

COMMUNITY HOUSING AND THERAPY

England & Wales · Charity number 1040713

Details

Other names C H T

Status Registered

Legal form Charitable company

Company number [02940712](#)

Registered 1994-09-09

Register [View on the Charity Commission register](#)

Contact

Address 21 Lancaster Park
Richmond
TW10 6AB

Phone 02073815888

Email mm@cht.org.uk

Website <http://www.cht.org.uk>

Activities

Objects: THE OBJECT OF THE CHARITY SHALL BE RELIEF OF PERSONS SUFFERING FROM MANIC DEPRESSION OTHERWISE KNOWN AS EFFECTIVE DISORDER BY THE PROVISION OF ACCOMMODATION OR IN SUCH OTHER WAYS AS ARE CHARITABLE IN LAW AS THE TRUSTEES SHALL THINK FIT

Activities: Community Housing and Therapy is a charity that runs residential units for those with severe and enduring mental health difficulties. CHT's therapeutic and rehabilitative programme is designed to create a structure that will lead to recovery, employment and eventual independence.

Classification

- **How:** Provides Services
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, Disability, Accommodation/housing, Other Charitable Purposes
- **Who:** Other Defined Groups

Geography

- Croydon
- East Sussex
- Kingston Upon Thames
- Waltham Forest

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£3,986,894	£3,857,073	£2,844,881	54
2024-03-31	£3,938,519	£3,724,421	£2,715,060	52
2023-03-31	£3,437,495	£3,242,199	£2,500,963	48
2022-03-31	£2,829,889	£2,961,817	£2,305,667	48
2021-03-31	£3,148,956	£3,075,565	£2,437,596	57

Trustees

Name	Role	Appointed
Michael Watson	Chair	2022-09-26
Laura Eeles		2022-02-28
Lynsey Rowe		2019-05-01
Monomita Raksit		2024-03-25
Neelam Khawani-Connett		2024-03-25
Roger Hilary Robbin Coker		2024-03-25
Sebastian Oram		2019-05-01

Accounts

Company number: 2940712

Charity Number: 1040713

Community Housing and Therapy

Report and financial statements

For the year ended 31 March 2025

Community Housing and Therapy

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Community Housing and Therapy

Reference and administrative information

For the year ended 31 March 2025

Company number 2940712

Charity number 1040713

Registered office and operational address

Unit WG10 Vox Studios
1-45 Durham Street
London SE11 5JH

Trustees The trustees, who are also directors under company law, who served during the year up to the date of this report were as follows:

Michael Watson (Chair)
Laura Eeles (Treasurer)
Sebastian Oram
Laura Chesham (resigned July 2024)
Lynsey Rowe
Dr Sue Mizen (resigned July 2025)
Neelam Khawani-Connett
Monomita Raksit
Roger Robbin-Coker
Catherine Mahoney

Principal staff	Peter Cockersell MSc DPsych FRSA	Chief Executive
	Abd-al Kane Abdullah	Chief Operating Officer
	Fitsum Teklu (FCCA)	Chief Financial Officer

Bankers Lloyds TSB Bank PLC
10 Hanover Square
London
WIS IHJ

Solicitors Wilsons Law
Alexandra House
St Johns Street
Salisbury
SP1 2SB

Auditor Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
110 Golden Lane
LONDON
EC1Y 0TG

The trustees present their report and the audited financial statements for the year ended 31 March 2025.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

Community Housing and Therapy's objectives are set out in the objects contained in the charity's memorandum of association.

Our projects welcome people from all backgrounds. The charity operates a thorough and structured needs assessment to determine if a referral will benefit from the service we offer. We are committed to a working environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability.

The trustees review the aims, objectives and activities of the charity each year.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

This report looks at the charity's achievements and outcomes in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

CHT's Strategic Direction

Mission:

To provide a residential therapeutic environment for a cohort of people typically with diagnoses of personality disorders and presenting with high-risk behaviours who would otherwise, either long-term or on a revolving door basis, be in hospitals.

To promote psychodynamic ways of working with and understanding mental health problems.

In furtherance of these we will:

Quality:

- Fine tune and publicise CHT's clinical model
- Ensure consistent application of the clinical model in the communities
- Seek EE accreditation
- Use the new Access electronic client management system to have better information control and record-keeping

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2025

- Further implement our organisational learning strategy
- Increase levels of co-production in all areas of CHT's operations
- Improve our outcome measures and data gathering

Marketing:

- Amplify, and better target, our marketing to clinicians and decision-makers in ICBs and placement teams
- Make more of the economic case for CHT's provision
- Expand our training offer, and develop hybrid and online trainings
- Publish more articles in peer-reviewed journals
- Present at more targeted conferences
- Establish and direct Polyfonia
- Undertake a more robust piece of evaluation of our effectiveness

Financial:

- Charge competitive fees
- Increase fundraised income
- Expand service provision
- Increase training income

Key Achievements:

We:

- *Initiated specific training courses for residents, and training on coproduction for staff and residents*
- *Delivered workshops/seminars at the TCTC Conference, and International Therapeutic Community conferences in Portugal and Italy*
- *Introduced an electronic record-keeping programme, Access, to keep us in line the sector and enable staff to spend less time on recording data*
- *Revised management information systems leading to more varied and improved quarterly reporting*
- *Worked with 73 clients during the year, this decreased by 25% from 2023-24.*
- *Admitted 12 new clients into our therapeutic services.*
- *Achieved and sustained 80% occupancy on average in the year, this decreased by 8% over the previous year.*
- *Increased fees by an average of 5% at all our services*
- *Chaired the Committee for, and launched, the third round of the Elly Jansen Award for original research and articles on Therapeutic Communities*
- *Included external participants from two NHS Trusts on the Diploma as a free pilot, and agreed fees for other NHS learners from those Trusts for the 2025/26 Diploma*
- *Held a 'whole-CHT' trip to Kew Gardens, attended by 48 staff and residents*
- *64% of those who moved on went to lower-support or independent accommodation.*
- *Had 42% of residents engaged in work, education or training*

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2025

The charity has worked to the following targets (in bold) in the past year:

To develop our core therapeutic services

This year CHT was able to continue with occupancy levels of 84% through the first eight months of the year and again managed to increase our fees across all our communities. However, there was a significant number of residents' placements ended by CHT in autumn and winter 2024, and then a sudden drop-off of placements in the first 3 months of 2025, so that occupancy by the end of this period was at an unsustainably low level of under 80%. Since 31 March 2025 occupancy levels have continued to be low. Trustees have been working with management to increase these levels with early signs of success.

The trustees maintain an extremely close oversight of both costs and cash flow. The trustees meet five times a year and review the finances by means of management accounts, which are presented to the Chair and Treasurer each month.

CHT posted a surplus, of £130K after depreciation and interest, which was better than we anticipated for 2024-2025. Total income for the year amounted to £4m. This was 1% higher than the previous year.

To develop our international network

CHT continued to play an active role in the development and running of the International Network of Democratic Therapeutic Communities (INDTC) and presented at two international conferences hosted by INDTC, one in Porto, Portugal, and the other in Caltagirone, Italy.

To maintain high quality staff

We are pleased to say that we continued to have good staff retention and that where we have needed to recruit, we have had candidates of a high calibre. We have managed to recruit and retain many excellent staff over the year, though we also bade fond farewells to several very long-standing members of staff who have individually made decisions to move into new directions.

Principal risks and uncertainties

The risk register, in which potential risks have been identified, is divided into the following categories:

- Clinical standards
- Personnel
- Income streams
- Demand for services
- Infrastructure
- Public relations
- Finance and administration
- Fraud
- Other (including development)

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Trustees' annual report

For the year ended 31 March 2025

The risks are divided into low, medium and high depending on the likelihood of occurrence and their potential impact on the charity. Each risk is followed by an appropriate action aimed at minimizing the risk. The trustees review the risk register annually.

The following key risks were identified:

- Fee Levels and Cash Flow
 - Cuts in Public Budgets have in the past resulted in a reduction in fees. It is essential to ensure that fee levels achieved are sufficient to meet operational costs.
 - This year we have again managed to increase fee levels negotiated on new spot purchase arrangements and have negotiated a fee uplift on some existing contracts.
 - CHT has a strategy of increasing capacity through the development of new services, spreading overheads and increasing potential surpluses.
 - Our cash in hand was sustained as a result of high occupancy for most of the year and higher fees, and cashflow remained strong by March 2025.
- Referrals
 - Sustainable levels of referrals of new clients are critical. CHT aims to mitigate this risk by:
 - Fortnightly meetings on referrals and occupancy between Service Managers and the Senior team
 - Providing a treatment/rehabilitation model rather than a long-term care model, with registration as a treatment provider rather than a care provider; facilitating more referrals at higher fee levels.
 - Improving marketing to widen its portfolio of referral agencies.
 - Forming strategic alliances with a range of NHS Trusts to enable CHT to develop new referral routes.
 - Having occupancy and referrals as standing items on the agenda at all meetings of senior and frontline management

The charity has a risk strategy comprising:

- Regular, weekly oversight of occupancy and cashflow levels by CEO and CFO.
- The establishment of a risk register.
- Annual Review of the risks the charity faces.
- Introduction of systems to mitigate the risks identified and minimize any potential impact on the charity should any risks materialize.

The most significant risks to CHT in 2024-2025 were placements being ended prematurely and slow placements by local authorities/health trusts, leading to a perilous occupancy position.

Reserves policy and going concern

At the end of March 2025, the cash balance was £1,290k. including cash (£566k) in high interest, but reasonably accessible, accounts.

As low occupancy at the end of the financial year 2024-2025 has continued into 2025-2026 in an increasingly difficult environment, we are focusing more senior time on improving and amplifying our marketing and

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2025

pressing for referrals (of which we continue to get enough) to turn into placements (which is where the drag is occurring). We are confident in CHT's ability to ride this difficult period and have already begun to see an upturn in occupancy in the second quarter of 2025-2026.

The reserves policy of the trustees is as follows:

- 1) To maintain, as a minimum, reserves sufficient to fund day to day business commitments: £500k.
- 2) To have reserves, on top of the above minimum, for capital expenditure: £100k.
- 3) Any extra reserves above £600k will be utilized to support potential expansion.

The level of reserves was approximately £1.1m at the end of this year but is forecast to decrease significantly in 2025-2026. Based on the reserve policy, the trustees believe that the reserve is sufficient to run the business; however, the trustees will be paying special attention to occupancy and income levels at each Board meeting and have devised a series of remedial actions should CHT fall short of the targets set for recovery.

CHT's services for 2024/25 were budgeted to operate at a small deficit of approximately £13k; however, we ultimately had a surplus of £130K due to high occupancy for two thirds of the year and significantly higher average weekly fees.

Plans for the future

Plans for 2025-2026 and further years are:

- To modernise our therapeutic communities so that they offer highly relevant care, treatment and recovery services.
- To fully implement our refreshed and revised Clinical Model.
- To keep all our resident and clinical records in an NHS-level secure electronic system.
- To manage our services to the highest possible standard, both financially and clinically.
- To expand the number of supported living and community services in response to demand.
- To establish new partnerships with NHS Trusts to create a 'pathway' model.
- To raise the profile of CHT through enhanced marketing, particularly targeting ICBs.
- To provide more paid external training.
- Take forward the planned growth of the charity through partnerships, improved marketing, redefinition of our work, and a diversification of funding streams, client base, and services offered.
- To better target and to expand the number of charitable fundraising bids.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on the 15th of June 1994 and registered as a charity on the 9th of September 1994.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

Trustees' annual report

For the year ended 31 March 2025

The trustees are planning to change the charity's articles of association in the next financial year to bring them more up to date. Charity Commission support for these changes will be obtained before any changes are made; they will then be notified to Companies House.

All trustees give their time voluntarily and receive no benefits from the charity. The disclosure of consultancy work completed by one Trustee is shown on page 22.

Appointment of trustees

Patrons and Trustees are recruited by personal contact through the business of the charity or through the trustees, or by advertising in appropriate media.

Where the board identifies a skill gap it recruits trustees to fill it. Potential trustees are suggested to the Board, an interviewing panel is arranged and information such as annual report, annual accounts and publicity leaflets are sent. After a positive interview potential trustees are invited to visit one of the residential projects and to attend a Board meeting after which trustees decide whether or not to appoint. The new trustee is then invited to join the Board. Following this there is an induction and then further information on the activities of the charity will be available through Board meetings, further visits and meetings with staff and through attendance at conferences which the charity organizes from time to time.

The membership of the Board of Trustees has been consistent in 2024-2025, with the resignation of only one trustee, Laura Chesham. Laura Eeles continues to be Treasurer and Michael Watson Chair.

Related parties and relationships with other organisations

Fairhall Court and George Dooley House are supported living services run in partnership with Central and Cecil Housing Trust (CCHT). These services provide supported housing for up to sixteen clients. CCHT is responsible for providing support and therapeutic services, and CCHT maintain responsibility for the housing management. Central and Cecil has been taken over by another Housing Association, Aster Group, and we are in discussions with them about ongoing agreements over the two properties; they have indicated that they have no immediate plans for change.

Onkar House is leased from a private owner. CCHT provides the support and manages the day-to-day activities and maintenance of the property and provides the housing management. There is one year left to run on the lease and we are considering extending the lease for at least one year when this lease expires.

We worked with Qualifi on the re-accreditation of our Diploma in Relational Practice in Mental Health, which has to be done every three years; we successfully enrolled three external students, all from the NHS, as a pilot, and all have now completed the Diploma. We will pilot charging fees in 2025-2026.

We are applying for planning permission for the building of a block of 8 flats in the garden of Mount Lodge, with the support of East Sussex County Council. If granted we will look for a housing association partner with which to develop them.

Trustees' annual report

For the year ended 31 March 2025

Fundraising compliance

CHT does not engage in public fundraising and does not use professional fundraisers or commercial participators. CHT nevertheless observes and complies with the relevant fundraising regulations and codes. During the year there was no non-compliance of these regulations and codes and CHT received no complaints relating to its fundraising practice.

Remuneration policy for key management personnel

CHT aims to benchmark all salaries against equivalent size organisations in the charity sector. Pay is reviewed annually; increments for individual staff are within pre-set pay bands and according to performance and skill criteria. CHT is compliant with new national pension legislation and living wage agreements.

Statement of responsibilities of the trustees

The trustees (who are also directors of Community Housing and Therapy for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2025

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

Members of the charity guarantee to contribute an amount not exceeding £10 each to the assets of the charity in the event of winding up. The total number of such guarantees on 31 March 2025 was 10 (2024:11). The trustees are members of the charity, but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The trustees' annual report has been approved by the trustees on 6th October and signed on their behalf by

Laura Eeles
Treasurer

Independent auditors' report

To the members of

Community Housing and Therapy

Opinion

We have audited the financial statements of Community Housing and Therapy (the 'charitable company') for the year ended 31 March 2025 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *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 charitable company's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

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 charitable company 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 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 trustees' 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 Community Housing and Therapy'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 trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the trustees' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent auditors' report

To the members of

Community Housing and Therapy

In preparing the financial statements, the trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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.

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 extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating 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 risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting

Independent auditors' report

To the members of

Community Housing and Therapy

estimates are indicative of a potential bias and tested significant transactions that are unusual or those 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. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Farrah Kitabi (Senior statutory auditor)

25 November 2025

for and on behalf of Sayer Vincent LLP, Statutory Auditor

110 Golden Lane, LONDON, EC1Y 0TG

Community Housing and Therapy

Statement of Financial Activities (incorporating an income and expenditure account)

For the year ended 31 March 2025

	Note	Unrestricted £	Restricted £	2025 Total £	Unrestricted £	Restricted £	2024 Total £
Income from:							
Donations and legacies	2	10,794	133,090	143,884	10,031	90,750	100,781
Charitable activities							
Care		3,771,785	–	3,771,785	3,795,545	–	3,795,545
Training		17,672	–	17,672	8,803	–	8,803
Other Income		42,489	11,065	53,554	33,389	–	33,389
Total income		3,842,739	144,155	3,986,894	3,847,768	90,750	3,938,519
Expenditure on:							
Raising funds		38,161	–	38,161	39,759	–	39,759
Charitable activities							
Care		3,628,333	67,000	3,695,333	3,625,549	20,200	3,645,749
Training		113,579	10,000	123,579	27,913	11,000	38,913
Total expenditure	3	3,780,073	77,000	3,857,073	3,693,221	31,200	3,724,421
Net income and net movement in funds for the year		62,667	67,155	129,821	154,547	59,550	214,098
Reconciliation of funds:							
Total funds brought forward		2,335,162	379,898	2,715,060	2,180,615	320,348	2,500,963
Total funds carried forward		2,397,828	447,053	2,844,881	2,335,162	379,898	2,715,060

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 15 to the financial statements.

Community Housing and Therapy

Balance Sheet

Company no. 2940712

As at 31 March 2025

	Note	£	2025 £	£	2024 £
Fixed assets:					
Tangible assets	9		<u>3,674,171</u>		<u>3,766,569</u>
			3,674,171		3,766,569
Current assets:					
Debtors	10	249,092		334,399	
Cash at bank and in hand		<u>1,288,431</u>		<u>1,054,056</u>	
		1,537,523		1,388,455	
Liabilities:					
Creditors: amounts falling due within one year	11	<u>(476,009)</u>		<u>(505,258)</u>	
Net current assets			<u>1,061,514</u>		<u>883,197</u>
Total assets less current liabilities			4,735,684		4,649,766
Creditors: amounts falling due after one year	12		<u>(1,890,803)</u>		<u>(1,934,706)</u>
Total net assets			<u>2,844,881</u>		<u>2,715,060</u>
The funds of the charity:					
Restricted income funds	14		447,053		379,898
Unrestricted income funds:					
General funds		<u>2,397,828</u>		<u>2,335,162</u>	
Total unrestricted funds			<u>2,397,828</u>		<u>2,335,162</u>
Total charity funds			<u>2,844,881</u>		<u>2,715,060</u>

Approved by the trustees on 6 October 2025 and signed on their behalf by

Laura Eeles
Treasurer

Community Housing and Therapy

Statement of Cash Flow

For the year ended 31 March 2025

	2025 £	£	2024 £	£
Cash flows from operating activities				
Net income for the reporting year (as per the statement of financial activities)	129,821		214,098	
Depreciation charges	140,059		146,866	
Decrease in debtors	85,307		142,261	
(Decrease)/increase in creditors	<u>(36,987)</u>		<u>99,908</u>	
Net cash provided by operating activities		318,200		603,133
Cash flows from investing activities:				
Payments for Furniture and Leasehold improvement	<u>(47,659)</u>		<u>(127,070)</u>	
Net cash (used in) investing activities		(47,659)		(127,070)
Cash flows from financing activities:				
Repayments of borrowing	(36,166)		(34,177)	
Net cash used by financing activities		(36,166)		(34,177)
Change in cash and cash equivalents in the year		234,375		441,886
Cash and cash equivalents at the beginning of the year		<u>1,054,056</u>		<u>612,170</u>
Cash and cash equivalents at the end of the year		<u>1,288,431</u>		<u>1,054,056</u>

1 Accounting policies

a) Statutory information

Community Housing and Therapy is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address and principal place of business is Unit WG10 Vox Studios, 1–45 Durham Street, London, SE11 5JH.

b) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)– (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

After assessing the current performance of CHT, the trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. Further detail is provided in the trustees' annual report.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants and donations are recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of provision of residential accommodation, care and support for people experiencing mental health problems or emotional distress undertaken to further the purposes of the charity and their associated support costs

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned based on staff time which are an estimate of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities based on an estimate of the amount of staff time or usage attributable to each activity.

