

# *Hits Homes Trust*

## *Annual General Meeting on 17<sup>th</sup> January 2024*



### *Agenda*

- *Present*
- *Apologies*
- *Minutes of the last AGM*
- *Annual Report and Statistics*
- *Audited Accounts*
- *Election of Directors*
- *Any Other Business*



## **Hits Homes Trust Annual General Meeting**

### **Held on 18<sup>th</sup> January 2023 by Zoom**

#### **1. Present:**

Dave Brazier – Committee Chairperson  
Vicki Stephenson – Director  
Piyush Kotecha – Committee Treasurer  
Towana Graham - Director  
Naila Siddiqui Walker – Project Manager  
Amardeep Matharu – Project Worker

#### **2. Apologies:**

Ervin Picari – Director  
Kash Bhayani – Committee Secretary

#### **3. Minutes of last AGM:**

Naila wanted to raise and clarify that the financial deficit was not down to sickness or bad debt but down to the Charity Bank payments as the purchase took longer to happen.

The minutes of the last AGM held on 19<sup>th</sup> January 2022 were agreed.

#### **4. Matters Arising:**

Figures for 2020/2021 discussed Income was £150,000 Expenditure was between £153,000 and £185,000. This was due to office costs CCTV, IT systems, professional fees and Mortgage interest should not see this next year. Naila mentioned that it was also down to maintenance costs. Naila informed all that Midland Heart were still taking responsibility for both annual gas checks and Electrical checks and asked the committee if they remembered seeing anything in the lease agreement about this.

All agreed that if they were taking responsibility for it to let them continue to do so.

Current Bank account we are only getting interest from Sharp may want to invest into account that gives us interest. Look at options with Natwest and others. Dave suggested Piyush may wish to have a look at this.

Projection to make larger surplus in the next year. Will need to see a whole year of surplus before planning to commit to buy 82/84.

#### **5. Annual Report & Statistics**

Naila and Amar informed all that the Report was based on our Difficulties/ Challenges with Covid  
Naila explained that we were trying to show how it could be perceived as either half full or half empty.

The Open day publicity and future and improvements.

Leaflets being sent out.

New referrals from new agencies dealing with abuse.

Vicki asked if corrections regarding social consortium name could be made.

Naila informed all that people are tending to go back to families.

## **6. Audited Accounts:**

These were discussed and approved.

## **7. Election of Directors:**

Election of Directors held.

Naila Nominated Dave for Chair this was seconded by Vicki.

Dave proposed Ervin, Kash, Piyush, Vicki, Towana all be elected as directors of the board.

Dave suggested that we continue to try and get fresh flood to join the committee.

## **8. A.O.B**

Proposed Committee meeting dates for the year discussed and agreed with the first meeting being the 15<sup>th</sup> of February 2023.

DBS checks discussed Piyush to send through link of another company where DBS checks can be completed as he informed volunteer DBS checks are free.

Naila asked Dave to respond to the email re license arrangement fees.



## HITS HOMES TRUST: REFERRAL STATISTICS FOR 2022-23

Gender	
Female	71
Male	62
Transgender	3
<b>Total</b>	<b>136</b>

Age	
15	0
16	10
17	24
18	31
19	14
20	5
21	11
22	5
23	12
24	2
25	1
26 +	0
N/K	21
<b>Total</b>	<b>136</b>

Disabilities *	
Mental	6
Physical	3
Learning	3
Sensory	0
Genetic	0
Other	0
<b>Total</b>	<b>12</b>

\* Not known: 28

Ethnic Origin & Nationality	
White: British	43
Black/Caribbean/African: British	7
Dual Heritage: British	4
Asian: British	16
Other *	38
Not known	28
<b>Total</b>	<b>136</b>

\* Other 38

Afghanistan, Eritrea, Greece, Hungary, Iraq, Libya, Lithuania, Romania, Somalia, Sudan, Thailand, Zimbabwe

