

**Society number:**  
IP27915R

**ICOF Community Capital Limited**  
**Annual Report and Audited Financial**  
**Statements**  
**31 December 2023**

## ICOF Community Capital Limited

### Legal and administrative details

#### For the year ended 31 December 2023

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<b>Status</b>	The organisation is a co-operative and community benefit society registered on 14 January 1994.	
<b>Society number</b>	IP27915R	
<b>Registered office and operational address</b>	c/o Co-operative and Community Finance 1 - 3 Gloucester Road Bristol BS7 8AA	
<b>Chairperson</b>	M Rodriguez-Piza	
<b>Officers</b>	R Buchanan	appointed 5 October 2023
	D Cole	
	S Connor	resigned 12 July 2023
	O Dowsett	
	J Forbes	resigned 5 October 2023
	D Holden	
	N Katangaza	
	J Martin	
	P Mather	appointed 1 January 2023
	J Nott	
	M Rodriguez-Piza	
<b>Society secretary</b>	A Demontoux	
<b>Auditors</b>	Godfrey Wilson Limited Chartered accountants and statutory auditors 5th Floor Mariner House 62 Prince Street Bristol BS1 4QD	

## **ICOF Community Capital Limited**

### **Report of the Board**

#### **For the year ended 31 December 2023**

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ICOF Community Capital Limited is a co-operative and community benefit society domiciled in England and Wales. The Board presents their report with the audited accounts for the year ended 31 December 2023.

#### **Principal activity and business review**

The principal activity of the society is that of the provision of loans to social economy businesses.

#### **Officers**

The members of the Board in office in the year were as follows:

R Buchanan	appointed 5 October 2023
D Cole	
S Connor	resigned 12 July 2023
O Dowsett	
J Forbes	resigned 5 October 2023
D Holden	
N Katangaza	
J Martin	
P Mather	appointed 1 January 2023
J Nott	
M Rodriguez-Piza	

#### **Statement of responsibilities of the Board**

The Board are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law requires the Board to prepare financial statements for each financial year. Under that law the Board have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of the affairs of the society and of the income and expenditure of the society for that period. In preparing these financial statements, the Board are required to:

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

The Board are responsible for keeping proper books of account that disclose with reasonable accuracy at any time the financial position of the society and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the society and to prevent and detect fraud and other irregularities.

## ICOF Community Capital Limited

### Report of the Board

#### For the year ended 31 December 2023

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The Board are responsible for the maintenance and integrity of the corporate and financial information included on the society's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### Statement of disclosure of information to auditors

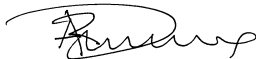
The members of the Board who held office at the date of approval of this report confirm that:

- so far as they are aware, there is no relevant audit information of which the society's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a member of the Board in order to make themselves aware of any relevant audit information and to establish that the society's auditors are aware of that information.

#### Auditors

During the year Godfrey Wilson Limited were re-appointed as the society's auditors. The society plans to tender to prospective auditors in 2024.

Approved by the Board on 28 March 2024 and signed on behalf of the society by



A Demontoux  
Society Secretary



P Mather  
Director



M Rodriguez-Piza  
Director

## **ICOF Community Capital Limited**

### **Independent auditors' report**

#### **For the year ended 31 December 2023**

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#### **Opinion**

We have audited the financial statements of ICOF Community Capital Limited (the 'society') for the year ended 31 December 2023 which comprise the profit and loss account, balance sheet, statement of changes in equity and the related notes to the financial statements, 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 Section 1A: 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 December 2023 and of its profit or loss 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 Co-operative and Community Benefit Societies Act 2014.

#### **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 Auditor's 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 UK, including the FRC's Ethical Standard, and the provisions available for small entities, 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 Board's 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 Board with respect to going concern are described in the relevant sections of this report.

## **ICOF Community Capital Limited**

### **Independent auditors' report**

**For the year ended 31 December 2023**

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#### **Other information**

The Board are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

#### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the society has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

#### **Responsibilities of the Board**

As explained more fully in the responsibilities statement set out in the Board report, the Board 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 they 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 Board 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 Board either intend to liquidate the society or to cease operations, or have no realistic alternative but to do so.