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

● Land	nil
● Freehold buildings	50 years
● Fixtures and fittings	5 years
● Leasehold improvements	5 years

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1 Accounting policies (continued)

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

o) Pensions

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charitable company to the fund. The charitable company has no liability under the scheme other than for the payment of those contributions.

2 Donations and legacies

	Unrestricted £	Restricted £	2025 Total £	Unrestricted £	Restricted £	2024 Total £
Vernon N Ely Charitable Settlement	10,000	–	10,000	10,000	–	10,000
Elly Jansen award	–	50,000	50,000	–	50,000	50,000
The National Lottery Community Fund	–	51,802	51,802	–	–	–
The Adint Charitable Trust	–	10,000	10,000	–	10,000	10,000
William Allen Young Charitable Trust Foundation	–	5,000	5,000	–	5,000	5,000
Shanly Foundation	–	3,000	3,000	–	2,000	2,000
Chalk Cliff Trust	–	5,000	5,000	–	–	–
The Truemark Trust	–	5,000	5,000	–	–	–
PF Charitable Trust	–	2,000	2,000	–	2,800	2,800
Donation from B&Q Foundation	–	–	–	–	10,000	10,000
Donation from Screfix Foundation	–	–	–	–	5,000	5,000
Ladbrokes Coral Trust	–	–	–	–	1,000	1,000
Charles S French Charitable Trust	–	–	–	–	2,000	2,000
Other donations	794	1,288	2,082	31	2,950	2,981
Total	10,794	133,090	143,884	10,031	90,750	100,781

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2025

3a Analysis of expenditure (current year)

	Cost of raising funds £	Charitable activities		Governance costs £	Support costs £	2025 Total £	2024 Total £
		Care costs £	Training costs £				
Staff costs (Note 5)	28,585	2,241,603	67,049	54,071	305,342	2,696,650	2,427,269
Food and consumables	-	96,665	-	-	16,785	113,450	112,254
Lights and heat	-	97,304	-	-	1,915	99,219	119,571
Furniture, equipment and maintenance	-	161,126	-	-	17,937	179,063	253,879
Accounting and Audit fees	-	-	-	14,640	-	14,640	14,102
Legal and professional	-	16,323	-	-	-	16,323	11,392
Travel and motor	-	36,236	-	-	55,578	91,814	83,116
Printing, postage and stationery	-	6,706	-	-	2,841	9,547	7,241
Rent and rates	-	86,931	-	-	68,861	155,792	146,073
Telephone and insurance	-	97,710	-	-	9,558	107,268	97,814
Loan interest	-	161,049	-	-	-	161,049	163,313
Bad debts	-	(18,813)	-	-	-	(18,813)	56,530
Staff training, conference and welfare	-	-	42,165	-	-	42,165	27,913
Consultancy	-	24,547	-	-	-	24,547	33,678
Depreciation	-	140,059	-	-	-	140,059	146,866
General	-	22,095	-	-	-	22,095	15,940
Elly Jansen award	-	2,205	-	-	-	2,205	7,470
	28,585	3,171,746	109,214	68,711	478,817	3,857,073	3,724,421
Support costs	9,576	454,876	14,365	-	(478,817)	-	-
Governance costs	-	68,711	-	(68,711)	-	-	-
Total expenditure 2025	38,161	3,695,333	123,579	-	-	3,857,073	-
Total expenditure 2024	39,759	3,645,749	38,913	-	-	3,724,421	-

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2025

3b Analysis of expenditure (prior year)

	Cost of raising funds £	Charitable activities				2024 Total £	2023 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	16,091	2,010,397	11,000	49,395	340,385	2,427,269	2,194,907
Food and consumables	–	101,709	–	–	10,545	112,254	104,854
Lights and heat	–	118,090	–	–	1,481	119,571	94,957
Furniture, equipment and maintenance	–	243,504	–	–	10,375	253,879	141,525
Accounting and Audit fees	–	–	–	14,102	–	14,102	13,560
Legal and professional	–	–	–	11,392	–	11,392	9,615
Travel and motor	–	35,940	–	–	47,176	83,116	71,037
Printing, postage and stationery	–	5,101	–	–	2,140	7,241	8,398
Rent and rates	–	84,681	–	–	61,392	146,073	147,637
Telephone and insurance	–	84,565	–	–	13,249	97,814	86,871
Loan interest	–	163,313	–	–	–	163,313	108,700
Bad debts	–	56,530	–	–	–	56,530	33,780
Staff training, conference and welfare	–	–	27,913	–	–	27,913	26,787
Consultancy	23,668	10,010	–	–	–	33,678	47,184
Depreciation	–	146,866	–	–	–	146,866	124,135
General	–	13,840	–	–	2,100	15,940	28,251
Elly Jansen award	–	7,470	–	–	–	7,470	–
	39,759	3,082,016	38,913	74,889	488,844	3,724,421	3,242,199
Support costs	–	488,844	–	–	(488,844)	–	–
Governance costs	–	74,889	–	(74,889)	–	–	–
Total expenditure 2024	39,759	3,645,749	38,913	–	–	3,724,421	–
Total expenditure 2023	57,463	3,157,948	26,787	–	–	3,242,199	–

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2025

4 Net income for the year

This is stated after charging:

	2025 £	2024 £
Depreciation	140,059	146,866
Interest payable	161,049	163,313
Operating lease rentals:		
Property	107,553	100,556
Other	6,953	6,420
Auditors' remuneration (excluding VAT):		
Audit	12,200	11,750

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025 £	2024 £
Salaries and wages	1,879,427	1,681,689
Social security costs	193,179	169,962
Employer's contribution to defined contribution pension schemes	69,466	64,025
Other staff costs	554,578	511,592
	<u>2,696,650</u>	<u>2,427,269</u>

The following number of employees received employee benefits (excluding employer pension costs) during the year between:

	2025 No.	2024 No.
£60,000–69,999	1	1
£70,000 – £79,999	2	–
£100,000 – £109,999	1	1

The total employee benefits including pension contributions of the key management personnel were £293,910 (2024: £259,066).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £1,501 from two trustees (2024: £2,275).

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as

	2025 No.	2024 No.
Charitable activities	48	47
Support	6	5
	<u>54</u>	<u>52</u>

7 Related party transactions

There were no donations from related parties which are outside the normal course of business and no restricted donations from related parties (2024: none).

One of the trustees, Dr Susan Mizen, worked as a consultant during the year with a total payment of £24,000.

8 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold buildings £	Furniture, fittings and equipment £	Leasehold improvements £	Total £
Cost or valuation				
At the start of the year	5,016,482	51,217	215,884	5,283,583
Additions in year	–	4,270	43,389	47,659
Disposal	–	(21,005)	–	(21,005)
At the end of the year	<u>5,016,482</u>	<u>34,482</u>	<u>259,273</u>	<u>5,310,237</u>
Depreciation				
At the start of the year	1,361,972	37,777	117,264	1,517,013
Charge for the year	100,330	2,810	36,919	140,059
Disposal	–	(21,005)	–	(21,005)
At the end of the year	<u>1,462,302</u>	<u>19,582</u>	<u>154,183</u>	<u>1,636,067</u>
Net book value				
At the end of the year	<u><u>3,554,180</u></u>	<u><u>14,900</u></u>	<u><u>105,090</u></u>	<u><u>3,674,171</u></u>
At the start of the year	<u><u>3,654,510</u></u>	<u><u>13,440</u></u>	<u><u>98,620</u></u>	<u><u>3,766,570</u></u>

All of the above assets are used for charitable purposes.

10 Debtors

	2025 £	2024 £
Trade debtors	176,173	269,628
Other debtors	28,355	28,355
Prepayments	12,802	28,703
Accrued income	31,762	7,713
	<u><u>249,092</u></u>	<u><u>334,399</u></u>

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2025

11 Creditors: amounts falling due within one year

	2025 £	2024 £
Bank loans and overdraft	42,887	35,149
Trade creditors	50,623	66,116
Other creditors	141,926	195,895
Accruals	240,573	208,098
	<u>476,009</u>	<u>505,258</u>

12 Creditors: amounts falling due after one year

	2025 £	2024 £
Bank loans	1,890,803	1,934,706
	<u>1,890,803</u>	<u>1,934,706</u>
Due between one to two years	46,443	38,252
Due between two to five years	161,685	135,803
Due after five years	1,682,675	1,760,651
	<u>1,890,803</u>	<u>1,934,706</u>

Interest is payable at 3.25% above the base rate.

The company has one loan from Charity Bank and the loan is secured by a charge on the freehold properties with a net book value of £3,554,180.

13 Pension scheme

The company operates a group defined contribution scheme for all employees, the assets of which are held by Royal London. At 31 March 2025 £11,066 was owed to the Royal London (2024: £9,187). The pension charge for the year was £69,466 (2024: £64,025).

14a Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,227,118	447,053	3,674,171
Net current assets	1,061,514	–	1,061,514
Long term liabilities	(1,890,803)	–	(1,890,803)
Net assets at the end of the year	2,397,828	447,053	2,844,881

14b Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,386,671	379,898	3,766,569
Net current assets	883,197	–	883,197
Long term liabilities	(1,934,706)	–	(1,934,706)
Net assets at the end of the year	2,335,162	379,898	2,715,060

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2025

15a Movements in funds (current year)

	At 1 April 2024 £	Income & gains £	Expenditure & losses £	Transfers between funds £	At 31 March 2025 £
General unrestricted funds:	2,335,162	3,842,739	(3,780,073)	–	2,397,828
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Elly Jansen award	142,530	55,145	(2,205)	–	195,470
The National Lottery Community Fund	–	51,802	(48,732)	–	3,070
Donation from B&Q Foundation	8,000	–	(2,000)	–	6,000
The Adint Charitable Trust	–	10,000	(10,000)	–	–
Donation from Screfix Foundation	4,000	–	(1,000)	–	3,000
William Allen Young Charitable Trust Foundation	3,711	5,000	(4,546)	–	4,165
PF Charitable Trust	–	2,000	–	–	2,000
Chalk Cliff Trust	–	5,000	–	–	5,000
Shanly Foundation	–	3,000	–	–	3,000
The Truemark Trust	–	5,000	–	–	5,000
Other donations	1,309	1,288	(2,597)	–	–
Total restricted funds	379,898	138,235	(71,080)	–	447,053
Total funds	2,715,060	3,980,974	(3,851,153)	–	2,844,881

15b Movements in funds (prior year)

	At 1 April 2023 £	Income & gains £	Expenditure & losses £	Transfers between funds £	At 31 March 2024 £
General unrestricted funds:	2,180,615	3,847,768	(3,693,221)	–	2,335,162
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Elly Jansen award	100,000	50,000	(7,470)	–	142,530
Donation from B&Q Foundation	–	10,000	(2,000)	–	8,000
The Adint Charitable Trust	–	10,000	(10,000)	–	–
Donation from Screfix Foundation	–	5,000	(1,000)	–	4,000
William Allen Young Charitable Trust	–	5,000	(1,289)	–	3,711
PF Charitable Trust	–	2,800	(2,800)	–	–
Charles S French Charitable Trust	–	2,000	(2,000)	–	–
Donation from Shanly Foundation	–	2,000	(2,000)	–	–
Donation from Ladbrokes Coral Trust	–	1,000	(1,000)	–	–
Other donations	–	2,950	(1,641)	–	1,309
Total restricted funds	320,348	90,750	(31,200)	–	379,898
Total funds	2,500,963	3,938,519	(3,724,421)	–	2,715,060

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2025

Bridget Bordewich Bursary Fund

As the purchase of Liliass Gillies House enables Community Housing and Therapy to increase its ability to support people with a diagnosis of bi-polar disorder, the trustees agreed that the Bridget Bordewich Bursary Fund would be used to part fund the purchase of the house. The situation will be reviewed periodically to ensure that the restriction of the funds is observed.

Elly Jansen award

CHT holds the fund to apply towards further thinking about the principles of the Therapeutic Communities approach; to establish an award for the best essays or research on aspects of Therapeutic Communities; and make grants to those considered suitable for research into aspects of Therapeutic Communities.

The National Lottery Community Fund

Donated £51,802 in two instalments. The first, £25,901 in May 2024 and the second, £25,901 in December 2024. These grants represent the first year of a three-year grant (totalling £157,146) to delivery our Experts by Experience programme between May 2024 and May 2026. This income covers all project activities, our Lived Experience Coordinator Salary and a 10% contribution towards overheads costs.

The Adint Charitable Trust

Donated £10,000 in August 2024 towards the annual cost to delivery our training programme, and develop the Diploma.

William Allen Young Charitable Trust

Donated £5,000 in August 2024 towards our annual Project Activity Fund, which cover travel, catering and entry fees for residents across our communities to take part in therapeutic activities taking place in February 2025 and March 2025.

Shanly Foundation

Donated £3,000 in February 2025 towards Richmond House external garden therapy room, a small capital project (total cost £10,739) which will be delivered later in 2025 (we are currently still fundraising for this project).

Chalk Cliff Trust

Donated £5,000 in November 2024 towards our annual Art Therapy programme. This money is ringfenced specifically for activities at Mount Lodge, with £3,280 allocated towards art materials / other project related activities, and £1,720 towards project related staff costs (contribution towards evaluation and supervision by our Senior Psychotherapist).

The Truemark Trust

Donated £5,000 in March 2025, part funding towards delivery of a Horticultural Therapy Programme at Highams Lodge between April 2025 and March 2026. (Total cost of the project, £11,298). This grant can be used for project costs and proportionate permanent CHT staff salary costs as they pertain to this project – for example, evaluation, supervision and project management.

PF Charitable Trust

Donated £2,000 in March 2025 part funding towards delivery of a Horticultural Therapy Programme at Highams Lodge between April 2025 and March 2026. (Total cost of the project, £11,298). This grant can be used for project costs and proportionate permanent CHT staff salary costs as they pertain to this project – for example, evaluation, supervision and project management.

16 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property 2025 £	2024 £
Within one year	58,553	53,225
Two to five years	8,000	52,100
	66,553	105,325

17 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £10.

Accounts

Company number: 2940712

Charity Number: 1040713

Community Housing and Therapy

Report and financial statements

For the year ended 31 March 2024

Community Housing and Therapy

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For the year ended 31 March 2024

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Community Housing and Therapy

Reference and administrative information

For the year ended 31 March 2024

Company number 2940712

Charity number 1040713

Registered office and operational address

Unit WG10 Vox Studios
1-45 Durham Street
London SE11 5JH

Trustees The trustees, who are also directors under company law, who served during the year up to the date of this report were as follows:

Rev George Bush (resigned November 2023)
Lynsey Rowe
Michael Watson (Chair)
Sebastian Oram
Laura Chesham
Stephen Riley (resigned February 2024)
Laura Eeles (Treasurer)
Dr Sue Mizen
Neelam Khawani-Connett (appointed March 2024)
Monomita Raksit (appointed March 2024)
Roger Robbin-Coker (appointed March 2024)
Catherine Mahoney (appointed March 2024)

Principal staff	Peter Cockersell MSc DPsych FRSA	Chief Executive
	Abd-al Kane Abdullah	Chief Operating Officer
	Fitsum Teklu (ACCA)	Chief Financial Officer

Bankers Lloyds TSB Bank PLC
10 Hanover Square
London
WIS IHJ

Solicitors Wilsons Law
Alexandra House
St Johns Street
Salisbury
SP1 2SB

Community Housing and Therapy

Reference and administrative information

For the year ended 31 March 2024

Auditor	Sayer Vincent LLP Chartered Accountants and Statutory Auditors 110 Golden Lane LONDON EC1Y 0TG
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The trustees present their report and the audited financial statements for the year ended 31 March 2024.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

Community Housing and Therapy's objectives are set out in the objects contained in the charity's memorandum of association. We work for the benefit of the public by treating people experiencing mental ill-health and emotional distress. We provide care, support and psychotherapy within residential accommodation, in which the living environment itself is therapeutic, to enable beneficiaries to make changes in their life in order to engage with society in a way they find more fulfilling.

Our projects welcome people from all backgrounds. The charity operates thorough and structured needs assessment to determine if a referral will benefit from the service we offer. We are committed to a working environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability.

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and outcomes in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Strategic report

Key Achievements:

We:

- *Worked with 101 clients during the course of the year, this increased by 5% from 2022-23.*
- *Admitted 27 new clients into our therapeutic services*
- *Changed our CQC registration to 'treatment of disease, disorder and injury' in 'mental health rehabilitative services'*
- *Achieved and sustained 88% occupancy on average in the year, this increased by 2% over the previous year.*
- *Increased fees at all our services*

Trustees' annual report

For the year ended 31 March 2024

- *Delivered workshops/seminars at the TCTC Conference, and an International Therapeutic Community conference in Italy*
- *Successfully won over £150k of Lottery funding for an 'experts by experience' program*
- *Recruited a Lived Experience Coordinator to the Senior Team*
- *Launched the second round of the Elly Jansen Award for original research and articles on Therapeutic Communities*
- *Held a 'whole-CHT' trip to London Zoo, attended by 53 staff and residents*

The charity has worked to the following targets (in bold) in the past year:

To develop our core therapeutic services

This year CHT was able to continue with high occupancy levels of 88%, though not quite to our target of 90% over the whole year. We also managed to increase our fees across all our communities, reflecting the belief from commissioners that we offer much more than simply supportive care, and the fact that we work with a client group that most agencies consider too high risk.