Referral Agencies	
Leicester City Housing Dept.	8
Leicestershire County Council	2
Other City Councils	0
Leicester Social Services	12
Leicestershire Social Services	1
Other City Social Services	11
Advice Centres	25
Supported Housing	19
Self	14
Colleges	23
Family	1
Friend	2
Ex-Tenant	6
Current Tenant	0
Justice System	2
Employment Agencies	0
Connexions	0
LGBT	0
Other - Website	5
Not known	5
<b>Total</b>	<b>136</b>

Leicester Connection	
Yes	84
No	24
Not Known	28
<b>Total</b>	<b>136</b>

Outcome of Referrals	
Offered & accepted	16
No Vacancies	10
Did Not Turn Up Informal	25
Withdrew before informal	21
Enquiry Only	20
Inappropriate Referral e.g. age	21
Withdrew from formal interview	0
Interviewed & refused	23
<b>Total</b>	<b>136</b>

### Reasons for Refusals:

Lack of spaces 3

Support needs too high 7

Support needs too low 4

Applicant decided not to accept the offer 4

Risk to others 0

Inappropriate referral 4

Hits withdrew offer 1

## **HITS HOMES TRUST: OCCUPANCY STATISTICS FOR 2022-23**

The following statistics relate to all the people who have occupied Hits Homes Trust flats during 2022-23

<b>Gender</b>	
Female	18
Male	13
Transgender	0
<b>Total</b>	<b>31</b>

<b>Age</b>	
16	1
17	11
18	10
19	4
20	0
21	2
22	1
23	2
24	0
25	0
<b>Total</b>	<b>31</b>

<b>Disabilities</b>	
Mental Health	9
Physical	1
Learning	1
Sensory	0
Genetic	0
Other	0
<b>Total</b>	<b>11</b>

<b>Ethnic Origin &amp; Nationality</b>	
White: British	9
Black/Caribbean or Black/African: British	1
Dual Heritage: British	2
Asian: British	5
Other *	14
<b>Total</b>	<b>31</b>

\* Other 14

Afghanistan, Eritrea, Hungary, Iran, Latvia  
Thailand

<b>Referral Agencies</b>	
LCC Early Help	1
Connexions	0
Leicester Social Services	2
Tenant/ex-tenant	0
Other Social Services	9
Advice Centres	0
Colleges	15
Probation	1
Supported housing	2
FDL/NHS services	0
Other councils	0
Self- internet	0
Family	0
Living without abuse	1
<b>Total</b>	<b>31</b>

<b>Leicester Connection</b>	
Yes	21
No	10
Not Known	0
<b>Total</b>	<b>31</b>

<b>Outcome of Residents</b>	
Moved to Local Authority Flat	0
Moved to a RSL flat	0
Moved in with family/friends; }	12
4 to private landlords }	
internal transfer (1), }	
moved: to London(1), abroad(1) }	
Other supported housing	3
Still resident on last day of period	15
Other, university	1
Abandoned	0
<b>Total</b>	<b>31</b>



## **HITS HOMES TRUST: NEEDS ANALYSIS AT TENANT SELECTION**

### **Main Reason for Homelessness**

Relationship breakdown	15
Domestic violence	2
Prison discharge	0
Hospital	0
Leaving care	11
Residential rehabilitation	0
Long term homeless	0
Rough sleeper	0
Lodgings/relatives	1
Eviction (Rent Arrears)	0
Repossession	0
Budgeting	0
Private	1
Harassment	0
Property uninhabitable	0
Asylum/refugee	1
overcrowding	0
Disability	0
<b>Total</b>	<b>31</b>

### **Main Need for Support**

Physical disability	0
Aids/HIV	0
Degenerative /debilitating illness	0
Learning difficulty	0
Mental health	0
Complex needs / number of reasons	0
Drug	0
Alcohol	0
Young person at risk, 16/17 yr old	30
Lacking basic skills	0
Other	1
<b>Total</b>	<b>31</b>

### **Level Of Support**

Low	4
Low/Medium	9
Medium	8
Medium/High	8
High	2
<b>Total</b>	<b>31</b>



Covid, sadly did not resolve homelessness amongst young people. Covid, thankfully did not closed Hits Homes Trust.

