

Registration Number: 9228

**MUKER COMMUNITY BENEFIT SOCIETY LTD**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2025**



# MUKER COMMUNITY BENEFIT SOCIETY LTD

## COMPANY INFORMATION

---

**Management Committee** Michael Richards  
Ian Evans  
Philip Metcalfe  
Louise Metcalfe  
Christopher Hopwood  
Justin Jupp (Secretary)  
Christopher Mitchell (Appointed 10 April 2025)

**Registration number** 9228

**Registered office** Usha Gap Farm & Campsite  
Long Close House  
Richmond  
North Yorkshire  
DL11 6DW

**Accountants** Xeinadin  
Trinity House  
Thurston Road  
Northallerton  
North Yorkshire  
DL6 2NA

---

# **MUKER COMMUNITY BENEFIT SOCIETY LTD**

## **CONTENTS**

---

	<b>Page</b>
Management Committee Report	1
Revenue Account	3
Balance sheet	4 - 5
Statement of changes in equity	6
Notes to the financial statements	7 - 10

---

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## MANAGEMENT COMMITTEE REPORT

FOR THE YEAR ENDED 31 OCTOBER 2025

---

The Management Committee present their report and the unaudited financial statements of the society for the year ended 31 October 2025.

### Management Committee

The committee members who held office during the year and up to the date of signature of the financial statements were as follows:

Michael Richards

Ian Evans

Christine Clarkson

(Resigned 10 April 2025)

Philip Metcalfe

Louise Metcalfe

Christopher Hopwood

Richard Walls

(Resigned 10 April 2025)

Justin Jupp (Secretary)

Christopher Mitchell

(Appointed 10 April 2025)

### Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

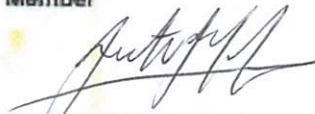


Michael Richards

Member

Ian Evans

Member



Justin Jupp (Secretary)

Member

3 March 2026

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## ACCOUNTANTS' REPORT TO THE MANAGEMENT COMMITTEE ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF MUKER COMMUNITY BENEFIT SOCIETY LTD FOR THE YEAR ENDED 31 OCTOBER 2025

---

In order to assist you to fulfil your duties under the Co-operative and Community Benefit Societies Act 2014, we have prepared for your approval the financial statements of Muker Community Benefit Society Ltd for the year ended 31 October 2025 which comprise the Revenue Account, the Balance Sheet and the related notes from the society's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <https://www.icaew.com/regulation>.

This report is made solely to the Management Committee of Muker Community Benefit Society Ltd, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Muker Community Benefit Society Ltd and state those matters that we have agreed to state to the Management Committee of Muker Community Benefit Society Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Muker Community Benefit Society Ltd and its Management Committee as a body, for our work or for this report.

It is your duty to ensure that Muker Community Benefit Society Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Muker Community Benefit Society Ltd. You consider that Muker Community Benefit Society Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Muker Community Benefit Society Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

*Xeinadin*

**Xeinadin**

Trinity House  
Thurston Road  
Northallerton  
North Yorkshire

DL6 2NA

Date: ..... 16/3/26

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## REVENUE ACCOUNT

FOR THE YEAR ENDED 31 OCTOBER 2025

---

	Year ended 31 October 2025 £	Period ended 31 October 2024 £
Turnover	-	12,508
Cost of sales	-	(12,959)
<b>Gross profit/(loss)</b>	-	(451)
Administrative expenses	(13,940)	(12,738)
Other operating income	26,275	6,289
<b>Operating profit/(loss)</b>	12,335	(6,900)
Interest receivable and similar income	516	-
Interest payable and similar expenses	(2,400)	-
<b>Profit/(loss) before taxation</b>	10,451	(6,900)
Tax on profit/(loss)	(1,815)	-
<b>Profit/(loss) for the financial year</b>	<u>8,636</u>	<u>(6,900)</u>