As a result of this, CHT posted a surplus of £214K for 2023-2024.

During this period CHT worked with 101 clients during the reporting period; 36 people moved out, and 70% of these stepped down to lower support accommodation.

To develop our international network

CHT continued to play an active role in the development and running of the International Network of Democratic Therapeutic Communities (INDTC) and presented at an international conference in Florence, Italy hosted by INDTC.

To maintain high quality staff

We are pleased to say that we continued to have good staff retention and that where we have needed to recruit we have had candidates of a high calibre. We have managed to recruit and retain many excellent staff over the year, though we also bade fond farewells to several very long-standing members of staff who have individually made decisions to move into new directions.

In April 2024, we successfully recruited a Lived Experience Coordinator to develop the expert by experience programme and to deepen the co-production of our trainings and services. This is funded by a successful bid to the Big Lottery Community Fund for £157k over three years starting from April 2024.

We also successfully recruited four new Trustees who between them bring a wealth of skills and experience in marketing, commissioning, charity management and therapeutic communities. This has also improved the diversity of the Board of Trustees, which was not as representative as the overall staff are of the client group we serve.

Trustees' annual report

For the year ended 31 March 2024

Financial review

Total income for the year amounted to £3.9m. This was 15% higher than the previous year, and we reported a surplus of £214K after depreciation and interest.

The trustees confirm that to the best of their knowledge, there is no information relevant to the audit of which the auditor is unaware and the trustees also confirm that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the auditor.

The trustees maintain an extremely close oversight of both costs and cash flow. The trustees meet five times a year and review the finances by means of management accounts, which are presented to the Chair and Treasurer each month.

Principal risks and uncertainties

The risk register, in which potential risks have been identified, is divided into the following categories:

- Clinical standards
- Personnel
- Income streams
- Demand for services
- Infrastructure
- Public relations
- Finance and administration
- Fraud
- Other (including development)

The risks are divided into low, medium and high depending on the likelihood of occurrence and their potential impact on the charity. Each risk is followed by an appropriate action aimed at minimizing the risk. The trustees review the risk register annually.

The following key risks were identified:

- Fee Levels and Cash Flow
 - Cuts in Public Budgets have in the past resulted in a reduction in fees. It is essential to ensure that fee levels achieved are sufficient to meet operational costs.
 - This year we have again managed to increase fee levels negotiated on new spot purchase arrangements and have negotiated a fee uplift on some existing contracts.
 - CHT has a strategy of increasing capacity through the development of new services, spreading overheads and increasing potential surpluses.
 - Our cash in hand recovered as a result of increased occupancy and higher fees, and cashflow remained strong.
- Referrals
 - Sustainable levels of referrals of new clients are critical. CHT aims to mitigate this risk by:

Trustees' annual report

For the year ended 31 March 2024

- Providing a treatment/rehabilitation model rather than a long-term care model, with registration as a treatment provider rather than a care provider; facilitating more referrals at higher fee levels.
- Improving marketing to widen its portfolio of referral agencies.
- Forming strategic alliances with a range of partner agencies to enable CHT to acquire new properties and services.
- Having occupancy and referrals as standing items on the agenda at all meetings of senior and frontline management
- Occupancy was very strong for the first part of 2023-2024 but fell back a bit in the final two quarters, and was 88% on average across the financial year

The charity has a risk strategy comprising:

- Regular, weekly oversight of occupancy and cashflow levels by CEO and CFO.
- Fortnightly meetings on referrals and occupancy between Service Managers and the Senior staff
- The establishment of a risk register.
- Annual Review of the risks the charity faces.
- Introduction of systems to mitigate the risks identified and minimize any potential impact on the charity should any risks materialize.

The most significant risks to CHT in 2023-2024 were the increased cost of living, and the increase in interest rates.

Reserves policy and going concern

At the end of March 2024, the cash balance was £1,054k. Since then, we have deposited a substantial amount of cash (£550k) in high interest, but reasonably accessible, accounts. Our day-to-day cash balance is now around £500k. It is our belief that, with continued close and diligent management, and a focus on diversifying our services, improving our marketing, and diversifying our funding streams, we can operate successfully in what continues to be a difficult environment.

The reserves policy of the trustees is as follows:

- 1) To maintain, as a minimum, reserves sufficient to fund day to day business commitments: £350k.
- 2) To have reserves, on top of the above minimum, sufficient to provide cover in the event of shortfalls arising from normal trading variations: £100k.
- 3) Any extra reserves above £450k will be utilized to launch new services.

The level of reserves was approximately £883K at the end of this year. Based on the reserve policy, the trustees believe that the reserve is sufficient to run the business.

As a going concern, CHT's services for 2023/24 were budgeted to operate at a small deficit; however we ultimately had a surplus of £214K due to steady occupancy and significantly higher average weekly fee.

Plans for the future

Plans for 2024-2025 and further years are:

- To modernise our therapeutic communities so that they offer highly relevant care, treatment and recovery services.
- To fully implement our refreshed and revised Clinical Model
- To keep all our resident and clinical records in an NHS-level secure electronic system.
- To manage our services to the highest possible standard, both financially and clinically.
- To expand the number of supported living and community services in response to demand.
- To establish new partnerships with housing providers and other agencies.
- To raise the profile of CHT through enhanced marketing.
- To provide more paid external training.
- Take forward the planned growth of the charity through partnerships, improved marketing, redefinition of our work, and a diversification of funding streams, client base, and services offered.
- To better target and to expand the number of charitable fundraising bids.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on the 15th of June 1994 and registered as a charity on the 9th of September 1994.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The trustees are planning to change the charity's articles of association in the next financial year to reflect changes in the model of care and to bring them more up to date. Charity Commission support for these changes will be obtained before any changes are made; they will then be notified to Companies House.

All trustees give their time voluntarily and receive no benefits from the charity.

Appointment of trustees

Patrons and Trustees are recruited by personal contact through the business of the charity or through the trustees, or by advertising in appropriate media.

Where the board identifies a skill gap it recruits trustees to fill it. Potential trustees are suggested to the Board, an interviewing panel is arranged and information such as annual report, annual accounts and publicity leaflets are sent. After a positive interview potential trustees are invited to visit one of the residential projects and to attend a Board meeting after which trustees decide whether or not to appoint. The new trustee is then invited to join the Board. Following this there is an induction and then further information on the activities of the charity will be available through Board meetings, further visits and meetings with staff and through attendance at conferences which the charity organizes from time to time.

The membership of the Board of Trustees has changed significantly in 2023-2024. with the resignation of our most long-standing member, Reverend George Bush, and Steve Riley, the Deputy Chair. The Board elected

Trustees' annual report

For the year ended 31 March 2024

successfully recruited four new members, Neelam Khawani-Connet, Monomita Raskit, Roger Robbin-Coker and Catherine Mahoney. The Treasurer remains Laura Eeles.

Related parties and relationships with other organisations

Fairhall Court and George Dooley House are supported living services run in partnership with Central and Cecil Housing Trust (CCHT). These services provide supported housing for up to sixteen clients. CHT is responsible for providing support and therapeutic services, and CCHT maintain responsibility for the housing management. Central and Cecil has been taken over by another Housing Association, and we are in discussions with them about ongoing agreements over the two properties; they have indicated that they have no immediate plans for change.

Onkar House is leased from a private owner. CHT provides the support and manages the day-to-day activities and maintenance of the property, and provides the housing management. There are two years left to run on the lease and we are looking at alternative provision for when the lease expires.

We worked with Qualifi on the accreditation of our Diploma in Relational Practice in Mental Health, and continue to hold the accreditation through them.

We are in conversation with other organisations, notably Housing Associations and Charitable Trusts, about other potential partnership working that might benefit CHT, and we have strong relationships with Brighton and Hove Council and Look Ahead Housing and Care as training providers.

Fundraising compliance

CHT does not engage in public fundraising and does not use professional fundraisers or commercial participators. CHT nevertheless observes and complies with the relevant fundraising regulations and codes. During the year there was no non-compliance of these regulations and codes and CHT received no complaints relating to its fundraising practice.

Remuneration policy for key management personnel

CHT aims to benchmark all salaries against equivalent size organisations in the charity sector. Pay is reviewed annually; increments for individual staff are within pre-set pay bands and according to performance and skill criteria. CHT is compliant with new national pension legislation and living wage agreements.

We reviewed our staff and pay structures during 2022 and implemented the changes in 2023-2024.

Statement of responsibilities of the trustees

The trustees (who are also directors of Community Housing and Therapy for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Trustees' annual report

For the year ended 31 March 2024

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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

Members of the charity guarantee to contribute an amount not exceeding £10 each to the assets of the charity in the event of winding up. The total number of such guarantees on 31 March 2024 was 11 (2023:10). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2024

The trustees' annual report has been approved by the trustees on 23 September 2024 and signed on their behalf by

Laura Eeles
Treasurer

Independent auditors' report

To the members of

Community Housing and Therapy

Opinion

We have audited the financial statements of Community Housing and Therapy (the 'charitable company') for the year ended 31 March 2024 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *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 charitable company's affairs as at 31 March 2024 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

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 charitable company 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 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 trustees' 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 Community Housing and Therapy'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 trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the trustees' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent auditors' report

To the members of

Community Housing and Therapy

In preparing the financial statements, the trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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.

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 extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating 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 risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditors' report

To the members of

Community Housing and Therapy

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those 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. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Noelia Serrano (Senior statutory auditor)

1 October 2024

for and on behalf of Sayer Vincent LLP, Statutory Auditor

Invicta House, 110 Golden Lane, LONDON, EC1Y 0TG

Community Housing and Therapy

Statement of Financial Activities (incorporating an income and expenditure account)

For the year ended 31 March 2024

	Note	Unrestricted £	Restricted £	2024 Total £	Unrestricted £	Restricted £	2023 Total £
Income from:							
Donations and legacies	2	10,031	90,750	100,781	11,101	113,678	124,779
Charitable activities							
Care		3,795,545	–	3,795,545	3,286,137	–	3,286,137
Training		8,803	–	8,803	10,702	–	10,702
Other Income		33,389	–	33,389	15,877	–	15,877
Total income		3,847,768	90,750	3,938,519	3,323,817	113,678	3,437,495
Expenditure on:							
Raising funds		39,759	–	39,759	57,463	–	57,463
Charitable activities							
Care		3,625,549	20,200	3,645,749	3,144,270	13,678	3,157,948
Training		27,913	11,000	38,913	26,787	–	26,787
Total expenditure	3	3,693,221	31,200	3,724,421	3,228,521	13,678	3,242,199
Net income and net movement in funds for the year		154,547	59,550	214,098	95,296	100,000	195,296
Reconciliation of funds:							
Total funds brought forward		2,180,615	320,348	2,500,963	2,085,319	220,348	2,305,667
Total funds carried forward		2,335,162	379,898	2,715,060	2,180,615	320,348	2,500,963

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 15 to the financial statements.

Community Housing and Therapy

Balance Sheet

Company no. 2940712

As at 31 March 2024

	Note	£	2024 £	£	2023 £
Fixed assets:					
Tangible assets	9		<u>3,766,569</u>		<u>3,786,366</u>
			3,766,569		3,786,366
Current assets:					
Debtors	10	334,399		476,660	
Cash at bank and in hand		<u>1,054,056</u>		<u>612,170</u>	
		1,388,455		1,088,830	
Liabilities:					
Creditors: amounts falling due within one year	11	<u>(505,258)</u>		<u>(404,841)</u>	
Net current assets			<u>883,197</u>		<u>683,989</u>
Total assets less current liabilities			4,649,766		4,470,355
Creditors: amounts falling due after one year	12		<u>(1,934,706)</u>		<u>(1,969,392)</u>
Total net assets			<u>2,715,060</u>		<u>2,500,963</u>
The funds of the charity:					
Restricted income funds	14		379,898		320,348
Unrestricted income funds:					
General funds		<u>2,335,162</u>		<u>2,180,615</u>	
Total unrestricted funds			<u>2,335,162</u>		<u>2,180,615</u>
Total charity funds			<u>2,715,060</u>		<u>2,500,963</u>

Approved by the trustees on 23 September 2024 and signed on their behalf by

Laura Eeles
Treasurer

Community Housing and Therapy

Statement of Cash Flow

For the year ended 31 March 2024

	2024 £	£	2023 £	£
Cash flows from operating activities				
Net income/(expenditure) for the reporting year (as per the statement of financial activities)	214,098		195,296	
Depreciation charges	146,866		124,135	
Decrease (Increase) in debtors	142,261		(6,661)	
Increase (Decrease) in creditors	<u>99,908</u>		<u>(81,987)</u>	
Net cash provided by operating activities		603,133		230,783
Cash flows from investing activities:				
Payments for Furniture and Leasehold improvement	<u>(127,070)</u>		<u>(12,247)</u>	
Net cash (used in) investing activities		(127,070)		(12,247)
Cash flows from financing activities:				
Repayments of borrowing	<u>(34,177)</u>		<u>(48,833)</u>	
Net cash used by financing activities		(34,177)		(48,833)
Change in cash and cash equivalents in the year		441,886		169,704
Cash and cash equivalents at the beginning of the year		<u>612,170</u>		<u>442,466</u>
Cash and cash equivalents at the end of the year		<u>1,054,056</u>		<u>612,170</u>

1 Accounting policies

a) Statutory information

Community Housing and Therapy is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address and principal place of business is Unit WG10 Vox Studios, 1–45 Durham Street, London, SE11 5JH.

b) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)– (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

After assessing the current performance of CHT, the trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. Further detail is provided in the trustees' annual report.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants and donations are recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of provision of residential accommodation, care and support for people experiencing mental health problems or emotional distress undertaken to further the purposes of the charity and their associated support costs

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned based on staff time which are an estimate of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities based on an estimate of the amount of staff time or usage attributable to each activity.

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

● Land	nil
● Freehold buildings	50 years
● Fixtures and fittings	5 years
● Leasehold improvements	5 years

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

o) Pensions

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charitable company to the fund. The charitable company has no liability under the scheme other than for the payment of those contributions.

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2024

2 Donations and legacies

	Unrestricted £	Restricted £	2024 Total £	Unrestricted £	Restricted £	2023 Total £
Vernon N Ely Charitable Settlement	10,000	–	10,000	10,000	–	10,000
Elly Jansen award	–	50,000	50,000	–	100,000	100,000
Donation from B&Q Foundation	–	10,000	10,000	–	–	–
The Adint Charitable Trust	–	10,000	10,000	–	–	–
Donation from Screfix Foundation	–	5,000	5,000	–	–	–
William Allen Young Charitable Trust	–	–	–	–	–	–
Foundation	–	5,000	5,000	–	–	–
Shanly Foundation	–	2,000	2,000	–	–	–
Ladbroke's Coral Trust	–	1,000	1,000	–	–	–
Morrison's Foundation	–	–	–	–	9,249	9,249
Charles S French Charitable Trust	–	2,000	2,000	–	2,000	2,000
PF Charitable Trust	–	2,800	2,800	–	1,200	1,200
Donation from Tania's family	–	–	–	1,101	–	1,101
Donation from Regan	–	–	–	–	500	500
Other donations	31	2,950	2,981	–	729	729
Total	10,031	90,750	100,781	11,101	113,678	124,779

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2024

3a Analysis of expenditure (current year)

	Cost of raising funds £	Charitable activities				2024 Total £	2023 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	16,091	2,010,397	11,000	49,395	340,385	2,427,269	2,194,907
Food and consumables	-	101,709	-	-	10,545	112,254	104,854
Lights and heat	-	118,090	-	-	1,481	119,571	94,957
Furniture, equipment and maintenance	-	243,504	-	-	10,375	253,879	141,525
Accounting and Audit fees	-	-	-	14,102	-	14,102	13,560
Legal and professional	-	-	-	11,392	-	11,392	9,615
Travel and motor	-	35,940	-	-	47,176	83,116	71,037
Printing, postage and stationery	-	5,101	-	-	2,140	7,241	8,398
Rent and rates	-	84,681	-	-	61,392	146,073	147,637
Telephone and insurance	-	84,565	-	-	13,249	97,814	86,871
Loan interest	-	163,313	-	-	-	163,313	108,700
Bad debts	-	56,530	-	-	-	56,530	33,780
Staff training, conference and welfare	-	-	27,913	-	-	27,913	26,787
Consultancy	23,668	10,010	-	-	-	33,678	47,184
Depreciation	0	146,866	-	-	-	146,866	124,135
General	-	13,840	-	-	2,100	15,940	28,251
Elly Jansen award	-	7,470	-	-	-	7,470	-
	39,759	3,082,016	38,913	74,889	488,844	3,724,421	3,242,199
Support costs	-	488,844	-	-	(488,844)	-	-
Governance costs	-	74,889	-	(74,889)	-	-	-
Total expenditure 2024	39,759	3,645,749	38,913	-	-	3,724,421	-
Total expenditure 2023	57,463	3,157,948	26,787	-	-	3,242,199	-

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2024

3b Analysis of expenditure (prior year)

	Cost of raising funds £	Charitable activities				2023 Total £	2022 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	18,981	1,775,646	-	45,098	355,182	2,194,907	2,113,947
Food and consumables	-	94,855	-	-	10,000	104,854	84,313
Lights and heat	-	92,523	-	-	2,434	94,957	64,156
Furniture, equipment and maintenance	-	130,535	-	-	10,990	141,525	117,707
Accounting and Audit fees	-	-	-	13,560	-	13,560	12,960
Legal and professional	-	-	-	9,615	-	9,615	10,771
Travel and motor	-	31,203	-	-	39,834	71,037	49,456
Printing, postage and stationery	-	7,181	-	-	1,217	8,398	11,092
Rent and rates	-	85,621	-	-	62,016	147,637	156,739
Telephone and insurance	-	77,508	-	-	9,363	86,871	81,863
Loan interest	-	108,700	-	-	-	108,700	71,257
Bad debts	-	33,780	-	-	-	33,780	14,845
Staff training, conference and welfare	-	-	26,787	-	-	26,787	9,435
Consultancy	38,482	-	-	-	8,702	47,184	17,586
Depreciation	-	124,135	-	-	-	124,135	119,502
General	-	28,251	-	-	-	28,251	26,188
	57,463	2,589,938	26,787	68,272	499,738	3,242,199	2,961,817
Support costs	-	499,738	-	-	(499,738)	-	-
Governance costs	-	68,272	-	(68,272)	-	-	-
Total expenditure 2023	57,463	3,157,948	26,787	-	-	3,242,199	-
Total expenditure 2022	20,568	2,931,815	9,435	-	-	2,961,817	-

4 Net income for the year

This is stated after charging:

	2024 £	2023 £
Depreciation	146,866	124,135
Interest payable	163,313	108,700
Operating lease rentals:		
Property	100,556	102,351
Other	6,420	6,156
Auditors' remuneration (excluding VAT):		
Audit	11,750	11,300
	<u>11,750</u>	<u>11,300</u>

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2024 £	2023 £
Salaries and wages	1,681,689	1,479,398
Social security costs	160,930	155,365
Employer's contribution to defined contribution pension schemes	73,057	58,136
Other staff costs	511,592	502,009
	<u>2,427,269</u>	<u>2,194,907</u>

The following number of employees received employee benefits (excluding employer pension costs) during the year between:

	2024 No.	2023 No.
£60,000 – £69,999	1	–
£90,000 – £99,999	–	1
£100,000 – £109,999	1	–
	<u>1</u>	<u>–</u>

The total employee benefits including pension contributions of the key management personnel were £259,066 (2023: £236,419).