It has not been a highly eventful year, just been continuing with what we do and observing how major changes last year are working for the project.

#### **Purchase & Lease**

This has proven to be a positive direction the project took. It has made us financially independent, and we receive sufficient income to meet our running costs and build up a reserve to meet future demands and legal maintenance /building responsibilities.

#### **Publicity Campaign**

The decoration of the common areas, and when due for re-let, the units' are furnished and the décor is freshened up from the wear and tear of years of young people doing what they do best. This has made the project an attractive place to live.

#### **The Young People**

The project has increased the number of referrals to pre-covid numbers but not reached the hundreds which is a good thing. Since Brexit, we have opened our doors again to Europeans who have settled in the UK and the referrals reflect this.

#### **Cost Of Living**

Like the rest of the many communities, this has had an impact on the community our project serves. However, I like to say, we did not see anyone lose their home or get into debt due to the generous government support and Hits directing people to support services such as food banks that were and are available, while we gave as much one-off financial assistance that was possible.



### **Licence Agreement**

We have drawn up a new agreement and changed some rules to make them clearer to our clients.

### **Housing**

I have to say thank you to Leicester City Council, Housing Department, supporting the project, by accepting our client's application for HomeChoice because they met the housing register criteria. Social landlords, Platform, have also welcomed our direct referrals to them.

### **Staff**

The project has to thank the staff who have been here for many years and worked hard to make all the changes successful.

Dhillon Security have also been hugely steady and provided safety for the clients. There has not been any eventful situations because of their presence.

### **The Directors**

The many years of commitment of the six present directors has made this project feasible and what it is in the community and serving the city of Leicester to play its part in meeting the need of young homeless, vulnerable people.

### **The Changes Continue**

We have reviewed the staffing structure after consultation with the existing staff and new employees will be part of future developments.

We hope to purchase 82/84 Evington Road from Midland Heart rather than leasing it.

The future is looking positive and promising.

**Registered Charity No:1049935**  
**Registered Company No: 2912187**  
**(England and Wales)**

**HITS HOMES TRUST LIMITED**

**(A Company limited by guarantee)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 MARCH 2023**

**HITS HOMES TRUST LIMITED**

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**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

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**HITS HOMES TRUST LIMITED**

**CHARITY REFERENCE AND ADMINISTRATIVE DETAILS  
FOR THE YEAR ENDED 31ST MARCH 2023**

<b>Charity Name:</b>	Hits Homes Trust Limited (by Guarantee)	
<b>Charity Registration Number:</b>	1049935	
<b>Company Registration Number:</b>	2912187 (England & Wales)	
<b>Registered Office and Operational Address:</b>	86 Evington Road Highfields Leicester LE2 1HH	
<b>Management Committee:</b>	Dave Brazier (Chair) Kailesh Bhayani Piyush Kotecha Victoria Stephenson Ervin Picari Towana Graham	
<b>Secretary</b>	Kailesh Bhayani	
<b>Management Team</b>	Mrs. N Siddiqui Walker	(Project Manager)
<b>Independent Examiners</b>	Celerica Limited Chartered Certified Accountants First Floor The Old Chapel 9 Kempson Road Leicester LE2 8AN	
<b>Bankers</b>	National Westminster PO Box 333 Silbury House 300 Silbury Boulevard Milton Keynes MK9 2ZF	

## **HITS HOMES TRUST LIMITED**

### **REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2023**

The trustees present their report and financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS102) in preparing the annual financial statements of the charity.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity governing document, the Charities Act 2011 and 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 Published in October 2019 (second edition).