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## BALANCE SHEET

AS AT 31 OCTOBER 2025

---

		2025		2024	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	3		27,805		22,940
Investment property	4		496,593		496,593
			<u>524,398</u>		<u>519,533</u>
<b>Current assets</b>					
Debtors	5	2,685		2,791	
Cash at bank and in hand		56,761		60,853	
		<u>59,446</u>		<u>63,644</u>	
<b>Creditors: amounts falling due within one year</b>	6	(14,793)		(16,577)	
<b>Net current assets</b>			<u>44,653</u>		<u>47,067</u>
<b>Total assets less current liabilities</b>			569,051		566,600
<b>Creditors: amounts falling due after more than one year</b>	7		(64,000)		(72,000)
<b>Provisions for liabilities</b>			<u>(1,815)</u>		<u>-</u>
<b>Net assets</b>			<u>503,236</u>		<u>494,600</u>
<b>Capital and reserves</b>					
Called up share capital			501,500		501,500
Revenue Account			1,736		(6,900)
<b>Total equity</b>			<u>503,236</u>		<u>494,600</u>

The notes on pages 7 to 10 form part of these financial statements.

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## BALANCE SHEET (CONTINUED)

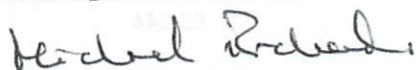
AS AT 31 OCTOBER 2025

---

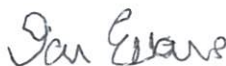
For the year ending 31 October 2025 the society was entitled to disapply the requirement to have its financial statements for the period audited. The members passed a resolution in a general meeting to disapply the audit requirement, as required by s84(2) of the Co-operative and Community Benefit Societies Act 2014.

The Management Committee acknowledge their responsibilities for complying with the requirements of the Co-operative and Community Benefit Societies Act 2014 with respect to accounting records and the preparation of accounts.


The financial statements were approved by the Management Committee and authorised for issue on 3 March 2026 and are signed on its behalf by:



Michael Richards  
Member



Ian Evans  
Member



Justin Jupp (Secretary)  
Member

Registration number 9228 (England and Wales)

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 OCTOBER 2025

---

	Notes	Share capital £	Revenue Account £	Total £
<b>Balance at 1 February 2024</b>		-	-	-
<b>Period ended 31 October 2024:</b>				
Loss and total comprehensive income		-	(6,900)	(6,900)
Issue of share capital		501,500	-	501,500
<b>Balance at 31 October 2024</b>		501,500	(6,900)	494,600
<b>Year ended 31 October 2025:</b>				
Profit and total comprehensive income		-	8,636	8,636
<b>Balance at 31 October 2025</b>		501,500	1,736	503,236

---

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 OCTOBER 2025

---

### 1 Accounting policies

#### Company information

Muker Community Benefit Society Ltd is registered under the Co-operative and Community Benefit Societies Act 2014. The registered office is Usha Gap Farm & Campsite, Long Close House, Richmond, North Yorkshire, DL11 6DW.

#### 1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Co-operative and Community Benefit Societies Act 2014. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the society. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. Turnover includes the sale of food and drink.

#### 1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Plant and equipment	20% straight line
Fixtures and fittings	15% straight line

A de-minimis threshold of £500 is applied for capitalising asset additions.

#### 1.4 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

#### 1.5 Impairment of fixed assets

At each reporting period end date, the society reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.6 Financial instruments

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2025

---

### 1 Accounting policies

(Continued)

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, and other loans that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

### 1.7 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 OCTOBER 2025

#### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	-	1

#### 3 Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 November 2024	22,940
Additions	8,677
At 31 October 2025	31,617
<b>Depreciation and impairment</b>	
At 1 November 2024	-
Depreciation charged in the year	3,812
At 31 October 2025	3,812
<b>Carrying amount</b>	
At 31 October 2025	27,805
At 31 October 2024	22,940

#### 4 Investment property

	2025 £
<b>Fair value</b>	
At 1 November 2024 and 31 October 2025	496,593

Investment property was acquired in the previous year and is stated at cost. The Management Committee consider the fair value of the property as at 31 October 2025 was not materially different to the acquisition cost.

#### 5 Debtors

	2025 £	2024 £
<b>Amounts falling due within one year:</b>		
Other debtors	2,685	2,791

# MUKER COMMUNITY BENEFIT SOCIETY LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2025

---

**6 Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other borrowings	8,000	8,000
Trade creditors	-	1,347
Taxation and social security	-	220
Other creditors	6,793	7,010
	<u>14,793</u>	<u>16,577</u>

**7 Creditors: amounts falling due after more than one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other borrowings	64,000	72,000
	<u>64,000</u>	<u>72,000</u>