There was only one trustee who was employed during the year and the total benefit from employment with the charity in the year was £17,581(2023: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £2,275(2023: £183).

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as

	2024 No.	2023 No.
Charitable activities	47	43
Support	5	5
	<u>52</u>	<u>48</u>

7 Related party transactions

There were no donations from related parties which are outside the normal course of business and no restricted donations from related parties (2023: none).

8 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold buildings £	Furniture, fittings and equipment £	Leasehold improvements £	Total £
Cost or valuation				
At the start of the year	5,016,482	41,469	98,561	5,156,513
Additions in year	–	9,748	117,323	127,070
At the end of the year	5,016,482	51,216.98	215,884	5,283,583
Depreciation				
At the start of the year	1,261,643	34,418.03	74,087	1,370,148
Charge for the year	100,330	3,359	43,177	146,866
At the end of the year	1,361,973	37,777	117,264	1,517,014
Net book value				
At the end of the year	3,654,510	13,440	98,620	3,766,569
At the start of the year	3,754,839	7,051	24,474	3,786,365

All of the above assets are used for charitable purposes.

10 Debtors

	2024 £	2023 £
Trade debtors	269,628	353,252
Other debtors	28,355	28,355
Prepayments	28,703	3,621
Accrued income	7,713	91,432
	334,399	476,660

11 Creditors: amounts falling due within one year

	2024 £	2023 £
Bank loans and overdraft	35,149	34,640
Trade creditors	66,116	58,967
Other creditors	195,895	179,725
Accruals	208,098	131,509
	505,258	404,841

12 Creditors: amounts falling due after one year

	2024 £	2023 £
Bank loans	1,934,706	1,969,392
	1,934,706	1,969,392
Due between one to two years	38,252	36,287
Due between two to five years	135,803	127,769
Due after five years	1,760,651	1,805,336
	1,934,706	1,969,392

Interest is payable at 3.25% above the base rate.

The company has one loan from Charity Bank and the loan is secured by a charge on the freehold properties with a net book value of £3,654,510.

13 Pension scheme

The company operates a group defined contribution scheme for all employees, the assets of which are held by Royal London. At 31 March 2024 £9,187 was owed to the Royal London (2023: £8,275). The pension charge for the year was £73,057 (2023: £58,136).

14a Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,386,671	379,898	3,766,569
Net current assets	883,197	–	883,197
Long term liabilities	(1,934,706)	–	(1,934,706)
Net assets at the end of the year	2,335,162	379,898	2,715,060

14b Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,466,017	320,348	3,786,366
Net current assets	683,989	–	683,989
Long term liabilities	(1,969,392)	–	(1,969,392)
Net assets at the end of the year	2,180,615	320,348	2,500,963

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2024

15a Movements in funds (current year)

	At 1 April 2023 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2024 £
General unrestricted funds:	2,180,615	3,847,768	(3,693,221)	–	2,335,162
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Elly Jansen award	100,000	50,000	(7,470)	–	142,530
Donation from B&Q Foundation	–	10,000	(2,000)	–	8,000
The Adint Charitable Trust	–	10,000	(10,000)	–	–
Donation from Screfix Foundation	–	5,000	(1,000)	–	4,000
William Allen Young Charitable Trust Foundation	–	5,000	(1,289)	–	3,711
PF Charitable Trust	–	2,800	(2,800)	–	–
Charles S French Charitable Trust	–	2,000	(2,000)	–	–
Donation from Shanly Foundation	–	2,000	(2,000)	–	–
Donation from Ladbrokes Coral Trust	–	1,000	(1,000)	–	–
Other donations	–	2,950	(1,641)	–	1,309
Total restricted funds	320,348	90,750	(31,200)	–	379,898
Total funds	2,500,963	3,938,519	(3,724,421)	–	2,715,060

15b Movements in funds (prior year)

	At 31 March 2022 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 1 April 2023 £
General unrestricted funds:	2,085,319	3,323,817	(3,228,521)	–	2,180,615
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Elly Jansen award	–	100,000	–	–	100,000
Morrisons Foundation	–	9,249	(9,249)	–	–
Charles S French Charitable Trust	–	2,000	(2,000)	–	–
PF Charitable Trust	–	1,200	(1,200)	–	–
Donation from Regan	–	500	(500)	–	–
Other donations	–	729	(729)	–	–
Total restricted funds	220,348	113,678	(13,678)	–	320,348
Total funds	2,305,667	3,437,495	(3,242,199)	–	2,500,963

Bridget Bordewich Bursary Fund

As the purchase of Liliass Gillies House enables Community Housing and Therapy to increase its ability to support people with a diagnosis of bi-polar disorder, the trustees agreed that the Bridget Bordewich Bursary Fund would be used to part fund the purchase of the house. The situation will be reviewed periodically to ensure that the restriction of the funds is observed.

Elly Jansen award

CHT holds the fund to apply towards further thinking about the principles of the Therapeutic Communities approach; to establish an award for the best essays or research on aspects of Therapeutic Communities; and make grants to those considered suitable for research into aspects of Therapeutic Communities.

B&Q Foundation

The donations contributed towards Kitchen Refurbishments at our residential service Highams Lodge which transformed the space to become more inviting, practical and a welcoming place for residents to come together and socialise.

The Adint Charitable Trust

The donation contributes towards developing CHT's Training programme which aims to market our Level 7 Postgraduate Diploma course in 'Relational Practice in Mental Health' externally and expand our training capacity.

The William Allen Young Charitable Trust

The donation contributed towards funding activities for each of our seven services to experience day trips they otherwise may not have had the opportunity to do in the wider community and a CHT Wide Trip to Kew gardens where staff and residents gathered to enjoy the plants, nature and surroundings.

ScrewFix Foundation

The donations contributed towards Kitchen Refurbishments at our residential service Highams Lodge which transformed the space to become more inviting, practical and a welcoming place for residents to come together and socialise.

PF Charitable Trust

The donation contributed to a working care farm trip at Magdalen Farm, Dorset where 11 residents and 4 staff members across our services engaged in activities such as orienteering, camp fire building and animal care surrounded by nature and peacefulness to provide a highly positive therapeutic experience for more of our residents, following a successful trip the previous year.

Charles S French Charitable Trust

The donation contributed towards Highams Lodge Therapeutic Spaces Project to fund additional sensory equipment for the sensory space in the garden room and to create an additional area for residents to have psychotherapy sessions, in the calm and serene garden setting.

The Shanly Foundation

The donation contributed towards Liliass Gillies House Outdoor Therapeutic Spaces Project where funds were used to purchase garden furniture and plants to enjoy the therapeutic benefits of coming together with others in nature.

Ladbroke's Coral Trust

The donation contributes towards developing CHT's Training programme which aims to market our Level 7 Postgraduate Diploma course in 'Relational Practice in Mental Health' externally and expand our training capacity.

16 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property 2024	2023
	£	£
Within one year	53,225	57,354
Two to five years	52,100	104,159
	105,325	161,513

17 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £10.

Accounts

Company number: 2940712

Charity Number: 1040713

Community Housing and Therapy

Report and financial statements

For the year ended 31 March 2023

Community Housing and Therapy

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For the year ended 31 March 2023

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Community Housing and Therapy

Reference and administrative information

For the year ended 31 March 2023

Company number 2940712

Charity number 1040713

Registered office and operational address

Unit WG10 Vox Studios
1-45 Durham Street
London SE11 5JH

Trustees The trustees, who are also directors under company law, who served during the year up to the date of this report were as follows:

Rev George Bush
Dean James CBE (resigned September 2022)
Lynsey Rowe
Michael Watson (Chair, appointed September 2022)
Sebastian Oram
Laura Chesham
Stephen Riley (Deputy Chair)
Laura Eeles (Treasurer)
Dr Sue Mizen

Principal staff	Peter Cockersell MSc DPsych FRSA	Chief Executive
	Abd-al Kane Abdullah	Chief Operating Officer
	Fitsum Teklu (ACCA)	Chief Financial Officer

Bankers Lloyds TSB Bank PLC
10 Hanover Square
London
WIS IHJ

Solicitors Wilsons Law
Alexandra House
St Johns Street
Salisbury
SP1 2SB

Auditor Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 31 March 2023.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

Community Housing and Therapy's objectives are set out in the objects contained in the charity's memorandum of association. We work for the benefit of the public by treating people experiencing mental ill-health and emotional distress. We provide care, support and psychotherapy within residential accommodation, in which the living environment itself is therapeutic, to enable beneficiaries to make changes in their life in order to engage with society in a way they find more fulfilling.

Our projects welcome people from all backgrounds. The charity operates a thorough and structured needs assessment to determine if a referral will benefit from the service we offer. We are committed to a working environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability.

The trustees review the aims, objectives and activities of the charity each year. This report looks at the charity's achievements and outcomes in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Strategic report

Key Achievements:

We:

- *Worked with 96 clients during the course of the year*
- *Admitted 37 new clients into our therapeutic services*
- *Changed our CQC registration to 'treatment of disease, disorder and injury' in 'rehabilitative services'*
- *Achieved and sustained over 90% occupancy in the last four months*
- *Delivered a workshop on 'inclusive communities' at the Community of Communities Annual Forum*
- *Had our Diploma formally accredited by Ofqual as a Level 7 qualification in mental health*
- *Launched the inaugural Elly Jansen Award for original research and articles on Therapeutic Communities*
- *Helped half of those who moved on went to lower-support or independent accommodation.*

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2023

- *Had 31% of residents engaged in work, education or training*

The charity has worked to the following targets (in bold) in the past year:

To develop our core therapeutic services

This year CHT was able to rebuild high occupancy levels, and focus much more on staff and resident support: we finalised the accreditation of our 'Diploma in Relational Practice in Mental Health' as an Ofqual-recognised Level 7 qualification; we finished a revision of all our policies and procedures; we refreshed and revised our clinical tools and outcome measures; and we reinvigorated and improved our induction processes. The result has been, at a time when many organisations are struggling to recruit at all, we have had been able to recruit and retain very good staff, and now have a full complement. We also increased significantly our use of honorary psychotherapists and had art and movement therapists available as well as talking therapies.

In addition, we collected and published an effective impact report, and continued to focus more management time on generating and following up referrals, and we have managed to achieve and sustain over 90% occupancy for the second half of the year, and on into the new financial year.

As a result of this, CHT posted a surplus of £195K for 2022-2023.

During this period CHT worked with 96 clients during the reporting period; 27 people moved out, and 50% of these stepped down to lower support accommodation. We had 31% of our residents engaged in paid or voluntary work or training/education.

To develop our international network

CHT continued to play an active role in the development and running of the International Network of Democratic Therapeutic Communities (INDTC) and presented at an international conference in Florence, Italy hosted by INDTC.

To maintain high quality staff

We are pleased to say that we continued to have good staff retention and that where we have needed to recruit we have had candidates of a high calibre. We have managed to recruit and retain many excellent staff over the year, though we also bade fond farewells to several very long-standing members of staff who have individually made decisions to move into new directions.

We expanded the use of trainee therapists to all the services and through this we were able to provide access to art and movement therapy groups to a wider range of our residents.

Financial review

Total income for the year amounted to £3.4m. This was 21% higher than the previous year, and we reported a surplus of £195K after depreciation and interest.

Trustees' annual report

For the year ended 31 March 2023

The trustees confirm that to the best of their knowledge, there is no information relevant to the audit of which the auditor is unaware and the trustees also confirm that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the auditor.

The trustees maintain an extremely close oversight of both costs and cash flow. The trustees meet five times a year and review the finances by means of management accounts, which are presented to the Chair and Treasurer each month.

Principal risks and uncertainties

The risk register, in which potential risks have been identified, is divided into the following categories:

- Clinical standards
- Personnel
- Income streams
- Demand for services
- Infrastructure
- Public relations
- Finance and administration
- Fraud
- Other (including development)

The risks are divided into low, medium and high depending on the likelihood of occurrence and their potential impact on the charity. Each risk is followed by an appropriate action aimed at minimizing the risk. The trustees review the risk register annually.

The following key risks were identified:

- Fee Levels and Cash Flow
 - Cuts in Public Budgets have in the past resulted in a reduction in fees. It is essential to ensure that fee levels achieved are sufficient to meet operational costs.
 - This year we have again managed to increase fee levels negotiated on new spot purchase arrangements and have negotiated a fee uplift on some existing contracts.
 - CHT has a strategy of increasing capacity through the development of new services, spreading overheads and increasing potential surpluses.
 - Our cash in hand recovered as a result of increased occupancy, and cashflow remained relatively strong.
- Referrals
 - Sustainable levels of referrals of new clients are critical. CHT aims to mitigate this risk by:
 - Providing a treatment/rehabilitation model rather than a long-term care model, with registration as a treatment provider rather than a care provider; facilitating more referrals at higher fee levels.
 - Improving marketing to widen its portfolio of referral agencies.
 - Forming strategic alliances with a range of partner agencies to enable CHT to acquire new properties and services.

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2023

- Having occupancy and referrals as standing items on the agenda at all meetings of senior and frontline management
- Occupancy was depressed for the first part of 2022, but recovered significantly in the second quarter and was over 90% for the final two quarters, and remains at over 90% in the new financial year

The charity has a risk strategy comprising:

- Regular, weekly oversight of occupancy and cashflow levels by CEO and CFO.
- Fortnightly meetings on referrals and occupancy between Service Managers and the Senior staff
- The establishment of a risk register.
- Annual Review of the risks the charity faces.
- Introduction of systems to mitigate the risks identified and minimize any potential impact on the charity should any risks materialize.

The most significant risks to CHT in 2022-2023 were the increased cost of living, and the increase in interest rates.

Reserves policy and going concern

At the end of March 2023, the cash balance was £612k. Since then, our day-to-day cash balance has risen to around £750k. It is our belief that, with continued close and diligent management, and a focus on diversifying our services, improving our marketing, and diversifying our funding streams, we can operate successfully in what continues to be a difficult environment.

The reserves policy of the trustees is as follows:

- 1) To maintain, as a minimum, reserves sufficient to fund day to day business commitments: £250k.
- 2) To have reserves, on top of the above minimum, sufficient to provide cover in the event of shortfalls arising from normal trading variations: £100k.
- 3) To grow new development reserves to allow further capital or other new projects.

The level of reserves is £684k at the end of this year. Based on the reserve policy, the trustees believe that the reserve is sufficient to run the business.

As a going concern, CHT's services for 2022/23 were budgeted to operate at a small deficit; however we ultimately had a surplus of £195K due to the increased occupancy, higher average weekly fees and Elly Jansen award donation.

Plans for the future

Plans for 2023-2024 and further years are:

- To modernise our therapeutic communities so that they offer highly relevant care, treatment and recovery services.
- To fully implement our new quality assurance system.
- To keep all our resident and clinical records in an NHS-level secure electronic system.

Trustees' annual report

For the year ended 31 March 2023

- To manage our services to the highest possible standard, both financially and clinically.
- To expand the number of supported living and community services in response to demand.
- To establish new partnerships with housing providers and other agencies.
- To raise the profile of CHT through enhanced marketing.
- To provide more paid external training.
- Take forward the planned growth of the charity through partnerships, improved marketing, redefinition of our work, and a diversification of funding streams, client base, and services offered.
- To better target and to expand the number of charitable fundraising bids.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on the 15th of June 1994 and registered as a charity on the 9th of September 1994.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The trustees are planning to change the charity's articles of association in the next financial year to reflect changes in the model of care and to bring them more up to date. Charity Commission support for these changes will be obtained before any changes are made; they will then be notified to Companies House. All trustees give their time voluntarily and receive no benefits from the charity.

Appointment of trustees

Patrons and Trustees are recruited by personal contact through the business of the charity or through the trustees, or by advertising in appropriate media.

Where the board identifies a skill gap it recruits trustees to fill it. Potential trustees are suggested to the Board, an interviewing panel is arranged and information such as annual report, annual accounts and publicity leaflets are sent. After a positive interview potential trustees are invited to visit one of the residential projects and to attend a Board meeting after which trustees decide whether or not to appoint. The new trustee is then invited to join the Board. Following this there is an induction and then further information on the activities of the charity will be available through Board meetings, further visits and meetings with staff and through attendance at conferences which the charity organizes from time to time.

The membership of the Board of Trustees has remained stable through 2022-2023 apart from the resignation of our Chair, Dean James CBE. The Board elected Michael Watson as the new Chair, with Steve Riley in the new role of Deputy Chair. The Treasurer remains Laura Eeles.

Related parties and relationships with other organisations

Fairhall Court and George Dooley House are supported living services run in partnership with Central and Cecil Housing Trust (CCHT). These services provide supported housing for up to sixteen clients. CHT is

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2023

responsible for providing support and therapeutic services, and CCHT maintain responsibility for the housing management.

Onkar House is leased from a private owner, and housing management was done by Thinkcare Housing Ltd; this has been taken back in-house in 2023-2024. CHT provides the support and manages the day-to-day activities and maintenance of the property.

We worked with Qualifi on the accreditation of our Diploma in Relational Practice in Mental Health, and continue to hold the accreditation through them.

We are in conversation with other organisations, notably Housing Associations and Charitable Trusts, about other potential partnership working that might benefit CHT, and we have strong relationships with Brighton and Hove Council and Look Ahead Housing and Care as training providers.