#### **Our 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 auditor's 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.

## **ICOF Community Capital Limited**

### **Independent auditors' report**

#### **For the year ended 31 December 2023**

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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 procedures we carried out and the extent to which they are capable of detecting irregularities, including fraud, are detailed below:

(1) We obtained an understanding of the legal and regulatory framework that the society operates in, and assessed the risk of non-compliance with applicable laws and regulations. Throughout the audit, we remained alert to possible indications of non-compliance.

(2) We reviewed the society's policies and procedures in relation to:

- Identifying, evaluating and complying with laws and regulations, and whether they were aware of any instances of non-compliance;
- Detecting and responding to the risk of fraud, and whether they were aware of any actual, suspected or alleged fraud; and
- Designing and implementing internal controls to mitigate the risk of non-compliance with laws and regulations, including fraud.

(3) We inspected the minutes of director meetings.

(4) We enquired about any non-routine communication with regulators and reviewed any reports made to them.

(5) We reviewed the financial statement disclosures and assessed their compliance with applicable laws and regulations.

(6) We performed analytical procedures to identify any unusual or unexpected transactions or balances that may indicate a risk of material fraud or error.

(7) We assessed the risk of fraud through management override of controls and carried out procedures to address this risk. Our procedures included:

- Testing the appropriateness of journal entries;
- Assessing judgements and accounting estimates for potential bias;
- Reviewing related party transactions; and
- Testing transactions that are unusual or outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. Irregularities that arise due to fraud can be even harder to detect than those that arise from error as they may involve deliberate concealment or 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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**ICOF Community Capital Limited**

**Independent auditors' report**

**For the year ended 31 December 2023**

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**Use of our report**

This report is made solely to the society, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society those matters we are required to state to them in an auditor's 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, for our audit work, for this report, or for the opinions we have formed.

*Godfrey Wilson Limited*

Date: 28 March 2024

**Godfrey Wilson Limited**

Chartered accountants and statutory auditors

5th Floor Mariner House

62 Prince Street

Bristol

BS1 4QD



**ICOF Community Capital Limited**

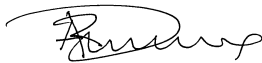
**Profit and loss account**

**For the year ended 31 December 2023**

	Note	2023 £	2022 £
<b>Turnover</b>	2	<b>60,440</b>	41,416
Administrative expenses		<u><b>(32,540)</b></u>	<u>(26,253)</u>
<b>Operating profit</b>	3	<b>27,900</b>	15,163
Income from investments		<b>716</b>	700
Interest receivable		<u><b>5,502</b></u>	<u>1,834</u>
<b>Profit on ordinary activities before taxation</b>		<b>34,118</b>	17,697
Tax on loss on ordinary activities	5	<u>-</u>	<u>-</u>
<b>Profit on ordinary activities after taxation</b>		<u><b>34,118</b></u>	<u>17,697</u>

All activities of the society are classed as continuing.

Approved by the Board on 28 March 2024 and signed on their behalf by



A Demontoux  
Society Secretary



P Mather  
Director



M Rodriguez-Piza  
Director

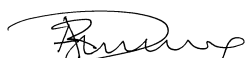
# ICOF Community Capital Limited

## Balance sheet

As at 31 December 2023

	Note	£	2023 £	2022 £
<b>Fixed assets</b>				
Investments	6		<b>20,000</b>	20,000
<b>Current assets</b>				
Debtors due within one year	7	<b>33,189</b>		44,378
Debtors falling after one year	7	<b>763,054</b>		646,140
Cash at bank and in hand			<b>175,327</b>	262,836
			<b>971,570</b>	953,354
<b>Creditors: amounts due within 1 year</b>	8	<b>(2,520)</b>		(2,340)
<b>Net current assets</b>			<b>969,050</b>	951,014
<b>Net assets</b>			<b>989,050</b>	971,014
<b>Funding and reserves</b>				
Funding	9		<b>991,933</b>	1,000,839
Profit and loss account	10		<b>(2,883)</b>	(29,825)
<b>Total funds</b>			<b>989,050</b>	971,014