#### **Trustees of the Charity**

The directors of the charitable company are also its trustees for the purpose of charitable law. The trustees who have served during the year and since the year end are as follows:

Dave Brazier  
Kailesh Bhayani  
Victoria Stephenson  
Piyush Kotecha  
Ervin Picari  
Towana Graham

#### **Objectives and Activities**

The principal activity of the charity continues to be:

- a) The provision of housing and associated amenities for young persons in Leicestershire in necessitous circumstances on terms appropriate to their means.
- b) To manage schemes of housing designed for young persons in Leicestershire in necessitous circumstances.
- c) To provide young persons in Leicestershire in need of housing and associated facilities, advice, assistance and support designed to meet their disabilities and requirements to live independently.

The trustees have considered the general guidance on public benefit issued by the Charities Commission and has taken due regard of that guidance. The trustees consider they are satisfied that the charity's activities do provide a wide public benefit.

## **HITS HOMES TRUST LIMITED**

### **REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)**

#### **Achievements and Performance**

##### **Purchase of 86-88 Evington Road**

During September 2021, Hits Homes Trust completed the purchase of 7 flats and the office at 86/88 Evington Road. A huge thank you to Midland Heart Housing Association for agreeing to this sale upon very reasonable terms. After 40 years as a managing agent, Hits Homes Trust has become a landlord in its own right. An achievement of which we are extremely proud. The results this year reflect the full impact of the acquisition.

#### **Statistics**

In 2022/23, Hits Homes Trust continued to provide temporary self contained accommodation to vulnerable single, homeless people aged between 16 to 25 years old.

In 2022/23, the project received 136 enquiries for accommodation. Of these, 62 were men and 71 were women, 3 trans nonbinary.

The ethnicity and nationality of the referrals were:-

White British 43; Black British 7; Asian British 16; Dual Heritage 4 Other 28  
Not Known 38.

The project accommodated 31 people; 13 male and 18 female.

The ethnicity and nationality of the individuals were:-

White British 9; Black British 1; Dual Heritage 2; Asian / British 5, Other 14.

The age:

16 years old - 1; 17 years old - 11; 18 years old - 10, 19 years old - 4; 20 years old - 0; 21 years old - 2; 22 years old - 1; 23 years old - 2; 24 years old - 0; 25 years old - 0.

The housing status of those accommodated at the project were:

Still Accommodated	15
LCC Housing	0
Housing Association flat	0
Moved to friends / family	8
Moved to private	5
Other supported housing	3
Not Known	0
Other	0
	<u>31</u>

#### **Financial Review (including reserves policy)**

With limited resources and difficulties obtaining additional funding, it has continued to be difficult to plan or develop additional services. The charity with sound financial management and the support of the staff team and Management Committee members have incurred a surplus of £14,438 (2022: £1,439).

## **HITS HOMES TRUST LIMITED**

### **REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)**

#### **Financial Review (including reserves policy) (Continued)**

The charity's unrestricted reserves at the end of the financial year stood at £219,478. Of this £174,480 has been allocated to various designated funds leaving £44,998 as free reserves. The free unrestricted reserves of £44,998 has increased from the previous year and the trustees are continually seeking for other funding to facilitate reserves to cover approximately 6 - 8 months total expenditure. The policy is a rolling policy reviewed annually in view of the risks linked with the properties and the potential legislative changes that can be implemented at any given time.

#### **Plans for Future Periods**

The charity plans to continue the activities outlined above in the forthcoming years subject to the continuance of satisfactory funding arrangements. Plans are also being developed to work with a number of training providers to provide in house training for service users to enable them to have a skills base for employment which will lead to long term gainful employment.

#### **Structure, governance and management**

The organisation is a charitable company limited by guarantee, without share capital. The company's governing document is the Memorandum and Articles of Association which established the objects and powers of the charitable company.

In the event of the company being wound up members are required to contribute an amount not exceeding £1.