Fundraising compliance

CHT does not engage in public fundraising and does not use professional fundraisers or commercial participators. CHT nevertheless observes and complies with the relevant fundraising regulations and codes. During the year there was no non-compliance of these regulations and codes and CHT received no complaints relating to its fundraising practice.

Remuneration policy for key management personnel

CHT aims to benchmark all salaries against equivalent size organisations in the charity sector. Pay is reviewed annually; increments for individual staff are within pre-set pay bands and according to performance and skill criteria. CHT is compliant with new national pension legislation and living wage agreements.

We reviewed our staff and pay structures during 2022 and are implementing the changes in 2023-2024.

Statement of responsibilities of the trustees

The trustees (who are also directors of Community Housing and Therapy for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.

Trustees' annual report

For the year ended 31 March 2023

- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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

Members of the charity guarantee to contribute an amount not exceeding £10 each to the assets of the charity in the event of winding up. The total number of such guarantees on 31 March 2023 was 10 (2022:11). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The trustees' annual report has been approved by the trustees on 25 September 2023 and signed on their behalf by

Laura Eeles
Treasurer

Independent auditors' report

To the members of

Community Housing and Therapy

Opinion

We have audited the financial statements of Community Housing and Therapy (the 'charitable company') for the year ended 31 March 2023 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *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 charitable company's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

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 charitable company 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 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 trustees' 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 Community Housing and Therapy'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 trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the trustees' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent auditors' report

To the members of

Community Housing and Therapy

In preparing the financial statements, the trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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.

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 extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating 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 risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditors' report

To the members of

Community Housing and Therapy

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those 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. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Noelia Serrano (Senior statutory auditor)

18 October 2023

for and on behalf of Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Community Housing and Therapy

Statement of Financial Activities (incorporating an income and expenditure account)

For the year ended 31 March 2023

	Note	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
Income from:							
Donations and legacies	2	11,101	113,678	124,779	10,000	5,908	15,908
Charitable activities							
Care		3,286,137	–	3,286,137	2,643,570	–	2,643,570
Training		10,702	–	10,702	3,240	–	3,240
Other Income		15,877	–	15,877	167,171	–	167,171
Total income		3,323,817	113,678	3,437,495	2,823,980	5,908	2,829,889
Expenditure on:							
Raising funds		57,463	–	57,463	14,660	5,908	20,568
Charitable activities							
Care		3,144,270	13,678	3,157,948	2,931,814	–	2,931,814
Training		26,787	–	26,787	9,435	–	9,435
Total expenditure	3	3,228,521	13,678	3,242,199	2,955,909	5,908	2,961,817
Net income/ (expenditure) and net movement in funds for the year		95,296	100,000	195,296	(131,929)		(131,928)
Reconciliation of funds:							
Total funds brought forward		2,085,319	220,348	2,305,667	2,217,248	220,348	2,437,596
Total funds carried forward		2,180,615	320,348	2,500,963	2,085,319	220,348	2,305,667

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 15 to the financial statements.

Community Housing and Therapy

Balance Sheet

Company no. 2940712

As at 31 March 2023

	Note	£	2023 £	£	2022 £
Fixed assets:					
Tangible assets	9		3,786,366		3,898,254
			3,786,366		3,898,254
Current assets:					
Debtors	10	476,660		469,999	
Cash at bank and in hand		612,170		442,466	
		1,088,830		912,465	
Liabilities:					
Creditors: amounts falling due within one year	11	(404,841)		(505,226)	
Net current assets			683,989		407,239
Total assets less current liabilities			4,470,355		4,305,493
Creditors: amounts falling due after one year	12		(1,969,392)		(1,999,826)
Total net assets			2,500,963		2,305,667
The funds of the charity:					
Restricted income funds	14		320,348		220,348
Unrestricted income funds:					
General funds		2,180,615		2,085,319	
Total unrestricted funds			2,180,615		2,085,319
Total charity funds			2,500,963		2,305,667

Approved by the trustees on 25 September 2023 and signed on their behalf by

Laura Eeles
Treasurer

Community Housing and Therapy

Statement of Cash Flow

For the year ended 31 March 2023

	2023 £	£	2022 £	£
Cash flows from operating activities				
Net income/(expenditure) for the reporting year (as per the statement of financial activities)	195,296		(131,928)	
Depreciation charges	124,135		119,502	
(Increase) in debtors	(6,661)		(28,167)	
Increase in creditors	<u>(81,987)</u>		<u>8,595</u>	
Net cash provided by/(used in) operating activities		230,783		(31,998)
Cash flows from investing activities:				
Payments for Furniture and Leasehold improvement	<u>(12,247)</u>		<u>(17,920)</u>	
Net cash (used in) investing activities		(12,246)		(17,920)
Cash flows from financing activities:				
Repayments of borrowing	(48,833)		(52,719)	
Cash inflows from new borrowing	<u>–</u>		<u>100,000</u>	
Net cash (used in)/ provided by financing activities		(48,833)		47,281
Change in cash and cash equivalents in the year		169,704		(2,638)
Cash and cash equivalents at the beginning of the year		<u>442,466</u>		<u>445,104</u>
Cash and cash equivalents at the end of the year		<u>612,170</u>		<u>442,466</u>

1 Accounting policies

a) Statutory information

Community Housing and Therapy is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address and principal place of business is Unit WG10 Vox Studios, 1–45 Durham Street, London, SE11 5JH.

b) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)– (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

After assessing the current performance of CHT, the trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. Further detail is provided in the trustees' annual report.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants and donations are recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of provision of residential accommodation, care and support for people experiencing mental health problems or emotional distress undertaken to further the purposes of the charity and their associated support costs

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned based on staff time which are an estimate of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities based on an estimate of the amount of staff time or usage attributable to each activity.

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

● Land	nil
● Freehold buildings	50 years
● Fixtures and fittings	5 years
● Leasehold improvements	5 years

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

o) Pensions

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charitable company to the fund. The charitable company has no liability under the scheme other than for the payment of those contributions.

2 Donations and legacies

	Unrestricted £	Restricted £	2023 Total £	Unrestricted £	Restricted £	2022 Total £
Vernon N Ely Charitable Settlement	10,000	–	10,000	10,000	–	10,000
Croydon relief in need charity	–	–	–	–	3,988	3,988
Co-operative	–	–	–	–	1,920	1,920
Elly Jansen award	–	100,000	100,000	–	1,920	1,920
Morrison's Foundation	–	9,249	9,249	–	–	–
Charles S French Charitable Trust	–	2,000	2,000	–	–	–
PF Charitable Trust	–	1,200	1,200	–	–	–
Donation from Tania's family	1,101	–	1,101	–	–	–
Donation from Regan	–	500	500	–	–	–
Other donations	–	729	729	–	–	–
Total	11,101	113,678	124,779	10,000	7,829	17,829

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2023

3a Analysis of expenditure (current year)

	Cost of raising funds £	Charitable activities				2023 Total £	2022 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	18,981	1,775,646	-	45,098	355,182	2,194,907	2,113,947
Food and consumables	-	94,855	-	-	10,000	104,854	84,313
Lights and heat	-	92,523	-	-	2,434	94,957	64,156
Furniture, equipment and maintenance	-	130,535	-	-	10,990	141,525	117,707
Accounting and Audit fees	-	-	-	13,560	-	13,560	12,960
Legal and professional	-	-	-	9,615	-	9,615	10,771
Travel and motor	-	31,203	-	-	39,834	71,037	49,456
Printing, postage and stationery	-	7,181	-	-	1,217	8,398	11,092
Rent and rates	-	85,621	-	-	62,016	147,637	156,739
Telephone and insurance	-	77,508	-	-	9,363	86,871	81,863
Loan interest	-	108,700	-	-	-	108,700	71,257
Bad debts	-	33,780	-	-	-	33,780	14,845
Staff training, conference and welfare	-	-	26,787	-	-	26,787	9,435
Consultancy	38,482	-	-	-	8,702	47,184	17,586
Depreciation	-	124,135	-	-	-	124,135	119,502
General	-	28,251	-	-	-	28,251	26,188
	57,463	2,589,938	26,787	68,272	499,738	3,242,199	2,961,817
Support costs	-	499,738	-	-	(499,738)	-	-
Governance costs	-	68,272	-	(68,272)	-	-	-
Total expenditure 2023	57,463	3,157,948	26,787	-	-	3,242,199	-
Total expenditure 2022	20,568	2,931,815	9,435	-	-	2,961,817	-

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2023

3b Analysis of expenditure (prior year)

	Cost of raising funds £	Charitable activities				2022 Total £	2021 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	12,400	1,593,767	-	44,193	463,587	2,113,947	2,300,446
Food and consumables	-	79,314	-	-	4,999	84,313	81,171
Lights and heat	-	62,761	-	-	1,395	64,156	60,144
Furniture, equipment and maintenance	6,870	106,122	-	-	4,715	117,707	117,031
Accounting and Audit fees	-	-	-	12,960	-	12,960	10,800
Legal and professional	-	-	-	10,771	-	10,771	15,334
Travel and motor	-	17,316	-	-	32,140	49,456	37,820
Printing, postage and stationery	-	8,289	-	-	2,803	11,092	12,849
Rent and rates	-	94,911	-	-	61,828	156,739	141,366
Telephone and insurance	-	71,818	-	-	10,045	81,863	71,386
Loan interest	-	71,257	-	-	-	71,257	65,657
Bad debts	-	14,845	-	-	-	14,845	6,761
Staff training, conference and welfare	-	-	9,435	-	-	9,435	7,414
General	1,298	23,228	-	-	1,662	26,188	47,935
Consultancy	-	-	-	-	17,586	17,586	2,760
Depreciation	-	119,502	-	-	-	119,502	96,691
	20,568	2,263,130	9,435	67,924	600,760	2,961,817	3,075,565
Support costs	-	600,760	-	-	(600,760)	-	-
Governance costs	-	67,925	-	(67,925)	-	-	-
Total expenditure 2022	20,568	2,931,815	9,435	-	-	2,961,817	-
Total expenditure 2021	45,993	3,022,158	7,414	-	-	3,075,565	-

4 Net income/(expenditure) for the year

This is stated after charging:

	2023 £	2022 £
Depreciation	124,135	119,502
Interest payable	108,700	71,257
Operating lease rentals:		
Property	102,351	100,913
Other	6,156	7,117
Auditors' remuneration (excluding VAT):		
Audit	11,300	10,300

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2023 £	2022 £
Salaries and wages	1,479,398	1,428,855
Social security costs	155,365	142,948
Employer's contribution to defined contribution pension schemes	58,136	55,406
Other staff costs	502,009	486,737
	2,194,907	2,113,947

The following number of employees received employee benefits (excluding employer pension costs) during the year between:

	2023 No.	2022 No.
£70,000 – £79,999	–	–
£80,000 – £89,999	–	–
£90,000 – £99,999	1	1
£100,000 – £109,999	–	–

The total employee benefits including pension contributions of the key management personnel were £236,419(2022:£231,723).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2022: £nil). No charity trustee received payment for professional or other services supplied to the charity (2022: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £183 (2022: £17).

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as

	2023 No.	2022 No.
Charitable activities	43	44
Support	5	4
	48	48

7 Related party transactions

There were no donations from related parties which are outside the normal course of business and no restricted donations from related parties (2022: none).

8 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold buildings £	Furniture, fittings and equipment £	Leasehold improvements £	Total £
Cost or valuation				
At the start of the year	5,016,482	41,469	86,314	5,144,266
Additions in year	–	–	12,247	12,247
At the end of the year	5,016,482	41,469	98,561	5,156,513
Depreciation				
At the start of the year	1,161,312	30,325	54,375	1,246,012
Charge for the year	100,330	4,093	19,712	124,135
At the end of the year	1,261,642	34,418	74,087	1,370,147
Net book value				
At the end of the year	3,754,840	7,051	24,474	3,786,366
At the start of the year	3,855,170	11,144	31,939	3,898,254

All of the above assets are used for charitable purposes.

10 Debtors

	2023 £	2022 £
Trade debtors	353,252	361,597
Other debtors	28,355	50,039
Prepayments	3,621	2,562
Accrued income	91,432	55,800
	476,660	469,999

11 Creditors: amounts falling due within one year

	2023 £	2022 £
Bank loans and overdraft	34,640	53,039
Trade creditors	58,967	90,945
Other creditors	179,725	217,682
Accruals	131,509	143,561
	404,841	505,226

12 Creditors: amounts falling due after one year

	2023 £	2022 £
Bank loans	1,969,392	1,999,826
	1,969,392	1,999,826
Due between one to two years	36,287	54,207
Due between two to five years	127,769	177,965
Due after five years	1,805,336	1,767,654
	1,969,392	1,999,826

Interest is payable at 3.25% above the base rate.

The company has one loan from Charity Bank and the loan is secured by a charge on the freehold properties with a net book value of £3,754,840.

13 Pension scheme

The company operates a group defined contribution scheme for all employees, the assets of which are held by Royal London. At 31 March 2023 £8,275 was owed to the Royal London (2022: £8,077). The pension charge for the year was £58,136 (2022: £55,406).

14a Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,466,017	320,348	3,786,366
Net current assets	683,989	–	683,989
Long term liabilities	(1,969,392)	–	(1,969,392)
Net assets at the end of the year	2,180,615	320,348	2,500,963

14b Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,677,906	220,348	3,898,254
Net current assets	407,239	–	407,239
Long term liabilities	(1,999,826)	–	(1,999,826)
Net assets at the end of the year	2,085,319	220,348	2,305,667

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2023

15a Movements in funds (current year)

	At 1 April 2022 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2023 £
General unrestricted funds:	2,085,319	3,323,817	(3,228,521)	–	2,180,615
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Elly Jansen award	–	100,000	–	–	100,000
Morrisons Foundation	–	9,249	(9,249)	–	–
Charles S French Charitable Trust	–	2,000	(2,000)	–	–
PF Charitable Trust	–	1,200	(1,200)	–	–
Donation from Regan	–	500	(500)	–	–
Other donations	–	729	(729)	–	–
Total restricted funds	220,348	113,678	(13,678)	–	320,348
Total funds	2,305,667	3,437,495	(3,242,199)	–	2,500,963

15b Movements in funds (prior year)

	At 31 March 2021 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2022 £
General unrestricted funds:	2,217,248	2,823,980	(2,955,909)	–	2,085,319
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Croydon relief in need charity	–	3,988	(3,988)	–	–
Co-operative	–	1,920	(1,920)	–	–
Total restricted funds	220,348	5,908	(5,908)	–	220,348
Total funds	2,437,596	2,829,889	(2,961,817)	–	2,305,667

Bridget Bordewich Bursary Fund

As the purchase of Liliass Gillies' House enable Community Housing and Therapy to increase its ability to support people with a diagnosis of bi-polar disorder, the trustees agreed that the Bridget Bordewich Bursary Fund would be used to part fund the purchase of the house. The situation will be reviewed periodically to ensure that the restriction of the funds is observed.

Elly Jansen award

CHT holds the fund to apply towards further thinking about the principles of the Therapeutic Communities approach; to establish an award for the best essays or research on aspects of Therapeutic Communities; and make grants to those considered suitable for research into aspects of Therapeutic Communities.

Morrisons Foundation

The donation was to fund equipment to create two sensory spaces (one at Liliass Gillies House and one at Mount Lodge) for residents to support their mental health recovery journey which hopes to reduce residents' unhealthy behavioural responses to stress over time and de-escalate stressful situations through sensory engagement to improve residents mental well being.

Charles S French Charitable Trust

The donation was to fund outdoor exercise equipment at Highams Lodge to support the importance of physical well being as part of a holistic treatment alongside CHT's psychotherapy services.

PF Charitable Trust

The donation contributed to a working care farm trip at Magdalen Farm, Dorset where 12 residents and 4 staff members across our services engaged in activities such as orienteering, camp fire building and animal care surrounded by nature and peacefulness to provide a highly positive therapeutic experience for our residents.

16 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property 2023	2022
	£	£
Within one year	57,354	83,701
Two to five years	104,159	57,593
	161,513	141,295

17 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £10.

Accounts

Company number: 2940712

Charity Number: 1040713

Community Housing and Therapy

Report and financial statements

For the year ended 31 March 2022

Community Housing and Therapy

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Community Housing and Therapy

Reference and administrative information

For the year ended 31 March 2022

Company number 2940712

Charity number 1040713

Registered office and operational address

Unit WG10 Vox Studios
1-45 Durham Street
London SE11 5JH

Trustees The trustees, who are also directors under company law, who served during the year up to the date of this report were as follows:

Rev George Bush
Dean James CBE
Lynsey Rowe
Katrina Liao (resigned February 2022)
Michael Watson
Sebastian Oram
Lisa Johnson (resigned 19 April 2021)
Laura Chesham (appointed 26 July 2021)
Stephen Riley (appointed 26 July 2021)
Laura Eeles (appointed 28 February 2022)
Dr Sue Mizen (appointed 22nd April 2022)

Principal staff Peter Cockersell MSc DPsych FRSA Chief Executive

Bankers Lloyds TSB Bank PLC
10 Hanover Square
London
WIS IHJ

Solicitors Wilsons Law
Alexandra House
St Johns Street
Salisbury
SP1 2SB

Auditor Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 31 March 2022.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

Community Housing and Therapy's objectives are set out in the objects contained in the charity's memorandum of association. We work for the benefit of the public by treating people experiencing mental ill-health and emotional distress. We provide care, support and psychotherapy within residential accommodation, in which the living environment itself is therapeutic, to enable beneficiaries to make changes in their life in order to engage with society in a way they find more fulfilling.

Our projects welcome people from all backgrounds. The charity operates a thorough and structured needs assessment to determine if a referral will benefit from the service we offer. We are committed to a working environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability.

The trustees review the aims, objectives and activities of the charity each year. This report looks at charity's achievements and outcomes in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Strategic report

Key Achievements:

We:

- *treated 81 Clients during the course of this year*
- *admitted 24 new clients into its therapeutic services*
- *Two-third of those who moved on went to lower-support or independent accommodation*
- *successfully managed our communities through the final severe phase of the pandemic and ensured the vaccination of all our staff in line with legislation. We had no residents hospitalised due to covid throughout the pandemic.*
- *re-opened the crisis/respite service at LGH*

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2022

- *published an online exhibition of residents' art*
- *delivered a workshop on CHT's 'formulation' approach to case management at the international online The Consortium for Therapeutic Communities (TCTC) conference*
- *co-presented a workshop on trauma-informed care at the Royal College of Psychiatrists' international conference*
- *successfully moved our in-house training back to in-person as well as continuing to deliver some online trainings externally*

The charity has worked to the following targets (in bold) in the past year:

To develop our core therapeutic services

This year continued to be difficult with all our services impacted by the pandemic, particularly in terms of staff sickness and absences due to self-isolation. However, we were able to resume most of our internal activities, especially in the second part of the year, and we could again welcome visitors and support external placements of, for example, trainee social workers, nurses and assistant psychologists.