Approved by the Board on 28 March 2024 and signed on their behalf by



A Demontoux  
Society Secretary



P Mather  
Director



M Rodriguez-Piza  
Director

## ICOF Community Capital Limited

### Statement of changes in equity

As at 31 December 2023

	Share capital £	Profit and loss account £	Total £
<b>Balance at 1 January 2022</b>	1,019,071	(42,096)	<b>976,975</b>
Profit for the year	-	17,697	<b>17,697</b>
Redemption of share capital	(23,658)	-	<b>(23,658)</b>
Share interest credited to members' share capital accounts	<u>5,426</u>	<u>(5,426)</u>	<u>-</u>
<b>Balance at 31 December 2022</b>	1,000,839	(29,825)	<b>971,014</b>
Profit for the year	-	34,118	<b>34,118</b>
Redemption of share capital	(16,082)	-	<b>(16,082)</b>
Share interest credited to members' share capital accounts	<u>7,176</u>	<u>(7,176)</u>	<u>-</u>
<b>Balance at 31 December 2023</b>	<u><u>991,933</u></u>	<u><u>(2,883)</u></u>	<u><u>989,050</u></u>

The shares in issue are interest bearing with the interest amount being determined annually by the board. The interest rate for the year ended 31 December 2023 was 1.25%.

The 2023 profit and loss account includes £5,459 of interest waived by shareholders in 2023 that will be used to offset future loan losses. Total waived interest to date is £19,829.

## ICOF Community Capital Limited

### Notes to the financial statements

#### For the year ended 31 December 2023

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#### 1. Accounting policies

##### a) Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Co-operative and Community Benefit Societies Act 2014.

##### b) Going concern

The accounts have been prepared on the assumption that the society is able to continue as a going concern. The officers have considered the ongoing impact of the coronavirus pandemic as well as the impact of the cost-of-living crisis on the company's current and future financial position. The society held a cash balance of £175,327 at 31 December 2023, and the officers consider that the society has sufficient cash reserves to continue as a going concern for a period of at least 12 months from the date on which these financial statements are approved.

##### c) Turnover

Turnover represents the amount derived from interest and fees on loans falling within the society's activities.

##### d) Fixed asset investments

Fixed asset investments comprise investments in co-operative share capital and are stated at historic cost less impairment.

##### e) Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method, less impairment losses for bad or doubtful debts except where the effect of discounting would be immaterial. In such cases, the receivables are stated at cost less impairment losses for bad or doubtful debts.

##### f) Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

##### g) Taxation

Taxation represents the sum of tax currently payable and deferred tax.

The society's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on all timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. The carrying amount of deferred tax assets is reviewed at the end of each reporting period 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 assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset released, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

## ICOF Community Capital Limited

### Notes to the financial statements

#### For the year ended 31 December 2023

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#### 1. Accounting policies (continued)

##### h) Accounting estimates and key judgements

In the application of the society's accounting policies, the officers are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below.

##### (i) Debtors falling due within one year - Forecast capital repayments

As a result of the Bank of England base rate rising throughout 2023, various loan recipients were repaying higher levels of loan interest and reduced capital throughout 2023. The loan book was re-profiled in October 2023 to ensure that capital will be repaid within original loan terms.

In determining the split of capital expected to be repaid in the next 12 months, the directors have had to make an assumption about the number of loan recipients who will make capital repayments in 2024. This is based on historical experience, discussions with the loan recipients and the level of repayments received in 2023. However, actual results may differ.

There are no other key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

#### 2. Turnover

Turnover represents the amount derived from interest and fees on loans falling within the society's activities.

Turnover attributable to geographical markets outside the United Kingdom amounted to 0% (2022 - 0%).