The charity has a current Management Committee of 6 members who meet every 6 weeks and are responsible for the strategic direction and policy of the charity. At present the committee members are from a variety of professional backgrounds relevant to the work of the charity.

A scheme of delegation is in place and day to day responsibility for the provision of services rests with the Project Manager. The Project Manager is also responsible for ensuring that the charity delivers the services specified and that key performance indicators are met and also the day to day operational management.

The directors of the company are also charity trustees for the purposes of charity law and under the Company's Articles are known as members of the Management Committee. Under the requirements of the Memorandum and Articles of Association the members of the Management Committee are elected annually to serve for a period of one year after which they must be re-elected at the next Annual General Meeting.

One third of the members or a minimum of three are required to stand for re-election at each Annual General Meeting on a rotating basis.

## **HITS HOMES TRUST LIMITED**

### **REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)**

#### **Structure, governance and management (continued)**

Due to the nature of the objectives of the project much of the charity's work focuses upon young people. The Management Committee seeks to ensure that the needs of this group are appropriately reflected through the diversity of the trustee board. To enhance the potential pool of trustees, the charity seeks to identify young people who have been homeless and would be willing to become members and use their own experiences to assist the charity.

The more traditional business skills are well represented on the Management Committee. In an effort to maintain a broad mix of skills, members of the Management Committee are requested to provide a list of their skills (and update it each year) and in the event of particular skills being lost due to retirements, individuals are approached to offer themselves for election to the Management Committee.

Most trustees are familiar with the practical work of the charity as the charity has worked in partnership with them in a variety of fields to enhance the support provision provided to the young people.

New trustees are invited and encouraged to attend an induction course to familiarise themselves with the charity and the context within which it operates. This is led by the Project Manager and overseen by the Chair of the Management Committee and covers:

1. A tour of the project's premises.
2. The obligations of Management Committee members.
3. The policies and procedures and other documents including the Memorandum and Articles of Association.
4. Resourcing and the current financial position as set out in the latest published accounts.
5. Future plans and objectives.

Further information is provided in a pack prepared from various Charity Commission documents and the Charity Commission's website guide 'An Essential Trustee'.

#### **Risk Management**

The Management Committee has conducted a review of the major risks which the charity is exposed to. A risk register is being established and will be updated annually. Where appropriate, systems and procedures have been established, to mitigate the risks that the charity faces. External risks to funding have been minimised with a strategic plan to allow diversification of funding. Internal control risks are minimised by the implementation of a financial policy and procedure for authorisation of all transactions within the project.

Procedures are in place to ensure compliance with health and safety of staff, volunteers, members of the Management Committee, service users, contractors and visitors to the project.

## **HITS HOMES TRUST LIMITED**

### **REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2023 (CONTINUED)**

#### **Statement of Management Committees' Responsibilities**

The Trustees, who are also directors of the charity are responsible for preparing the Trustees' Report and 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 of the charitable company for the year.

In preparing those 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 2019 (FRS 102);
- \* make judgements and estimates that are reasonable and prudent;
- \* state whether applicable UK Accounting Standards 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 company will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to 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.

This report has been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities 2019 (FRS 102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by the Management Committee on 13 / 12 / 23 and signed on its behalf by:

..... Mr D Brazier  
Trustee



**HITS HOMES TRUST  
(LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINERS' REPORT  
TO THE TRUSTEES OF HITS HOMES TRUST  
FOR THE YEAR ENDED 31 MARCH 2023**

We report on the accounts of Hits Homes Trust for the year ended 31st March 2023 which are set out on pages 8 to 15.