Although Croydon lifted their 'provider concerns' notice about Liliias Gillies House (LGH) in June 2021 following improvements to reporting and changes to staffing that we made, this had a lasting impact on referrals and occupancy levels throughout the financial year 2021-2022; this was compounded by a 'requires improvement' rating from CQC which was only changed to 'good' following a re-inspection in June 2022 and as a result occupancy levels have only risen significantly in the second quarter of 2022. Referrals and occupancy were low across CHT during 2021-2022 and, although there are individual reasons for each service as outlined above for LGH, we believe there was also a downturn because so much management time was spent in managing staffing levels and the various impacts of the pandemic and the fluctuations in the legislation and guidance surrounding care services.

As a result of this widespread low occupancy throughout the year, CHT posted a deficit of £132k for 2021-2022.

Despite this, CHT treated 81 clients during the reporting period, 18 moved out, 12 of these stepping down to lower support accommodation. Sadly, two residents died during the year.

We returned our Diploma training programme to in-person from September 2021, but external training remained online and much more limited though we did deliver a series of trainings in-person to one housing association, including a special training day for their Heads of Service and Directors.

We collaborated with Your Life Your Story (YLYS) in an art and story-telling programme across all the communities which led to many new works of art on the walls of our services and the training centre and contributed to a book of writings and art to be published by YLYS; several of our residents are attending YLYS' annual conference.

To develop our international network

CHT continued to play an active role into the development of International Network of Democratic Therapeutic Communities (INDTC) and facilitated a collaboration between INDTC and TCTC which led to the appointment as a Director of TCTC of one of the Directors of INDTC; Peter Cockersell is already on the Boards of both.

To maintain high quality staff

We are pleased to say that we continued to have good staff retention and that where we have needed to recruit we have had candidates of a high calibre. We have managed to recruit and retain many excellent staff over the year, though we also bade fond farewells to several very long-standing members of staff who have individually made decisions to move into new directions.

We reviewed our senior management and reduced the number of Senior Managers and Lead Psychotherapists and introduced the role of Lead Social Worker in readiness for full CQC registration for Treatment of Disease, Disorder or Injury (TDDI).

We expanded the use of trainee therapists to all the services and through this we were able to provide access to art and movement therapy groups to a wider range of our residents.

We also brought in some consultancy, Natalie Scales (a former employee) and Cause4 to assist us in developing a successful and sustainable fundraising capacity.

Financial review

Total income for the year amounted to £2.8m. This was 10% lower than the previous year, we reported a deficit of £132k after depreciation and interest.

The trustees confirm that to the best of their knowledge, there is no information relevant to the audit of which the auditor is unaware and the trustees also confirm that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the auditor.

The trustees maintain an extremely close oversight of both costs and cash flow. The trustees meet five times a year and review the finances by means of management accounts, which are presented to the Chair and Treasurer each month.

Principal risks and uncertainties

The risk register, in which potential risks have been identified, is divided into the following categories:

- Clinical standards
- Personnel
- Income streams
- Demand for services
- Infrastructure

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2022

- Public relations
- Finance and administration
- Fraud
- Other (including development)

The risks are divided into low, medium and high depending on the likelihood of occurrence and their potential impact on the charity. Each risk is followed by an appropriate action aimed at minimizing the risk. The trustees review the risk register annually.

The following key risks were identified:

- Fee Levels and Cash Flow
 - Cuts in Public Budgets have in the past resulted in a reduction in fees. It is essential to ensure that fee levels achieved are sufficient to meet operational costs.
 - This year we have again managed to increase fee levels negotiated on new spot purchase arrangements and have negotiated a fee uplift on some existing contracts.
 - CHT has a strategy of increasing capacity through the development of new services, spreading overheads and increasing potential surpluses.
 - Our cash in hand decreased slightly as a result of decreased occupancy, but cashflow remained relatively steady.
- Referrals
 - Sustainable levels of referrals of new clients are critical. CHT aims to mitigate this risk by:
 - Diversifying its service model to include younger clients, placements for whom are in extreme short supply nationally; moving towards a treatment rather than a long-term care model, with registration as a treatment provider rather than a care provider; facilitating more referrals at higher fee levels.
 - Improving marketing to widen its portfolio of referral agencies.
 - Forming strategic alliances with a range of partner agencies to enable CHT to acquire new properties and services.
 - Having occupancy and referrals as standing items on the agenda at all meetings of senior and frontline management
 - Occupancy was depressed for the majority of 2021-2022, with significant shortfall at LGH and widespread though smaller shortfalls elsewhere. Despite this, Fairhall increased its occupancy and Richmond House filled faster than budget after its opening

The charity has a risk strategy comprising:

- Regular, weekly oversight of occupancy and cashflow levels by CEO and CFO.
- Fortnightly meetings on referrals and occupancy between Service Managers and the Senior staff
- The establishment of a risk register.
- Annual Review of the risks the charity faces.
- Introduction of systems to mitigate the risks identified and minimize any potential impact on the charity should any risks materialize.

Trustees' annual report

For the year ended 31 March 2022

The most significant risks to CHT in 2021-2022 were the ongoing coronavirus pandemic, and the suspension of referrals into LGH and the wider drop in referrals across most of our services.

Reserves policy and going concern

We maintain our day-to day cash balance at around £400k. It is our belief that, with continued close and diligent management, and a focus on diversifying our services, improving our marketing, and diversifying our funding streams, we can operate successfully in what continues to be a difficult environment.

The reserves policy of the trustees is as follows:

- 1) To maintain, as a minimum, reserves sufficient to fund day to day business commitments: £250k.
- 2) To have reserves, on top of the above minimum, sufficient to provide cover in the event of shortfalls arising from normal trading variations: £100k.
- 3) To grow new development reserves to allow further capital or other new projects.

The level of reserves is £407k at the end of this year. Based on the reserve policy, the trustees believe that the reserve is sufficient to run the business.

As a going concern, CHT's services for 2021/22 were budgeted to operate at a breakeven; however we ultimately had a deficit of £132k due to the depressed occupancy.

Plans for the future

Plans for 2022-2023 and further years are:

- To modernise our therapeutic communities so that they offer highly relevant care, treatment and recovery services.
- To fully implement our new quality assurance system.
- To keep all our resident and clinical records in an NHS-level secure electronic system.
- To change the CQC registration of individual services to Treatment of Disease, Disorder and Injury.
- To manage our services to the highest possible standard, both financially and clinically.
- To achieve national accreditation of our Diploma training course.
- To expand the number of supported living and community services in response to demand.
- To establish new partnerships with housing providers and other agencies.
- To raise the profile of CHT through enhanced marketing.
- To take forward the planned growth of the charity through partnerships, improved marketing, redefinition of our work, and a diversification of funding streams, client base, and services offered.
- To better target and to expand the number of charitable fundraising bids.

As of September 2022, some of the work to mitigate risk set in motion in 2021-2022 seems to be bearing fruit. CHT has occupancy of 92% and a good number of referrals in the pipeline across all services; all our large communities are now CQC-registered for TDDI and we have begun the process of deregistering for accommodation with care; all our services with CQC ratings are rated 'good'; we have submitted all the documentation for the accreditation of our Diploma training; and we have improved our data collection and reporting systems.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on the 15th of June 1994 and registered as a charity on the 9th of September 1994.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The trustees are planning to change the charity's articles of association in the next financial year to reflect changes in the model of care and to bring them more up to date. Charity Commission support for these changes will be obtained before any changes are made; they will then be notified to Companies House. All trustees give their time voluntarily and receive no benefits from the charity.

Appointment of trustees

Patrons and Trustees are recruited by personal contact through the business of the charity or through the trustees, or by advertising in appropriate media.

Where the board identifies a skill gap it recruits trustees to fill it. Potential trustees are suggested to the Board, an interviewing panel is arranged and information such as annual report, annual accounts and publicity leaflets are sent. After a positive interview potential trustees are invited to visit one of the residential projects and to attend a Board meeting after which trustees decide whether or not to appoint. The new trustee is then invited to join the Board. Following this there is an induction and then further information on the activities of the charity will be available through Board meetings, further visits and meetings with staff and through attendance at conferences which the charity organizes from time to time.

We recruited two new Trustees in July 2021 and we successfully recruited a new Psychiatrist and treasurer to the Board in 2022.

Related parties and relationships with other organisations

Fairhall Court and George Dooley House are supported living services run in partnership with Central and Cecil Housing Trust (CCHT). These services provide supported housing for up to sixteen clients. CHT is responsible for providing support and therapeutic services, and CCHT maintain responsibility for the housing management.

Onkar House is leased from a private owner, and housing management is done by Thinkcare Housing Ltd; CHT provides the support and manages the day-to-day activities and maintenance of the property.

We are working with pro-bono consultants on the accreditation of our Diploma in Relational Practice in Mental Health.

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2022

We are in conversation with other organisations, notably Housing Associations and Charitable Trusts, about other potential partnership working that might benefit CHT, and we have strong relationships with Brighton and Hove Council and Look Ahead Housing and Care as training providers.

Fundraising compliance

CHT does not engage in public fundraising and does not use professional fundraisers or commercial participators. CHT nevertheless observes and complies with the relevant fundraising regulations and codes. During the year there was no non-compliance of these regulations and codes and CHT received no complaints relating to its fundraising practice.

Remuneration policy for key management personnel

CHT aims to benchmark all salaries against equivalent size organisations in the charity sector. Pay is reviewed annually; increments for individual staff are within pre-set pay bands and according to performance and skill criteria. CHT is compliant with new national pension legislation and living wage agreements.

We are planning a staff structure and pay review during 2022 for implementation in 2023-2024.

Statement of responsibilities of the trustees

The trustees (who are also directors of Community Housing and Therapy for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Trustees' annual report

For the year ended 31 March 2022

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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

Members of the charity guarantee to contribute an amount not exceeding £10 each to the assets of the charity in the event of winding up. The total number of such guarantees on 31 March 2022 was 11 (2021:7). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

The trustees' annual report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The trustees' annual report has been approved by the trustees on 26 September 2022 and signed on their behalf by

Laura Eeles
Treasurer

Independent auditors' report

To the members of

Community Housing and Therapy

Opinion

We have audited the financial statements of Community Housing and Therapy (the 'charitable company') for the year ended 31 March 2022 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *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 charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

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 charitable company 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 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 trustees' 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 Community Housing and Therapy'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 trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the trustees' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent auditors' report

To the members of

Community Housing and Therapy

In preparing the financial statements, the trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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.

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 extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating 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 risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditors' report

To the members of

Community Housing and Therapy

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those 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. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Noelia Serrano (Senior statutory auditor)

14 October 2022

for and on behalf of Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Community Housing and Therapy

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2022

	Note	Unrestricted £	Restricted £	2022 Total £	Unrestricted £	Restricted £	2021 Total £
Income from:							
Donations and legacies	2	10,000	5,908	15,908	7,844	35,613	43,457
Charitable activities							
Care		2,643,570	–	2,643,570	2,970,428	–	2,970,428
Training		3,240	–	3,240	1,507	–	1,507
Other Income		167,171	–	167,171	133,564	–	133,564
Total income		2,823,980	5,908	2,829,889	3,113,343	35,613	3,148,956
Expenditure on:							
Raising funds		14,660	5,908	20,568	10,380	35,613	45,993
Charitable activities							
Care		2,931,814	–	2,931,814	3,022,158	–	3,022,158
Training		9,435	–	9,435	7,414	–	7,414
Total expenditure	3	2,955,909	5,908	2,961,817	3,039,952	35,613	3,075,565
Net income/ (expenditure) for the year		(131,929)	–	(131,928)	73,391	–	73,391
Net movement in funds		(131,929)	–	(131,928)	73,391	–	73,391
Reconciliation of funds:							
Total funds brought forward		2,217,248	220,348	2,437,596	2,143,857	220,348	2,364,205
Total funds carried forward		2,085,319	220,348	2,305,667	2,217,248	220,348	2,437,596

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 15 to the financial statements.

Community Housing and Therapy

Balance sheet

Company no. 2940712

As at 31 March 2022

	Note	£	2022 £	£	2021 £
Fixed assets:					
Tangible assets	9		3,898,254		3,999,835
			3,898,254		3,999,835
Current assets:					
Debtors	10	469,999		441,832	
Cash at bank and in hand		442,466		445,104	
			912,465	886,936	
Liabilities:					
Creditors: amounts falling due within one year	11	(505,226)		(494,546)	
Net current assets			407,239		392,391
Total assets less current liabilities			4,305,493		4,392,226
Creditors: amounts falling due after one year	12		(1,999,826)		(1,954,630)
Total net assets			2,305,667		2,437,596
The funds of the charity:					
Restricted income funds	15		220,348		220,348
Unrestricted income funds:					
General funds		2,085,319		2,217,248	
Total unrestricted funds			2,085,319		2,217,248
Total charity funds			2,305,667		2,437,596

Approved by the trustees on 26 September 2022 and signed on their behalf by

Laura Eeles
Treasurer

Community Housing and Therapy

Statement of cash flows

For the year ended 31 March 2022

	2022 £	£	2021 £	£
Cash flows from operating activities				
Net (expenditure)/income for the reporting period (as per the statement of financial activities)	(131,928)		73,391	
Depreciation charges	119,502		96,691	
(Increase) in debtors	(28,167)		(77,277)	
Increase in creditors	<u>8,595</u>		<u>101,914</u>	
Net cash (used in)/ provided by operating activities		(31,998)		194,718
Cash flows from investing activities:				
Payments for Furniture and Leasehold improvement	<u>(17,920)</u>		<u>(950,692)</u>	
Net cash (used in) investing activities		(17,920)		(950,692)
Cash flows from financing activities:				
Repayments of borrowing	(52,719)		(1,340)	
Cash in flows from new borrowing	<u>100,000</u>		<u>850,000</u>	
Net cash provided by / (used in) financing activities		<u>47,281</u>		<u>848,660</u>
Change in cash and cash equivalents in the year		(2,638)		92,687
Cash and cash equivalents at the beginning of the year		<u>445,104</u>		<u>352,417</u>
Cash and cash equivalents at the end of the year		<u><u>442,466</u></u>		<u><u>445,104</u></u>

1 Accounting policies

a) Statutory information

Community Housing and Therapy is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address and principal place of business is Unit WG10 Vox Studios, 1–45 Durham Street, London, SE11 5JH.

b) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)– (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

After assessing the current performance of CHT, the trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. Further detail is provided in the trustees' annual report.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants and donations are recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of provision of residential accommodation, care and support for people experiencing mental health problems or emotional distress undertaken to further the purposes of the charity and their associated support costs

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities based on an estimate of the amount of staff time or usage attributable to each activity.

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

● Land	nil
● Freehold buildings	50 years
● Fixtures and fittings	5 years
● Leasehold improvements	5 years

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

1 Accounting policies (continued)**m) Creditors and provisions**

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

o) Pensions

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charitable company to the fund. The charitable company has no liability under the scheme other than for the payment of those contributions.

2 Donations and legacies

	Unrestricted £	Restricted £	2022 Total £	Unrestricted £	Restricted £	2021 Total £
Vernon N Ely Charitable Settlement	10,000		10,000	4,000	–	4,000
Croydon relief in need charity	–	3,988	3,988	–	–	–
Co-operative	–	1,920	1,920	–	–	–
Edward Gostling Foundation	–	–	–	–	10,000	10,000
Donation from City of London	–	–	–	–	14,062	14,062
Postcode Local Trust	–	–	–	–	11,201	11,201
Other donations	–	–	–	3,844	350	4,194
Total	10,000	5,908	15,908	7,844	35,613	43,457

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2022

3a Analysis of expenditure (current year)

	Cost of raising funds £	Charitable activities				2022 Total £	2021 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	12,400	1,593,767	–	44,193	463,587	2,113,947	2,300,446
Food and consumables	–	79,314	–	–	4,999	84,313	81,171
Lights and heat	–	62,761	–	–	1,395	64,156	60,144
Furniture, equipment and maintenance	6,870	106,122	–	–	4,715	117,707	117,031
Accounting and Audit fees	–	–	–	12,960	–	12,960	10,800
Legal and professional	–	–	–	10,771	–	10,771	15,334
Travel and motor	–	17,316	–	–	32,140	49,456	37,820
Printing, postage and stationery	–	8,289	–	–	2,803	11,092	12,849
Rent and rates	–	94,911	–	–	61,828	156,739	141,366
Telephone and insurance	–	71,818	–	–	10,045	81,863	71,386
Loan interest	–	71,257	–	–	–	71,257	65,657
Bad debts	–	14,845	–	–	–	14,845	6,761
Staff training, conference and welfare	–	–	9,435	–	–	9,435	7,414
General	1,298	23,228	–	–	1,662	26,188	47,935
Consultancy	–	–	–	–	17,586	17,586	2,760
Depreciation	–	119,502	–	–	–	119,502	96,691
	20,568	2,263,130	9,435	67,924	600,760	2,961,817	3,075,565
Support costs	–	600,760	–	–	(600,760)	–	–
Governance costs	–	67,925	–	(67,925)	–	–	–
Total expenditure 2022	20,568	2,931,815	9,435	–	–	2,961,817	–
Total expenditure 2021	45,993	3,022,158	7,414	–	–	3,075,565	–

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2022

3b Analysis of expenditure (prior year)

	Cost of raising funds £	Charitable activities				2021 Total £	2020 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £		
Staff costs (Note 5)	24,264	1,765,342	–	41,999	468,842	2,300,446	2,077,792
Food and consumables	–	80,580	–	–	591	81,171	88,586
Lights and heat	–	57,508	–	–	2,636	60,144	52,251
Furniture, equipment and maintenance	18,485	94,441	–	–	4,105	117,031	98,018
Accounting and Audit fees	–	–	–	10,800	–	10,800	10,800
Legal and professional	–	–	–	15,334	–	15,334	21,645
Travel and motor	–	15,829	–	–	21,991	37,820	68,524
Printing, postage and stationery	–	9,703	–	–	3,146	12,849	14,350
Rent and rates	–	73,365	–	–	68,001	141,366	162,689
Telephone and insurance	–	61,571	–	–	9,815	71,386	62,896
Loan interest	–	65,657	–	–	–	65,657	47,039
Bad debts	–	6,761	–	–	–	6,761	9,167
Staff training, conference and welfare	–	–	7,414	–	–	7,414	17,700
General	3,244	42,029	–	–	2,662	47,935	19,083
Consultancy	–	–	–	–	2,760	2,760	25,324
Depreciation	–	96,691	–	–	–	96,691	93,358
	45,993	2,369,476	7,414	68,133	584,549	3,075,565	2,869,222
Support costs	–	584,549	–	–	(584,549)	–	–
Governance costs	–	68,133	–	(68,133)	–	–	–
Total expenditure 2021	45,993	3,022,158	7,414	–	–	3,075,565	–

4 Net (expenditure) / income for the year

This is stated after charging:

	2022 £	2021 £
Depreciation	119,502	96,691
Interest payable	71,257	65,657
Operating lease rentals:		
Property	100,913	104,613
Other	7,117	6,720
Auditors' remuneration (excluding VAT):		
Audit	10,300	9,800
	222,089	283,481

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2022 £	2021 £
Salaries and wages	1,428,855	1,702,296
Social security costs	142,948	160,560
Employer's contribution to defined contribution pension schemes	55,406	60,420
Other staff costs	486,737	377,170
	2,113,947	2,300,446

The following number of employees received employee benefits (excluding employer pension costs) during the year between:

	2022 No.	2021 No.
£70,000 – £79,999	–	–
£80,000 – £89,999	–	1
£90,000 – £99,999	1	–
£100,000 – £109,999	–	–

The total employee benefits including pension contributions of the key management personnel were £231,723 (2021:£221,892).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2021: £nil). No charity trustee received payment for professional or other services supplied to the charity (2021: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £17 (2021: nil).

