

## Annual Return (AR30) form

### Section 1 – About this form

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register <https://mutuals.fca.org.uk>.

For guidance on our registration function for societies under the Co-operative and Community Benefit Societies Act 2014, which includes guidance on the requirement to submit an Annual Return, please see here: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

### Section 2 – About this application

|                           |  |
|---------------------------|--|
| <b>Society name</b>       | Co-op Homes (South) Limited              |
| <b>Register number</b>    | 25197R                                   |
| <b>Registered address</b> | 8 Waldegrave Road, Teddington, Middlesex |
| <b>Postcode</b>           | TW11 8GT                                 |

#### 2.1 What date did the financial year covered by these accounts end?

|   |   |
|---|---|
| 3 | 1 |
|---|---|

|   |   |
|---|---|
| 0 | 3 |
|---|---|

|   |   |   |   |
|---|---|---|---|
| 2 | 0 | 2 | 0 |
|---|---|---|---|

## Section 3 – People

**3.1 Please provide the names of the people who were directors of the society during the financial year this return covers.** Some societies use the term ‘committee member’ or ‘trustee’ instead of ‘director’. For ease of reference, we use ‘director’ throughout this form.

| Name of director | Month and year of birth |
|------------------|-------------------------|
| William McManus  | 1951                    |
| Derrick Turner   | 1963                    |
| Neil Tryner      | 1970                    |
| Helen Berg       | 1954                    |
| Nicholas Leggett | 1962                    |
| Steve Tucker     | 1967                    |
| Toby D'Olier     | 1980                    |
| Gail Walters     | 1965                    |

Continue on to a separate sheet if necessary.

**3.2 All directors must be 16 or older. Please confirm this is this case:**

All directors are aged 16 or over

**3.3 Societies are within the scope of the Company Directors Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:**

No director is disqualified

**3.4 Please state any close links which any of the directors has with any society, company or authority.** ‘Close links’ includes any directorships or senior positions held by directors of the society in other organisations.

N/A

**3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers. Societies must have a secretary.**

| Name of secretary | Month and year of birth |      |
|-------------------|-------------------------|------|
| Neil Tryner       |                         | 1970 |

## Section 4 – Financial information

**4.1 Please confirm that:**

- accounts are being submitted with this form
- the accounts comply with relevant statutory and accounting requirements
- the accounts are signed by two members and the secretary (3 signatures in total)

**4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.**

|  |            |
|--|------------|
| Number of members                                | 43         |
| Turnover   | 3,005,073  |
| Assets   | 21,595,399 |
| Number of employees (if any)                     | 22         |
| Share capital                                    | 215        |
| Highest rate of interest paid on shares (if any) | n/a        |

**4.3 What Standard Industrial Classification code best describes the society's main business?** Where more than one code applies, please select the code that you feel best describes the society's main business activity. You will find a full list of codes here: <http://resources.companieshouse.gov.uk/sic/>

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## Section 5 – Audit

Societies are required to appoint an auditor to audited unless they are small or have disapplied this requirement. For further guidance see chapter 7 of our guidance: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

### 5.1 Please select the audit option the society has complied with:

- Full professional audit
- Auditor's report on the accounts
- Lay audit
- No audit

### 5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act

We have complied with the audit requirements

### 5.3 Please confirm any audit report (where required) is being submitted with this Annual Return

- Yes
- Not applicable

The information below impacts the level of audit required of the society's accounts. Please provide answers to the following questions.

### 5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?

- Yes
- No

**5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.**

Not applicable

|              |  |
|--------------|--|
| OSCR number: |  |
|--------------|--|

**5.6 Is the society a housing association?**

No  Go to section 6

Yes  Go to question 5.7

**5.7 Please confirm which housing regulator you are registered with, and provide the registration number they have given you:**

|   |                                     | Registration number |
|---|-------------------------------------|---------------------|
| Homes and Communities Agency                  | <input checked="" type="checkbox"/> | C3675               |
| Scottish Housing Regulator                    | <input type="checkbox"/>            |                     |
| The Welsh Ministers                           | <input type="checkbox"/>            |                     |
| Department for Communities (Northern Ireland) | <input type="checkbox"/>            |                     |