**Responsibilities and basis of report**

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied ourselves that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, we report in respect of our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent Examiner's Statement**

We have completed our examination. We can confirm that no matters have come to our attention in connection with the examination giving us cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the company as required by section 386 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a "true and fair view" which is not a matter considered as part of an independent examination; or
- 4 the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities preparing their accounts in accordance with the Financial Reporting Standard applicable to UK and Republic of Ireland (FRS 102)

We have no concerns and have come across no other matters in connection with examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



**CELERICA LTD  
CHARTERED CERTIFIED ACCOUNTANTS  
FIRST FLOOR  
THE OLD CHAPEL  
9 KEMPSON ROAD  
LEICESTER  
LE2 8AN**

Dated : 13 / 12 / 23  
.....

# HITS HOMES TRUST LIMITED

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2023 (Including Income and Expenditure)

		<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2022</u>
		<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>Total</u>
Note		<u>Funds</u>	<u>Funds</u>	<u>Funds</u>	<u>Funds</u>
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
<b>Income and endowments from:</b>					
Donations and legacies	3	-	-	-	-
Charitable activities	4	185,905	-	185,905	184,842
Investments	5	1,300	-	1,300	1,200
<b>Total Income and endowments</b>		<b>187,205</b>	<b>-</b>	<b>187,205</b>	<b>186,042</b>
<b>Expenditure on:</b>					
Charitable activities	6	167,227	-	167,227	170,357
Other	6	5,540	-	5,540	14,246
<b>Total Expenditure</b>	<b>6</b>	<b>172,767</b>	<b>-</b>	<b>172,767</b>	<b>184,603</b>
<b>Net income / expenditure</b>		<b>14,438</b>	<b>-</b>	<b>14,438</b>	<b>1,439</b>
Transfer between funds		-	-	-	-
<b>Net movement in funds</b>		<b>14,438</b>	<b>-</b>	<b>14,438</b>	<b>1,439</b>
Reconciliation of funds:					
<b>Total funds brought forward</b>		<b>205,040</b>	<b>-</b>	<b>205,040</b>	<b>203,601</b>
<b>Total funds carried forward</b>		<b>219,478</b>	<b>-</b>	<b>219,478</b>	<b>205,040</b>

All figures relate to continuing operations.

There were no recognised gains or losses for the current or previous period other than as stated above.  
The movement in funds is due to the net incoming resources for the year.



**HITS HOMES TRUST LIMITED**  
**BALANCE SHEET**  
**AS AT 31 MARCH 2023**  
**Company Number 02912187 (England)**

		<u>2023</u>	<u>2022</u>
	Note	£	£
<b>FIXED ASSETS</b>	9	309,216	309,223
<b>CURRENT ASSETS</b>			
Debtors & prepayments	10	65,636	63,989
Cash at bank and in hand		109,947	106,635
		<u>175,583</u>	<u>170,624</u>
<b>CREDITORS: Amounts falling due within one year</b>	11	<u>16,743</u>	<u>20,309</u>
<b>NET CURRENT ASSETS</b>		158,840	150,315
<b>CREDITORS: Amounts falling due after more than one year</b>	12	248,579	254,498
<b>NET ASSETS</b>		<u><u>219,477</u></u>	<u><u>205,040</u></u>
<b>FUNDS</b>			
Unrestricted	14	44,998	36,278
Designated	14	174,480	168,762
Restricted		-	-
		<u><u>219,477</u></u>	<u><u>205,040</u></u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act for the year ended 31 March 2023.

The members have not required the charitable company to obtain an audit of the financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2016.

The trustees acknowledge their responsibilities for:

- a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- b) preparing financial statements which give a true and fair view of the state of the charitable company as at the end of the financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to charitable company.

These financial statements have been approved in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies.

Approved by the management committee on 13 /12 /23 and signed on its behalf by:

  
 .....  
 Mr D Brazier  
 Trustee

**HITS HOMES TRUST LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**

**1 Accounting Policies**

**1. Summary of significant accounting policies**

**a General information and basis of preparation**

Hits Homes Trust is a registered charity in England and Wales and also a company limited by guarantee. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the Charity. The address of the charity's head office is given on page 1 of these financial statements. The nature of the charity's operations and principal activities detailed on page 2 of these financial statements.