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as

	2022 No.	2021 No.
Charitable activities	44.0	53.0
Support	4.0	4.0
	48.0	57.0

7 Related party transactions

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties (2021: none).

8 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold buildings £	Furniture, fittings and equipment £	Leasehold improvements £	Total £
Cost or valuation				
At the start of the year	5,016,483	41,469	68,394	5,126,346
Additions in year	–	–	17,920	17,920
At the end of the year	5,016,483	41,469	86,314	5,144,266
Depreciation				
At the start of the year	1,060,983	26,232	39,296	1,126,511
Charge for the year	100,330	4,093	15,079	119,502
At the end of the year	1,161,312	30,325	54,375	1,246,012
Net book value				
At the end of the year	3,855,170	11,144	31,939	3,898,254
At the start of the year	3,955,500	15,237	29,098	3,999,835

All of the above assets are used for charitable purposes.

10 Debtors

	2022 £	2021 £
Trade debtors	361,597	196,473
Other debtors	50,039	42,770
Prepayments	2,562	2,177
Accrued income	55,800	200,411
	469,999	441,832

11 Creditors: amounts falling due within one year

	2022 £	2021 £
Bank loans and overdraft	53,039	50,954
Trade creditors	90,945	50,940
Other creditors	217,682	254,230
Accruals	143,561	138,421
	505,226	494,546

12 Creditors: amounts falling due after one year

	2022 £	2021 £
Bank loans	1,999,826	1,954,630
	1,999,826	1,954,630
Due between one to two years	54,207	57,278
Due between two to five years	177,965	183,611
Due after five years	1,767,654	1,713,741
	1,999,826	1,954,630

Interest is payable at 3.25% above the base rate.

The company has one loan from Charity Bank and the loan is secured by a charge on the freehold properties with a net book value of £3,898,254.

13 Pension scheme

The company operates a group defined contribution scheme for all employees, the assets of which are held by Royal London. At 31 March 2022 £8,077 was owed to the pension company (2021: £8,542). The pension charge for the year was £55,406 (2021: £60,420).

14a Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,677,906	220,348	3,898,254
Net current assets	407,239	–	407,239
Long term liabilities	(1,999,826)	–	(1,999,826)
Net assets at the end of the year	2,085,319	220,348	2,305,667

14b Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,779,487	220,348	3,999,835
Net current assets	392,391	–	392,391
Long term liabilities	(1,954,630)	–	(1,954,630)
Net assets at the end of the year	2,217,248	220,348	2,437,596

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2022

15a Movements in funds (current year)

	At 1 April 2021 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2022 £
General unrestricted funds:	2,217,248	2,823,980	(2,955,909)	–	2,085,319
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Croydon relief in need charity	–	3,988	(3,988)	–	–
Donation from Co-operative	–	1,920	(1,920)	–	–
Total restricted funds	220,348	5,908	(5,908)	–	220,348
Total funds	2,437,596	2,829,889	(2,961,817)	–	2,305,667

15b Movements in funds (prior year)

	At 31 March 2020 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2021 £
General unrestricted funds:	2,143,857	3,113,343	(3,039,952)	–	2,217,248
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Edward Gostling Foundation	–	10,000	(10,000)	–	–
Donation from City of London	–	14,062	(14,062)	–	–
Postcode Local Trust	–	11,201	(11,201)	–	–
Kartina Liao	–	350	(350)	–	–
Total restricted funds	220,348	35,613	(35,613)	–	220,348
Total funds	2,364,205	3,148,956	(3,075,565)	–	2,437,596

As the purchase of Liliass Gillies' House will enable Community Housing and Therapy to increase its ability to support people with a diagnosis of bi-polar disorder, the trustees agreed that the Bridget Bordewich Bursary Fund would be used to part fund the purchase of the house. The situation will be reviewed periodically to ensure that the restriction of the funds is observed.

16 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property 2022	2021
	£	£
Within one year	83,701	107,145
Two to five years	57,593	168,602
	141,295	275,747

17 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £10.

Accounts

Company number: 2940712

Charity Number: 1040713

Community Housing and Therapy

Report and financial statements

For the year ended 31 March 2021

Community Housing and Therapy

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For the year ended 31 March 2021

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Community Housing and Therapy

Reference and administrative information

For the year ended 31 March 2021

Company number 2940712

Charity number 1040713

Registered office and operational address

Unit WG10 Vox Studios
1-45 Durham Street
London SE11 5JH

Trustees The trustees, who are also directors under company law, who served during the year up to the date of this report were as follows:

Rev George Bush
Dean James CBE
Lynsey Rowe
Katrina Liao (Treasurer)
Michael Watson
Lisa Johnson (resigned 19 April 2021)
Sebastian Oram
Laura Chesham (appointed 26 July 2021)
Stephen Riley (appointed 26 July 2021)

Principal staff Peter Cockersell MSc DPsych FRSA Chief Executive

Bankers Lloyds TSB Bank PLC
10 Hanover Square
London
WIS IHJ

Solicitors Wilsons Law
Alexandra House
St Johns Street
Salisbury
SP1 2SB

Auditor Sayer Vincent LLP
Chartered Accountants and Statutory Auditors
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 31 March 2021.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

Community Housing and Therapy's objectives are set out in the objects contained in the charity's memorandum of association. We work for the benefit of the public by treating people experiencing mental ill-health and emotional distress. We provide care, support and psychotherapy within residential accommodation, in which the living environment itself is therapeutic, to enable beneficiaries to make changes in their life in order to engage with society in a way they find more fulfilling.

Our projects welcome people from all backgrounds. The charity operates a thorough and structured needs assessment to determine if a referral will benefit from the service we offer. We are committed to a working environment that is free from any form of discrimination on the grounds of colour, race, ethnicity, religion, sex, sexual orientation or disability.

The trustees review the aims, objectives and activities of the charity each year. This report looks at charity's achievements and outcomes in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Strategic report

Key Achievements:

We:

- *treated 84 Clients during the course of this year*
- *admitted 23 new clients into its therapeutic services*
- *over half of those who moved on went to lower-support or independent accommodation*
- *successfully managed our communities through the pandemic with no onward transmission of the few residents or staff testing positive for covid-infection; we maintained PPE levels, and varied our guidance and practice as required to keep our residents safe at different stages of the pandemic. We had no residents hospitalised due to covid throughout the pandemic.*

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2021

- *secured a total of charitable fund for £46k*
- *acquired a new supported living service and training centre in Richmond*
- *supported beneficiaries' continued involvement in the charity's operations*
- *presented a video of our residents and staff discussing 'therapeutic communities through the pandemic' at the virtual 'Windsor Conference' of therapeutic communities*
- *one of our communities participated in an international discussion group with residents and staff of therapeutic communities in three other countries via INDTC*
- *successfully moved our training to online only*

The charity has worked to the following targets (in bold) in the past year:

To develop our core therapeutic services

This year was a difficult year with all of our services impacted by the pandemic. We had to adapt and run a modified therapeutic programme with few or no outside activities; internal activities were also constrained by staff availability as we had at times up to 20% of our staff either sick or isolating.

We managed to find and then maintain the necessary levels of PPE throughout the pandemic despite no statutory assistance for the first three months, and we had no onward infections in our communities despite twice having people discharged covid-positive to the community from hospital. We managed to attract local authority and charitable funding to make up some of the costs of PPE and of additional agency staff where we were unable to meet rota requirements with permanent staff.

Unfortunately we had to close the Crisis service at LGH for the duration of the pandemic because of the limited availability and slow turnaround of testing; this service resumed in February 2021.

CHT's three residential services continued to receive a high number of referrals from established relationships with local authorities and NHS trusts, and average occupancy was high until the middle of the year. Unfortunately Croydon posted a 'provider concerns' notice about LGH in September 2020, and placed an embargo on new referrals; they agreed to lift the embargo in January 2021 following improvements to reporting and changes to staffing that we made, but they did not change their website until March 2021. This seriously affected occupancy levels, compounded by the crisis service being closed. The provider concerns status continues pending a new CQC inspection.

There was also a problem at Mount Lodge with CQC classifying our registration for nursing and personal care as 'dormant' because we do not routinely provide either, but having not yet processed our application for registration under TDDI. This is ongoing as we are still waiting for CQC to process the TDDI applications.

Despite these obstacles, and low occupancy in the latter part of the year, CHT posted a surplus of around £73k for 2020-2021.

Also despite these obstacles, CHT treated 84 clients during the reporting period, 14 moved out, 7 beneficiaries stepping down to lower support accommodation.

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2021

We managed to transpose our entire diploma training to online instead of in-person courses, which required the modification of all the courses; and we also continued to deliver training externally to one local authority, online rather than in-person. However, the pandemic has meant that our external training provision, and therefore income, in this financial year were significantly down on the previous year.

On 24th April 2020 CHT acquired a 10-bedroom house in Richmond, partly donated by its owner Elly Jansen OBE, and partly purchased with an increased loan from Charity Bank. This will provide CHT with another small supported living community for adults (18+) and a training centre: because of the pandemic, opening the new service was delayed but the first residents moved in in April 2021; the training centre has begun to be used from September 2021.

To develop our international network

INDTC held a successful virtual international conference attracting attendees from as far as Japan and Argentina, Canada and India, which was co-facilitated by CHT.

We also held, in partnership with INDTC, a successful event in which the residents and staff of four communities, including our LGH community, in four different countries met and swapped ideas and experiences.

To maintain high quality staff

We are pleased to say that we had very high staff retention throughout the pandemic and the staff showed a tremendous commitment in coming in on public transport and working through some very difficult time and conditions. We paid the frontline staff a 'thank you bonus' of £25 per week throughout the pandemic.

We also reviewed the roles of different staff and have begun the process of implementing clarifications of the specific tasks each type of staff is responsible for, and, following a democratic process, we renamed the Recovery Practitioners as Therapeutic Support Workers. We also changed our remuneration bandings to reflect better individual levels of experience and seniority.

Additionally, we successfully piloted the use of closely supervised trainee therapists and this will now be rolled out across the organisation in 2021-2022.

Financial review

Total income for the year amounted to £3.1m. This was 13% above from the previous year, we reported a surplus of £73k after depreciation and interest.

The trustees confirm that to the best of their knowledge, there is no information relevant to the audit of which the auditor is unaware and the trustees also confirm that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the auditor.

Trustees' annual report

For the year ended 31 March 2021

The trustees maintain an extremely close oversight of both costs and cash flow. The trustees meet five times a year and review the finances by means of management accounts, which are presented to the Chair and Treasurer each month.

Principal risks and uncertainties

The risk register, in which potential risks have been identified, is divided into the following categories:

- Clinical standards
- Personnel
- Income streams
- Demand for services
- Infrastructure
- Public relations
- Finance and administration
- Fraud
- Other (including development)

The risks are divided into low, medium and high depending on the likelihood of occurrence and their potential impact on the charity. Each risk is followed by an appropriate action aimed at minimizing the risk. The trustees review the risk register annually.

The following key risks were identified:

- Fee Levels and Cash Flow
 - Cuts in Public Budgets have in the past resulted in a reduction in fees. It is essential to ensure that fee levels achieved are sufficient to meet operational costs.
 - This year we have again managed to increase fee levels negotiated on new spot purchase arrangements and have negotiated a fee uplift on some existing contracts.
 - CHT has a strategy of increasing capacity through the development of new services, spreading overheads and increasing potential surpluses.
 - Our cash in hand increased as a result of increased occupancy, and cashflow remained steady.
- Referrals
 - Sustainable levels of referrals of new clients are critical. CHT aims to mitigate this risk by:
 - Diversifying its service model to include younger clients, placements for whom are in extreme short supply nationally; moving towards a treatment rather than a long-term care model, with registration as a treatment provider rather than a care provider; facilitating more referrals at higher fee levels.
 - Improving marketing to widen its portfolio of referral agencies.
 - Forming strategic alliances with a range of partner agencies to enable CHT to acquire new properties and services.
 - Recruiting to a new Referrals Coordinator role
 - Occupancy was high for the majority of 2020-2021, but with a significant drop in the second half of the year, largely due to the inability to take in new referrals at LGH.

Trustees' annual report

For the year ended 31 March 2021

The charity has a risk strategy comprising:

- Regular, weekly oversight of occupancy and cashflow levels by CEO.
- Fortnightly meetings on referrals and occupancy between Service Managers and the Senior staff
- The establishment of a risk register.
- Annual Review of the risks the charity faces.
- Introduction of systems to mitigate the risks identified and minimize any potential impact on the charity should any risks materialize.

The most significant risk to CHT in 2020-2021 was the coronavirus pandemic, and then the suspension of referrals into LGH. CHT has robust risk management measures and managed to acquire a good supply and stock of personal protective equipment (PPE) as well as installing a heightened hygiene regime; we have continuously updated our internal guidance in line with Government, public health and NHS guidance and we have had no known cases of onward transmission within our communities. We have had several members of staff and a few residents with confirmed covid-19 but all have recovered; one member of agency staff required hospital treatment but has also recovered. We have over 90% double vaccination in both staff and resident groups now, and all new staff must be double-vaccinated by law. Coronavirus continues to be a risk for both our staff and our residents, and we continue to mitigate the risk through good hygiene practices including additional thorough night cleaning, stocks of PPE, reduced staff travel, testing as much as possible, reducing inter-community interactions, and continuous audit and awareness-raising.

The risk to LGH has now been relieved as we are once again able to take in referrals and the occupancy is increasing; as of February 2021 we have also reopened the crisis/respite beds.

Reserves policy and going concern

We maintain our day-to-day cash balance at around three times monthly outgoings. It is our belief that, with continued close and diligent management, and a focus on diversifying our services, improving our marketing, and diversifying our funding streams, we can operate successfully in what continues to be a difficult environment.

The reserves policy of the trustees is as follows:

- 1) To maintain, as a minimum, reserves sufficient to fund day to day business commitments: £250k.
- 2) To have reserves, on top of the above minimum, sufficient to provide cover in the event of shortfalls arising from normal trading variations: £100k.
- 3) To grow new development reserves to allow further capital or other new projects.

The trustees believe that the level of reserves is £392k at the end of this year.

As a going concern, CHT's services for 2020/21 were budgeted to operate at a breakeven; however we ultimately had a surplus of £73k.

Our strategic objective is to increase our reserves to 25% of our turnover: we anticipate breaking even in 2020-2021. At least 50% of any surplus will be put into our reserves until our strategic objective is met. Our strategic objective is to increase our reserve to £750k.

Trustees' annual report

For the year ended 31 March 2021

Plans for the future

Plans for 2021-2022 and further years are:

- To modernise our therapeutic communities so that they offer highly relevant care, treatment and recovery services.
- To fully implement our new quality assurance system.
- To keep all our resident and clinical records in an NHS-level secure electronic system.
- To change the CQC registration of individual services to Treatment of Disease, Disorder and Injury.
- To manage our services to the highest possible standard, both financially and clinically.
- To achieve national accreditation of our Diploma training course.
- To expand the number of supported living and community services in response to demand.
- To establish new partnerships with housing providers and other agencies.
- To raise the profile of CHT through enhanced marketing.
- To take forward the planned growth of the charity through partnerships, improved marketing, redefinition of our work, and a diversification of funding streams, client base, and services offered.
- To expand our charitable fundraising capacity.

The impact of the coronavirus pandemic on CHT has not threatened our viability as an ongoing concern; on the contrary, the impact has been in some ways beneficial.

- There has been an increase in referrals and speed of funding and move-in decisions because of a desire from the NHS to reduce the number of people in hospitals.
- Vulnerable staff were placed on the furlough scheme, and their costs were recovered; they have all returned to work.
- Costs of employing additional agency staff have been covered by grants from various bodies such as the London Response Centre, and have now been taken on by local authorities.
- Costs for additional PPE have also been covered by grants from various bodies such as the London Response Centre and by local authorities.
- Travel and associated costs have reduced because of restrictions in staff movement as risk mitigation during the pandemic.
- We have reduced the amount of office space we need because of reduced staff travel and less in-person meetings, which has reduced our overheads.

Structure, governance and management

The organisation is a charitable company limited by guarantee, incorporated on the 15th of June 1994 and registered as a charity on the 9th of September 1994.

The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association.

The trustees are planning to change the charity's articles of association in the next financial year to reflect changes in the model of care and to bring them more up to date. Charity Commission support for these changes will be obtained before any changes are made; they will then be notified to Companies House. All trustees give their time voluntarily and receive no benefits from the charity.

Trustees' annual report

For the year ended 31 March 2021

Appointment of trustees

Patrons and Trustees are recruited by personal contact through the business of the charity or through the trustees, or by advertising in appropriate media.