#### 3. Operating profit

This is stated after charging:

	2023 £	2022 £
Officers' remuneration	-	-
Auditors' remuneration (excl VAT)	<u>2,100</u>	<u>1,950</u>

## ICOF Community Capital Limited

### Notes to the financial statements

#### For the year ended 31 December 2023

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#### 4. Employees

The average number of staff employed by the society during the year amounted to:

	<b>2023</b>	2022
	<b>No.</b>	No.
Administrative staff	-	-

#### 5. Taxation

	<b>2023</b>	2022
	<b>£</b>	£
UK corporation tax based on results for the period	-	-
Factors affecting current tax charge:		
Profit / (loss) on ordinary activities by rate of tax	<b>6,482</b>	3,362
Adjustment for share interest allowable	<b>(1,363)</b>	(1,031)
Losses brought forward	<b>(6,463)</b>	(8,794)
Losses carried forward	<b>1,344</b>	6,463
Total current tax charge	-	-

#### 6. Investments

	<b>£</b>
At 1 January 2023 and 31 December 2023	<u>20,000</u>
<b>Net book value</b>	
<b>At 31 December 2023</b>	<u><b>20,000</b></u>
At 31 December 2022	<u>20,000</u>

The Board have reviewed the carrying value of the society's investments as at 31 December 2023, and in their opinion, the shares are worth at least the amount stated in the balance sheet.

ICOF Community Capital Limited

Notes to the financial statements

For the year ended 31 December 2023

7. Debtors

	2023 £	2022 £
Trade debtors	793,309	685,710
Other debtors	2,934	4,808
	<u>796,243</u>	<u>690,518</u>
Amounts due after more than one year included above	<u>763,054</u>	<u>646,140</u>

8. Creditors : amounts due within 1 year

	2023 £	2022 £
Accruals	<u>2,520</u>	<u>2,340</u>

9. Funding

	2023 £	2022 £
Allotted, called up and fully paid: Membership shares of £1 each	975,588	982,764
Total share interest	<u>25,251</u>	<u>18,075</u>
<b>Total funding</b>	<u><b>991,933</b></u>	<u><b>1,000,839</b></u>

Movement in funding:

	2023 £	2022 £
At 1 January 2023	1,000,839	1,019,071
Funds received	32,500	4,500
Share interest credited	7,176	5,426
Funds withdrawn	<u>(48,582)</u>	<u>(28,158)</u>
At 31 December 2023	<u><b>991,933</b></u>	<u><b>1,000,839</b></u>

**ICOF Community Capital Limited**

**Notes to the financial statements**

**For the year ended 31 December 2023**

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**10. Profit and loss account**

	<b>2023</b>	2022
	<b>£</b>	£
At 1 January 2023	<b>(29,825)</b>	(42,096)
Profit for the year	<b>34,118</b>	17,697
Share interest	<b>(7,176)</b>	(5,426)
	<hr/>	<hr/>
At 31 December 2023	<b><u>(2,883)</u></b>	<b><u>(29,825)</u></b>

**11. Related party transactions**

ICOF Community Capital Limited shares common directors with Industrial Common Ownership Finance Limited and Industrial Common Ownership Fund Plc.

During the year ICOF Community Capital Limited was charged a management fee of £26,055 (2022: £23,314) by Industrial Common Ownership Finance Limited. These charges were made on normal commercial terms. There were no amounts outstanding at the year end.



**ICOF Community Capital Limited**

**Detailed trading profit and loss account**

**For the year ended 31 December 2023**

	£	2023 £	£	2022 £
<b>Turnover</b>				
Loan interest	59,140		40,366	
Arrangement fees	<u>1,300</u>		<u>1,050</u>	
		<b>60,440</b>		41,416
<b>Administrative expenses</b>				
Audit fees	2,520		2,340	
Management charges payable	26,055		23,314	
Legal fees	1,172		-	
Office expenses	<u>2,793</u>		<u>599</u>	
		<b>(32,540)</b>		(26,253)
Interest received	5,502		1,834	
Income from investments	<u>716</u>		<u>700</u>	
		<b>6,218</b>		2,534
<b>Profit before tax</b>		<b><u><u>34,118</u></u></b>		<b><u><u>17,697</u></u></b>