## Section 6 – Subsidiaries

### 6.1 Is the society a subsidiary of another society?

Yes

No

### 6.2 Does the society have one or more subsidiaries? (As defined in sections 100 and 101 of the Act)

Yes  Continue to question 6.3

No  Continue to Section 7

### 6.3 If the society has subsidiaries, please provide the names of them below (or attach an additional sheet)

| Registration Number | Name |
|---------------------|------|
|                     |      |
|                     |      |
|                     |      |
|                     |      |

### 6.4 Please provide below (or on a separate sheet) the names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions: (the society must have written authority from us to exclude a subsidiary from group accounts)

| Registration Number | Name | Reason for exclusion |
|---------------------|------|----------------------|
|                     |      |                      |
|                     |      |                      |
|                     |      |                      |
|                     |      |                      |

## Section 7 – Condition for registration

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); **or**
- are conducting business for the benefit of the community ('community benefit society').

A society must answer the questions set out in either Section 7A or Section 7B of this form, depending on which condition of registration it meets.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

## Section 7A - Co-operative societies

Co-operative societies must answer the following questions in relation to the financial year covered by this return.

**7A.1 What is the business of the society?** For example, did you provide housing, manufacture goods, develop IT systems etc.

**7A.2 Please describe the members' common economic, social and cultural needs and aspirations.** In answering this question, please make sure it is clear what needs and aspirations members had in common.

**7A.3 How did the society's business meet those needs and aspirations?**

You have described the society's business answer to question 7A.1, and in question 7A.2 you have described the common needs and aspirations of members. Please now describe how during the year that business met those common needs and aspirations.

**7A.4 How did members democratically control the society?** For example, did the members elect a board at an annual general meeting; did all members collectively run the society.



**7A.5 What did the society do with any surplus or profit?** For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?

## Section 7B - Community benefit societies

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

**7B.1 What is the business of the society?** For example, did you provide social housing, run an amateur sports club etc.

The society provides and manages social housing and provides managing agent services for other community housing organisations and housing co-ops.

**7B.2 Please describe the benefits to the community the society delivered?** Here we are looking to see *what* the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

The benefits to the community is to provide homes and expert advice to people in need.

**7B.3 Please describe how the society's business delivered these benefits?** The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 7B.1) provided benefit to the community.

The provision of affordable housing allows people to house themselves more cheaply and with better security of tenure than on the open market. This increases their overall chances in society. The provision of specialist adapted and supported accommodation for those in need by reason of their age or disability/health allows such people to secure appropriate accommodation where this might otherwise be unavailable and to receive services that relieve their needs. These activities meet a clear need within the communities in which the society operates and increases the residents' overall chances in society.

**7B.4 Did the society work with a specific community, and if so, please describe it here?** For instance, were the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

N/A

**7B.5 What did the society do with any surplus or profit?** For instance, did you donate the money; did money get reinvested in the business; put into reserves; used for some other purpose?

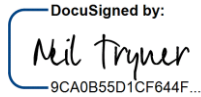
The society will continue to further its objects by providing social housing, amenities, services, facilities and assistance to its tenants and customers.

**7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest.** Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

N/A

## Section 8– Declaration

The secretary of the society must complete this section.

|   |   |
|---|---|
| <b>Name</b>   | Neil Tryner   |
| My signature below confirms that the information in this form is accurate to the best of my knowledge |   |
| <b>Signature</b>  |  |
| <b>Position</b>   | Secretary   |
| <b>Date</b>   | 09/07/2020  |

## Section 9 – Submitting this form

Please submit a signed, scanned version of this form along with your accounts and any auditor's report by email to: [mutualsanrtns@fca.org.uk](mailto:mutualsanrtns@fca.org.uk).

Or you can post the form to:

Mutual Societies  
 Financial Conduct Authority  
 12 Endeavour Square  
 London  
 E20 1JN

This form is available on the Mutuals Society Portal: <https://societyportal.fca.org.uk>

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