

Society Registration Number 8184

**Crystal Palace Community Land Trust Limited  
Board of Management Report and Unaudited Financial Statements  
for the financial period ended 28 February 2026**

## Crystal Palace Community Land Trust Limited

	<b>Page</b>
Board of Management and Other Information	<b>1</b>
Board of Management Report	<b>2</b>
Independent Examiners Report	<b>3</b>
Income Statement	<b>4</b>
Statement of financial position	<b>5</b>
Notes to the financial statements	<b>6</b>

## **Crystal Palace Community Land Trust Limited**

### **Board of management and other information**

<b>Board of Management</b>	Chris Axon (Chair) Rory Underwood (Treasurer) Janet Cooke Bernard Humphrey-Gaskin Robert Shaw Lola Barrett Visishal Shah
<b>Community Benefit Society Secretary</b>	Tom Chance
<b>Society Registration Number</b>	8184
<b>Place of Registration</b>	United Kingdom
<b>Registered Office and Business Address</b>	97 Auckland Road Upper Norwood, London SE19 2DT
<b>Independent Examiner</b>	Avraam Kapiri on behalf of Exsus UK Ltd Chartered Accountants Office 9.17 Capital Tower 91 Waterloo Road London SE1 8RT

**Crystal Palace Community Land Trust Limited**

**Board of management report  
Period ended 28 February 2026**

The Board of Management present their report and the unaudited financial statements for the financial period ended 28 February 2026

**Board of Management**

The Members who served as Board members during the financial year are as follows:

Chris Axon (Chair)  
Rory Underwood (Treasurer)  
Janet Cooke  
Bernard Humphrey-Gaskin  
Robert Shaw  
Lola Barrett  
Vishal Shah

**Board of Management Report**

This year we were unsuccessful in appealing the refusal, by planning officers, of our project at The Lawns in the London Borough of Croydon. We were extremely disappointed, but proud of the years of voluntary work by the Board and members. The Board took the decision this year to propose to its membership that we dissolve the society. The date of instrument of dissolution is dated 28 February 2026.

On behalf of the board

Chris Axon (Chair)

Rory Underwood (Treasurer)

Date:

Date:

## **Crystal Palace Community Land Trust Limited**

### **Independent Examiners Report to the board of directors on the preparation of the unaudited statutory financial statements of Crystal Palace Community Land Trust Limited period ended 28 February 2026**

In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, I have prepared for your approval the accounts of Crystal Palace Community Land Trust Limited for the financial year ended 31 March 2026 which comprise the Income Statement, the Statement of Financial Position and the related notes thereto from the company's accounting records and from information and explanations you have given to us.

I report on the accounts of the society, which are set out on pages 4 to 6.

#### **Respective responsibilities of the Board and the Independent Examiner**

The Board of the society are responsible for the preparation of the accounts. The Board consider that an audit is not required for this year as it was below the financial threshold for non-charity societies and the members have passed a vote to dis-apply any audit requirements and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Part 7 of the Co-operative and Community Benefit Societies Act 2014,
- to follow the procedures laid down in the general directions given by the Financial Conduct Authority, Finalised Guidance 15/12 and
- to state whether particular matters have come to my attention

#### **Basis of independent examiners report**

My examination was carried out in accordance with the General Directions given by the Financial Conduct Authority. An examination includes a review of the accounting records kept by the 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 Board concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

#### **Independent examiners statement**

In connection with my examination, no matter has come to my attention

1. which gives reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014.
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Avraam Kapiri on behalf of Exsus UK Ltd  
Chartered Accountants  
Office 9.17, Capital Tower  
91 Waterloo Road  
London  
SE1 8RT

Date: \_\_\_\_\_

**Crystal Palace Community Land Trust Limited**

**Income Statement  
Period ended 28 February 2026**

	2026	2025
	£	£
<b>Turnover</b>	3	20,041
Other operating expenses	<u>(3,881)</u>	<u>(14,263)</u>
<b>(Deficit)/surplus for the financial year</b>	<u><u>(3,878)</u></u>	<u><u>5,778</u></u>

**Crystal Palace Community Land Trust Limited**

**Statement of financial position  
28 February 2026**

	2026		2025	
	£	£	£	£
<b>Current assets</b>				
Cash at bank and in hand	6,405		9,779	
	<u>6,405</u>		<u>9,779</u>	
<b>Creditors: amounts falling due within one year</b>				
	<u>(1,008)</u>		<u>(504)</u>	
<b>Net current assets</b>		<u>5,397</u>		<u>9,275</u>
<b>Total assets less current liabilities</b>		5,397		9,275
<b>Net assets</b>		<u>5,397</u>		<u>9,275</u>
<b>Capital and reserves</b>		<u>5,397</u>		<u>9,275</u>

Approved by the Board on \_\_\_\_\_ and signed on its behalf by:

**Chris Axon (Chair)**  
Director  
Society Registration Number: 8184

**Rory Underwood (Treasurer)**  
Director

## Crystal Palace Community Land Trust Limited

### Notes to the financial statements Period ended 28 February 2026

#### 1. General information

Crystal Palace Community Land Trust Limited is a Society limited by shares and registered in the United Kingdom. The registered number of the Community Benefit Society is 8184. The registered office of the company is 97 Auckland Road, Upper Norwood, London SE19 2DT, United Kingdom which is also the principal place of business of the society. The financial statements have been presented in Pound Sterling (£) which is also the functional currency of the Society

#### 2. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2025 - 0).

#### 3. Post-Balance Sheet Events

The members are going to agree an instrument of dissolution in March 2026 and the funds will be distributed in the way set out in the instrument.

#### 4. Grant Income

Income from grants received include income earned from the supply of services under contractual arrangements and from performance related grants which have conditions that specify the provision of particular services to be provided by the society. Income from government and other co-funders is recognised when the society is legally entitled to the income because it is fulfilling the conditions contained in the related funding agreements. Where a grant is received in advance, its recognition is deferred and included in creditors.

Where entitlement occurs before income is received, it is accrued in debtors.

Grants from governments and other co-funders typically include one of the following types of conditions:

Performance based conditions: whereby the society is contractually entitled to funding only to the extent that the core objectives of the grant agreement are achieved. Where the Society is meeting the core objectives of a grant agreement, it recognises the related expenditure, to the extent that it is reimbursable by the donor as income.

Time based conditions: whereby the society is contractually entitled to funding on the condition that it is utilised in a particular period. In these cases, the society recognises the income to the extent it is utilised within the period specified in the agreement

In the absence of such conditions, assuming that receipt is probable and the amount can be reliably measured, grant income is recognised once the society is notified of entitlement.

Grants received towards capital expenditure are credited to the Statement of Financial Activities when received or receivable, whichever is earlier.

**Crystal Palace Community Land Trust Limited**

**The following pages do not form part of the statutory accounts.**

**Crystal Palace Community Land Trust Limited**  
**Detailed income statement Year ended 31 March 2025**  
**Period ended 28 February 2026**

	2026 £	2025 £
<b>Turnover</b>		
Grants	-	20,000
Donations	3	41
	<u>3</u>	<u>20,041</u>
 <b>Expenditures</b>		
Surveys and Investigations	-	(900)
Design and Technical	-	(5,500)
Planning	(2,856)	(3,166)
Legal and professional	(65)	(3,750)
Accountancy fees	(504)	(504)
Bank charges	(66)	(53)
Subscriptions	(390)	(390)
	<u>(3,881)</u>	<u>(14,263)</u>
 <b>Net surplus/(deficit)</b>	 <u><u>(3,878)</u></u>	 <u><u>5,778</u></u>