**	**526,496**
Comprehensive income for the year			
Loss for the year	**-**	**(38,663)**	**(38,663)**
Other comprehensive income for the year	**-**	**-**	**-**
Total comprehensive income for the year	**-**	**(38,663)**	**(38,663)**
Contributions by and distributions to owners			
Shares issued during the year	**189,461**	**-**	**189,461**
Total transactions with owners	**189,461**	**-**	**189,461**
At 31 March 2024	**751,387**	**(74,093)**	**677,294**

The notes on pages 12 to 17 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. General information

The society is constituted as a Community Benfit Society under the Co-operative and Community Benefit Societies Act 2014.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the society and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the society has transferred the significant risks and rewards of ownership to the buyer;
- the society retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the society will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the society will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2. Accounting policies (continued)

2.3 Government grants

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

Grants of a revenue nature are recognised in the Statement of Income and Retained Earnings in the same period as the related expenditure.

2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.5 Borrowing costs

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

2.6 Tangible fixed assets

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

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

Depreciation is provided on the following basis:

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

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

2.7 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted society shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of Income and Retained Earnings for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each Balance Sheet date. Gains and losses on remeasurement are recognised in profit or loss for the period.

2. Accounting policies (continued)

2.8 Debtors

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.

2.9 Cash and cash equivalents

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

2.10 Creditors

Short term 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.

3. Auditors' remuneration

	2025	*2024*
	£	*£*
Fees payable to the society's auditor and its associates for the audit of the society's annual financial statements	**2,400**	*2,500*

4. Employees

None of the directors have a service contract and therefore are not regarded as employees.

The average monthly number of employees, including directors, during the year was 0 *(2024 - 0)*.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

5. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 April 2024	**643,971**
Additions	**501,319**
At 31 March 2025	**1,145,290**
Depreciation	
Charge for the year on owned assets	**3,989**
At 31 March 2025	**3,989**
Net book value	
At 31 March 2025	**1,141,301**

6. Debtors

	2025 £	*2024 £*
Other debtors	**14,657**	*30,961*
	14,657	*30,961*

7. Cash and cash equivalents

	2025 £	*2024 £*
Cash at bank and in hand	**6,637**	*312,773*
	6,637	*312,773*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

8. Creditors: Amounts falling due within one year

	2025 £	*2024 £*
Trade creditors	**-**	*57,911*
Other creditors	**15,597**	-
Accruals and deferred income	**7,400**	*2,500*
	22,997	*60,411*

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

	2025 £	*2024 £*
Loans from directors	**50,000**	-
Accruals and deferred income	**243,750**	*250,000*
	293,750	*250,000*

The loans from directors are secured on the assets of the society. The Secretary of State (Deparment for Levelling up Housing and Communities) also has a charge on the assets in relation to the capital grants included within accruals and deferred income within one year and more than one year (2025 £248,750 - 2024 £250,000).

10. Loans

Analysis of the maturity of loans is given below:

	2025 £	*2024 £*
Amounts falling due after more than 5 years		
Other loans	**50,000**	-
	50,000	-
	50,000	-

11. Share capital

	2025 £	*2024 £*
Allotted, called up and fully paid		

11. Share capital (continued)

915,589 *(2024 - 751,387)* Withdrawable shares of £1.00 each	**915,589**	*751,387*

During the year, 189,461 £1 Withdrawable shares were issued at par for a cash consideration.

DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	*2024* *£*
Turnover		**54,591**	*73,286*
Cost Of Sales		**(4,056)**	*(1,613)*
Gross profit		**50,535**	*71,673*
Gross profit %		**92.6 %**	*97.8 %*
Other operating income		**1,250**	*-*
Less: overheads			
Administration expenses		**(32,773)**	*(111,388)*
Establishment expenses		**(15,564)**	*(1,236)*
Operating profit/(loss)		**3,448**	*(40,951)*
Interest receivable		**904**	*2,288*
Profit/(Loss) for the year		**4,352**	*(38,663)*

SCHEDULE TO THE DETAILED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	*2024 £*
Turnover		
Sales	**6,288**	*595*
Donations	**13,689**	*3,691*
Grants	**14,288**	*69,000*
Auctions and raffles	**16,390**	*-*
Rent receivable	**3,936**	*-*
	54,591	*73,286*

	2025 £	*2024 £*
Cost of sales		
Direct costs	**4,056**	*1,613*
	4,056	*1,613*

	2025 £	*2024 £*
Other operating income		
Capital grants released to income	**1,250**	*-*
	1,250	*-*

	2025 £	*2024 £*
Administration expenses		
Consultancy	**19,422**	*105,284*
Computer costs	**377**	*-*
Advertising and promotion	**283**	*-*
Trade subscriptions	**200**	*470*
Legal and professional	**5,757**	*720*
Auditors' remuneration	**2,400**	*2,500*
Bank charges	**68**	*(36)*
Insurances	**2,783**	*2,270*
Licences	**1,483**	*180*
	32,773	*111,388*

SCHEDULE TO THE DETAILED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	*2024 £*
Establishment		
Rates	**-**	*187*
Water	**457**	*170*
Light and heat	**1,821**	*1,275*
Repairs and maintenance	**9,297**	*-*
Sundry establishment exps	**-**	*(396)*
Depreciation - freehold property	**3,989**	*-*
	15,564	*1,236*

	2025 £	*2024 £*
Interest receivable		
Bank interest receivable	**904**	*2,288*
	904	*2,288*