Where the board identifies a skill gap it recruits trustees to fill it. Potential trustees are suggested to the Board, an interviewing panel is arranged and information such as annual report, annual accounts and publicity leaflets are sent. After a positive interview potential trustees are invited to visit one of the residential projects and to attend a Board meeting after which trustees decide whether or not to appoint. The new trustee is then invited to join the Board. Following this there is an induction and then further information on the activities of the charity will be available through Board meetings, further visits and meetings with staff and through attendance at conferences which the charity organizes from time to time.

We recruited two new Trustees in July 2021 and we hope to recruit an identified new Psychiatrist to the Board in 2022.

Related parties and relationships with other organisations

Fairhall Court and George Dooley House are supported living services run in partnership with Central and Cecil Housing Trust (CCHT). These services provide supported housing for up to sixteen clients. CHT is responsible for providing support and therapeutic services, and CCHT maintain responsibility for the housing management.

Onkar House is leased from a private owner, and housing management is done by Thinkcare Housing Ltd; CHT provides the support and manages the day-to-day activities and maintenance of the property.

We are working with pro-bono consultants on the accreditation of our Diploma in Relational Practice in Mental Health.

We are in conversation with other organisations, notably Housing Associations and Charitable Trusts, about other potential partnership working that might benefit CHT.

Fundraising compliance

CHT does not engage in public fundraising and does not use professional fundraisers or commercial participators. CHT nevertheless observes and complies with the relevant fundraising regulations and codes. During the year there was no non-compliance of these regulations and codes and CHT received no complaints relating to its fundraising practice.

Remuneration policy for key management personnel

CHT aims to benchmark all salaries against equivalent size organisations in the charity sector. Pay is reviewed annually; increments for individual staff are within pre-set pay bands and according to performance and skill criteria. CHT is compliant with new national pension legislation, and living wage agreements.

Trustees' annual report

For the year ended 31 March 2021

Statement of responsibilities of the trustees

The trustees (who are also directors of Community Housing and Therapy for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

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

Members of the charity guarantee to contribute an amount not exceeding £10 each to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2021 was 7 (2020:8). The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditors

Sayer Vincent LLP were re-appointed as the charitable company's auditors during the year and have expressed their willingness to continue in that capacity.

Community Housing and Therapy

Trustees' annual report

For the year ended 31 March 2021

The trustees' annual report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime.

The trustees' annual report has been approved by the trustees on 27 September 2021 and signed on their behalf by

Katrina Liao

Treasurer

Independent auditors' report

To the members of

Community Housing and Therapy

Independent auditor's report to the members of Community Housing and Therapy

Opinion

We have audited the financial statements of Community Housing and Therapy (the 'charitable company') for the year ended 31 March 2021 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *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 charitable company's affairs as at 31 March 2021 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

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 charitable company 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 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 trustees' 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 Community Housing and Therapy'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 trustees with respect to going concern are described in the relevant sections of this report.

Other Information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the trustees' annual report, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report, has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent auditors' report

To the members of

Community Housing and Therapy

In preparing the financial statements, the trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's 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.

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 extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating 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 risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditors' report

To the members of

Community Housing and Therapy

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those 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. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Noelia Serrano (Senior statutory auditor)

4 October 2021

for and on behalf of Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

Community Housing and Therapy

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2021

	Note	Unrestricted £	Restricted £	2021 Total £	Unrestricted £	Restricted £	2020 Total £
Income from:							
Donations and legacies	2	7,844	35,613	43,457	4,000	4,094	8,094
Charitable activities							
Care		2,970,428	–	2,970,428	2,748,682	–	2,748,682
Training		1,507	–	1,507	15,825	–	15,825
Other Income		133,564	–	133,564	11,247	–	11,247
Total income		3,113,343	35,613	3,148,956	2,779,754	4,094	2,783,848
Expenditure on:							
Raising funds		10,380	35,613	45,993	19,413	4,094	23,507
Charitable activities							
Care		3,022,158	–	3,022,158	2,828,015	–	2,828,015
Training		7,414	–	7,414	17,700	–	17,700
Total expenditure	3	3,039,952	35,613	3,075,565	2,865,128	4,094	2,869,222
Net income/ (expenditure) for the year		73,391	–	73,391	(85,374)	–	(85,374)
Transfers between funds		–	–	–	–	–	–
Net movement in funds		73,391	–	73,391	(85,374)	–	(85,374)
Reconciliation of funds:							
Total funds brought forward		2,143,857	220,348	2,364,205	2,229,231	220,348	2,449,579
Total funds carried forward		2,217,248	220,348	2,437,596	2,143,857	220,348	2,364,205

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 15 to the financial statements.

Community Housing and Therapy

Balance sheet

Company no. 2940712

As at 31 March 2021

	Note	£	2021 £	£	2020 £
Fixed assets:					
Tangible assets	9		3,999,835		3,145,837
			<u>3,999,835</u>		<u>3,145,837</u>
Current assets:					
Debtors	10	441,832		364,555	
Cash at bank and in hand		445,104		352,417	
		<u>886,936</u>		<u>716,972</u>	
Liabilities:					
Creditors: amounts falling due within one year	11	(494,546)		(371,823)	
				<u></u>	
Net current assets			<u>392,391</u>		<u>345,148</u>
Total assets less current liabilities			<u>4,392,226</u>		<u>3,490,985</u>
Creditors: amounts falling due after one year	12		(1,954,630)		(1,126,780)
			<u></u>		<u></u>
Total net assets			<u><u>2,437,596</u></u>		<u><u>2,364,205</u></u>
The funds of the charity:					
Restricted income funds	15		220,348		220,348
Unrestricted income funds:					
General funds		2,217,248		2,143,857	
		<u></u>		<u></u>	
Total unrestricted funds			<u>2,217,248</u>		<u>2,143,857</u>
Total charity funds			<u><u>2,437,596</u></u>		<u><u>2,364,205</u></u>

Approved by the trustees on 27 September 2021 and signed on their behalf by

Katrina Liao
Treasurer

Community Housing and Therapy

Statement of cash flows

For the year ended 31 March 2021

	2021 £	£	2020 £	£
Cash flows from operating activities				
Net income/ (expenditure) for the reporting period (as per the statement of financial activities)	73,391		(85,374)	
Depreciation charges	96,691		93,358	
(Increase) in trade debtors	(77,277)		(63,138)	
Increase in trade creditors	<u>101,914</u>		<u>10,962</u>	
Net cash provided by / (used in) operating activities		194,719		(44,193)
Cash flows from investing activities:				
Payments for Furniture and Leasehold improvement	<u>(950,692)</u>		<u>(24,590)</u>	
Net cash (used in) investing activities		(950,692)		(24,590)
Cash flows from financing activities:				
Repayments of borrowing	(1,340)		(28,842)	
Cash in flows from new borrowing	<u>850,000</u>		<u>-</u>	
Net cash provided by / (used in) financing activities		848,660		(28,842)
Change in cash and cash equivalents in the year		92,687		(97,625)
Cash and cash equivalents at the beginning of the year		<u>352,417</u>		<u>450,042</u>
Cash and cash equivalents at the end of the year		<u>445,104</u>		<u>352,417</u>

1 Accounting policies

a) Statutory information

Community Housing and Therapy is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address and principal place of business is Unit WG10 Vox Studios, 1–45 Durham Street, London, SE11 5JH.

b) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)– (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

After assessing the impact of the coronavirus pandemic on CHT so far, the trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern. Further detail is provided in the trustees' annual report.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Grants and donations are recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

f) Fund accounting

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

g) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charitable company in inducing third parties to make voluntary contributions to it, as well as the cost of any activities with a fundraising purpose
- Expenditure on charitable activities includes the costs of provision of residential accommodation, care and support for people experiencing mental health problems or emotional distress undertaken to further the purposes of the charity and their associated support costs

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

h) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Support and governance costs are re-allocated to each of the activities based on an estimate of the amount of staff time or usage attributable to each activity.

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

i) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £1,500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

● Land	nil
● Freehold buildings	50 years
● Fixtures and fittings	5 years
● Leasehold improvements	5 years

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

o) Pensions

The charitable company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charitable company in an independently administered fund. The pension cost charge represents contributions payable under the scheme by the charitable company to the fund. The charitable company has no liability under the scheme other than for the payment of those contributions.

2 Donations and legacies

	Unrestricted £	Restricted £	2021 Total £	Unrestricted £	Restricted £	2020 Total £
Vernon N Ely Charitable Settlement	4,000	–	4,000	4,000	–	4,000
The Percy Bilton Charity	–	–	–	–	409	409
Souter Charitable Trust	–	–	–	–	2,000	2,000
Maudsley charity	–	–	–	–	686	686
Fund from LB of Waltham Forest	–	–	–	–	999	999
Edward Gostling Foundation	–	10,000	10,000	–	–	–
Donation from City of London	–	14,062	14,062	–	–	–
Postcode Local Trust	–	11,201	11,201	–	–	–
Other donations	3,844	350	4,194	–	–	–
Total	7,844	35,613	43,457	4,000	4,094	8,094

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2021

3a Analysis of expenditure (current year)

	Cost of raising funds £	Charitable activities			Support costs £	2021 Total £	2020 Total £
		Care costs £	Training costs £	Governance costs £			
Staff costs (Note 5)	24,264	1,765,342	–	41,999	468,842	2,300,446	2,077,792
Food and consumables	–	80,580	–	–	591	81,171	88,586
Lights and heat	–	57,508	–	–	2,636	60,144	52,251
Furniture, equipment and maintenance	18,485	94,441	–	–	4,105	117,031	98,018
Accounting and Audit fees	–	–	–	10,800	–	10,800	10,800
Legal and professional	–	–	–	15,334	–	15,334	21,645
Travel and motor	–	15,829	–	–	21,991	37,820	68,524
Printing, postage and stationery	–	9,703	–	–	3,146	12,849	14,350
Rent and rates	–	73,365	–	–	68,001	141,366	162,689
Telephone and insurance	–	61,571	–	–	9,815	71,386	62,896
Loan interest	–	65,657	–	–	–	65,657	47,039
Bad debts	–	6,761	–	–	–	6,761	9,167
Staff training, conference and welfare	–	–	7,414	–	–	7,414	17,700
General	3,244	42,029	–	–	2,662	47,935	19,083
Consultancy	–	–	–	–	2,760	2,760	25,324
Depreciation	–	96,691	–	–	–	96,691	93,358
	45,993	2,369,476	7,414	68,133	584,549	3,075,565	2,869,222
Support costs	–	584,549	–	–	(584,549)	–	–
Governance costs	–	68,133	–	(68,133)	–	–	–
Total expenditure 2021	45,993	3,022,158	7,414	–	–	3,075,565	–
Total expenditure 2020	23,507	2,828,015	17,700	–	–	2,869,222	–

Community Housing and Therapy

Notes to the financial statements

For the year ended 31 March 2021

3b Analysis of expenditure (prior year)

	Cost of raising funds £	Charitable activities				2020 Total £
		Care costs £	Training costs £	Governance costs £	Support costs £	
Staff costs (Note 5)	19,323	1,667,639	–	40,722	350,108	2,077,792
Food and consumables	2,987	80,954	–	–	4,646	88,586
Lights and heat	–	51,380	–	–	871	52,251
Furniture, equipment and maintenance	475	91,981	–	–	5,562	98,018
Accounting and Audit fees	–	–	–	10,800	–	10,800
Legal and professional	–	–	–	21,645	–	21,645
Travel and motor	–	29,330	–	–	39,194	68,524
Printing, postage and stationery	722	8,374	–	–	5,254	14,350
Rent and rates	–	77,366	–	–	85,323	162,689
Telephone and insurance	–	52,226	–	–	10,670	62,896
Loan interest	–	47,039	–	–	–	47,039
Bad debts	–	9,167	–	–	–	9,167
Staff training, conference and welfare	–	–	17,700	–	–	17,700
General	–	14,555	–	–	4,528	19,083
Consultancy	–	–	–	–	25,324	25,324
Depreciation	–	93,358	–	–	–	93,358
	23,507	2,223,368	17,700	73,167	531,480	2,869,222
Support costs	–	477,093	–	54,387	(531,480)	–
Governance costs	–	127,554	–	(127,554)	–	–
Total expenditure 2020	23,507	2,828,015	17,700	–	–	2,869,222

4 Net income / (expenditure) for the year

This is stated after charging:

	2021 £	2020 £
Depreciation	96,691	93,358
Interest payable	65,657	47,039
Operating lease rentals:		
Property	104,613	125,405
Other	6,720	5,725
Auditors' remuneration (excluding VAT):		
Audit	9,800	9,000

5 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2021 £	2020 £
Salaries and wages	1,702,296	1,445,440
Social security costs	160,560	137,292
Employer's contribution to defined contribution pension schemes	60,420	52,848
Other staff costs	377,170	442,213
	2,300,446	2,077,792

The following number of employees received employee benefits (excluding employer pension costs) during the year between:

	2021 No.	2020 No.
£70,000 – £79,999	–	–
£80,000 – £89,999	1	1
£90,000 – £99,999	–	–
£100,000 – £109,999	–	–

The total employee benefits including pension contributions of the key management personnel were £221,892 (2020: £236,774).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling nil (2020: nil).

6 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2021 No.	2020 No.
Charitable activities	53.0	50.0
Support	4.0	3.0
	57.0	53.0

7 Related party transactions

Intapsych Ltd is a company co-owned by CEO and his partner. This company provided a training on suicidal risk reduction for Lilius Giles House staff. The cost of the transaction was £500 (2020: 1,300).

Trustee – Katrina Liao donated £350 towards the purchase of PPE equipment. There were no other donations from related parties in the year (2020: £nil).

8 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

9 Tangible fixed assets

	Freehold buildings £	Furniture, fittings and equipment £	Leasehold improvements £	Total £
Cost or valuation				
At the start of the year	4,083,965	31,798	59,894	4,175,657
Additions in year	932,518	9,672	8,500	950,690
At the end of the year	5,016,483	41,469	68,394	5,126,346
Depreciation				
At the start of the year	979,304	23,589	26,927	1,029,820
Charge for the year	81,679	2,643	12,369	96,691
At the end of the year	1,060,983	26,232	39,296	1,126,511
Net book value				
At the end of the year	3,955,500	15,237	29,098	3,999,835
At the start of the year	3,104,661	8,209	32,967	3,145,837

All of the above assets are used for charitable purposes.

10 Debtors

	2021 £	2020 £
Trade debtors	196,473	176,742
Other debtors	42,770	66,897
Prepayments	2,177	44,603
Accrued income	200,411	76,313
	441,832	364,555

11 Creditors: amounts falling due within one year

	2021 £	2020 £
Bank loans and overdraft	50,954	30,145
Trade creditors	50,940	63,781
Other creditors	254,230	156,331
Accruals	138,421	121,567
	494,546	371,823

12 Creditors: amounts falling due after one year

	2021 £	2020 £
Bank loans	1,954,630	1,126,780
	1,954,630	1,126,780
Due between one to two years	57,278	31,373
Due between two to five years	183,611	101,881
Due after five years	1,713,741	993,526
	1,954,630	1,126,780

Interest is payable at 3.25% above the base rate.

The company has one loan from Charity Bank and the loan is secured by a charge on the freehold properties with a net book value of £3,995,500.

13 Pension scheme

The company operates a group defined contribution scheme for all employees, the assets of which are held by Royal London. At 31 March 2021 £8,541.54 was owed to the pension company (2020: £8,278.61). The pension charge for the year was £60,420.1(2020: £52,847.66).

14a Analysis of net assets between funds (current year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	3,779,487	220,348	3,999,835
Net current assets	392,391	–	392,391
Long term liabilities	(1,954,630)	–	(1,954,630)
Net assets at the end of the year	2,217,248	220,348	2,437,596

14b Analysis of net assets between funds (prior year)

	General unrestricted £	Restricted £	Total funds £
Tangible fixed assets	2,925,489	220,348	3,145,837
Net current assets	345,148	–	345,148
Long term liabilities	(1,126,780)	–	(1,126,780)
Net assets at the end of the year	2,143,857	220,348	2,364,205

Community Housing and Therapy

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For the year ended 31 March 2021

15a Movements in funds (current year)

	At 1 April 2020 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2021 £
General unrestricted funds:	2,143,857	3,113,343	(3,039,952)	–	2,217,248
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
Edward Gostling Foundation	–	10,000	(10,000)	–	–
Donation from City of London	–	14,062	(14,062)	–	–
Postcode Local Trust	–	11,201	(11,201)	–	–
Kartina Liao	–	350	(350)	–	–
Total restricted funds	220,348	35,613	(35,613)	–	220,348
Total funds	2,364,205	3,148,956	(3,075,565)	–	2,437,596

15b Movements in funds (prior year)

	At 1 April 2019 £	Income & gains £	Expenditure & losses £	Transfers between funds	At 31 March 2020 £
General unrestricted funds:	2,229,231	2,779,754	(2,865,128)	–	2,143,857
Restricted funds:					
Bridget Bordewich Bursary Fund	220,348	–	–	–	220,348
The Percy Bilton Charity	–	409	(409)	–	–
Souter Charitable Trust	–	2,000	(2,000)	–	–
Maudsley charity	–	686	(686)	–	–
Fund from LB of Waltham Forest	–	999	(999)	–	–
Total restricted funds	220,348	4,094	(4,094)	–	220,348
Total funds	2,449,579	2,783,848	(2,869,222)	–	2,364,205

As the purchase of Liliias Gillies' House will enable Community Housing and Therapy to increase its ability to support people with a diagnosis of bi-polar disorder, the trustees agreed that the Bridget Bordewich Bursary Fund would be used to part fund the purchase of the house. The situation will be reviewed periodically to ensure that the restriction of the funds is observed.

Edward Gostling Foundation– half of the fund was used for garden project in Highams lodge and the other half was spent on additional staffing cost during Covid-19 pandemic.

Donation from City of London – we received donation from City of London in two rounds. The fund received on the first round was for £4,062 and spent on PPE and tables. The second was fully spent on additional staffing cost during the Covid-19 pandemic.

Postcode Local Trust–the grant was used to build garden room in Mount lodge.

Katrina Liao– the grant used to cover part of PPE cost.

16 Operating lease commitments

The charity's total future minimum lease payments under non-cancellable operating leases is as follows for each of the following periods:

	Property 2021	2020
	£	£
Within one year	107,145	121,231
Two to five years	168,602	296,564
	275,747	417,795

17 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £10.