

**HORSTED KEYNES COMMUNITY LAND TRUST LIMITED
DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 9 OCTOBER 2024 TO 31 DECEMBER 2025**

Horsted Keynes Community Land Trust Limited
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Horsted Keynes Community Land Trust Limited
Company Information
For the Period 9 October 2024 to 31 December 2025

Directors

Mr Paul Fairbairn
Mr Philip Miles
Mr Mark Syrett
Mr Philip Green
Mrs Sarah Amos
Mr Geri Silverstone
Mrs Lynne Mulcare

Secretary

Mr Philip Miles

Company Number

RS009415

Horsted Keynes Community Land Trust Limited
Company No. RS009415
Directors' & Independent Examiner's Report For the Period 9 October 2024 to 31 December 2025

The directors present their report and the financial statements for the period ended 31 December 2025.

Directors

The directors who held office during the period were as follows:

Mr Paul Fairbairn	Appointed	09/10/2024	
Mr Philip Miles	Appointed	09/10/2024	
Mr Mark Syrett	Appointed	09/10/2024	
Mr Philip Green	Appointed	23/04/2025	
Mrs Sarah Amos	Appointed	23/04/2025	
Mr Geri Silverstone	Appointed	23/04/2025	
Mrs Lynne Mulcare	Appointed	09/10/2024	Resigned 23/04/2025

Statement of Directors' Responsibilities

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

We confirm that we have met our duty in accordance with the Co-operative and Community Benefit Societies Act 2014 to:

- ensure that the society has kept proper accounting records;
- prepare financial statements which give a true and fair view of the state of affairs of the society as at 31st December 2025, and of its profit for that period in accordance with the UK Generally Accepted Accounting Practice; and
- follow the applicable accounting policies, subject to any departures disclosed and explained in the notes to the financial statements.

Paul Fairbairn

Phil Miles

Sarah Amos

Mr Paul Fairbairn
Director

Mr Philip Miles
Secretary

Mrs Sarah Amos
Director

Date
21 Apr 2026

Independent Examiner's Report to the Board and members of Horsted Keynes Community Land Trust Limited.

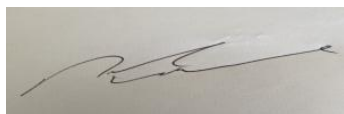
I report on the accounts of the Horsted Keynes Community Land Trust Limited for the period ended 31st December 2025, which are set out on pages 3 to 7.

Basis of Independent examiner's report

My examination was carried out in accordance with the current UK Generally Accepted Accounting Principles. An examination includes a review of the accounting records kept by the Benefit Society and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the Directors concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



21 Apr 2026

Mark Wallwork

Date:.....

Horsted Keynes Community Land Trust Limited
Profit and Loss Account
For the Period 9 October 2024 to 31 December 2025

	Notes	31 December 2025
		£
TURNOVER		5,730
GROSS PROFIT		5,730
Administrative expenses		(2,209)
OPERATING PROFIT FOR THE FINANCIAL PERIOD		3,521

The notes on page 6 form part of these financial statements.

Horsted Keynes Community Land Trust Limited
Balance Sheet
As At 31 December 2025

	Notes	31 December 2025	
		£	£
CURRENT ASSETS			
Debtors & Prepayments	4	98	
Cash at bank and in hand		3,553	
		3,651	
Creditors: Amounts Falling Due Within One Year	5	(60)	
NET CURRENT ASSETS (LIABILITIES)			3,591
TOTAL ASSETS LESS CURRENT LIABILITIES			3,591
NET ASSETS			3,591
CAPITAL AND RESERVES			
Membership share capital	6		70
Other reserves			3,521
SHAREHOLDERS' FUNDS			3,591

The members passed a resolution in a general meeting to disapply the audit requirement, as required by S84(2) of the Co-Operative and Community Benefit Societies Act 2014.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the Part 7 of the Co-operative and Community Benefit Societies Act 2014, so far as applicable to the society.

On behalf of the board

Paul Fairbairn

Phil Miles

Sarah Amos

Mr Paul Fairbairn
Director

Mr Philip Miles
Secretary

Mrs Sarah Amos
Director

Date

The notes on page 6 form part of these financial statements.

21 Apr 2026

Horsted Keynes Community Land Trust Limited
Statement of Changes in Equity
For the Period 9 October 2024 to 31 December 2025

	Share Capital	Other reserves	Profit and Loss Account	Total
	£	£	£	£
As at 9 October 2024	70	-	-	70
Profit for the period and total comprehensive income	-	-	3,521	3,521
Restricted Reserves	-	380	-	380
Unrestricted Reserves	-	3,141	-	3,141
Transfer to/from Other Reserves	-	-	(3,521)	(3,521)
As at 31 December 2025	70	3,521	-	3,591

Horsted Keynes Community Land Trust Limited
Notes to the Financial Statements
For the Period 9 October 2024 to 31 December 2025

1. General Information

Horsted Keynes Community Land Trust Limited is a Community Benefit Society, limited by shares, registered in England & Wales, registered number RS009415. The registered office is Brightlands, Lewes Road, Horsted Keynes, West Sussex RH17 7DP.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Community Benefit Societies Act 2014. The financial statements have been prepared under the historical cost convention.

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes.

3. Average Number of Employees

Average number of employees, including directors, during the period was: NIL

4. Debtors & Prepayments

	31 December 2025
	£
Due within one year	
Prepayments	98

5. Creditors: Amounts Falling Due Within One Year

	31 December 2025
	£
Accruals	60

6. Membership Capital

	31 December 2025
	£
Allotted, Called up and fully paid	70

7. Corporation Tax

The company is liable to tax on its trading profits, but the current profit represents non-taxable grants and donations and therefore there is no tax due. The surplus will be carried forward and used for future activities, and in the case of grants the specified use of funds under the terms of the grant.

Horsted Keynes Community Land Trust Limited
Trading Profit and Loss Account
For the Period 9 October 2024 to 31 December 2025

	31 December 2025	
	£	£
TURNOVER		
Transfer from previous entity - Restricted Grants		2,107
Transfers from previous entity - Unrestricted Donations		25
Grants Received		180
Donations Received		<u>3,418</u>
Total Turnover		<u>5,730</u>
 Administrative Expenses		
Insurance	237	
Advertising and marketing costs	63	
Meeting Costs	120	
Website costs	190	
Legal & professional fees	1,096	
Incorporation Costs	325	
Subscriptions	135	
Bank charges	<u>43</u>	
		<u>(2,209)</u>
 OPERATING PROFIT FOR THE FINANCIAL PERIOD		 <u><u>3,521</u></u>



Issuer Laquna Limited

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Parties involved with this document

Document processed	Party + Fingerprint
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Tue, 21st Apr 2026 17:10:20 BST	Mr Mark Wallwork - Signer (d83b3b29b7d2d0f9a4d81d4110e13798)
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Wed, 22nd Apr 2026 8:36:21 BST	Mr Philip Miles - Signer (2362827a217935a590e456eaf1f4c97c)
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Audit history log

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