The charity constitutes a public benefit entity as defined by FRS 102. 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value where considered necessary. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest pound.

**b Funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**c Income recognition**

All incoming resources are included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance of conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

## **HITS HOMES TRUST LIMITED**

### **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023 (CONTINUED)**

#### **1 Accounting Policies (Continued)**

##### **1. Summary of significant accounting policies (Continued)**

###### **c Income recognition (Continued)**

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Donated facilities and donated professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. A corresponding amount is recognised in expenditure.

No amount of time is included in the financial statements for volunteer time in line with SORP FRS (102). Further detail is given in the Trustees Annual Report.

Where practicable, gifts in kind donated for distribution to the beneficiaries of the charity are included in stock and donations in the financial statements upon receipt. If it is impracticable to assess the fair value at receipt or if the costs to undertake such a valuation outweigh any benefits then the fair value is recognised as a component of donations when it is distributed and an equivalent amount recognised as charitable expenditure.

Fixed assets gifts in kind are recognised when receivable are included at fair value. They are not deferred over the life of the asset.

For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received. At this point income is recognised. On occasion, legacies will be notified to the charity however it is not possible to measure the amount expected to be distributed on these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as interest. Interest income is recognised using the effective interest method. Any dividend and rent income is recognised as the charity's right to receive payment is established.



# **HITS HOMES TRUST LIMITED**

## **NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023 (CONTINUED)**

### **1 Accounting Policies (Continued)**

#### **1. Summary of significant accounting policies (Continued)**

##### **d Expenditure recognition**

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Cost of raising funds
- Expenditure on charitable activities
- Other expenditure represents those items not falling into the above categories.

Irrecoverable VAT is charged as an expense against the activity for which the expenditure arose.

##### **e Support costs allocation**

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs and administrative costs. They are incurred directly in support of expenditure on the objects of the charity.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

The analysis of these costs is included in note 7.

##### **f Tangible fixed assets**

No depreciation is provided on tangible fixed assets. Assets are written off at the time of purchase. This is contrary to the requirements of FRS 102. The trustees consider that these assets will have a small residual value at the end of each financial year.

##### **g Debtors and creditors receivable / payable within one year**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

##### **h Provisions**

Provisions are recognised when the charity has an obligation at the balance sheet date as a result of a past event. It is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

##### **i Leases**

Rentals payable or receivable under operating leases are charged to the SoFA on a straight line basis over the period of the lease.

# HITS HOMES TRUST LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023 (CONTINUED)

### 1 Accounting Policies (Continued)

#### 1. Summary of significant accounting policies (Continued)

##### j Taxation

No provision has been made for taxation as the charity's charitable status renders it exempt from UK direct taxation.

##### k Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

<b>2. Net Income / (Expenditure) for the year</b>				<b><u>2023</u></b>	<b><u>2022</u></b>
				<b><u>£</u></b>	<b><u>£</u></b>
This is stated after charging:					
Depreciation				7	5
Independent Examiners Fees				1,640	1,615
				<u>          </u>	<u>          </u>
<b>3 Donations and legacies</b>				<b><u>2023</u></b>	<b><u>2022</u></b>
				<b><u>£</u></b>	<b><u>£</u></b>
General				-	-
				<u>          </u>	<u>          </u>
<b>4 Charitable activities</b>				<b><u>2023</u></b>	<b><u>2022</u></b>
				<b><u>£</u></b>	<b><u>£</u></b>
Rental, service charge				185,905	184,842
				<u>          </u>	<u>          </u>
<b>5 Investments</b>				<b><u>2023</u></b>	<b><u>2022</u></b>
				<b><u>£</u></b>	<b><u>£</u></b>
Bank interest received				1,300	1,200
				<u>          </u>	<u>          </u>
<b>6 Total Expenditure</b>				<b><u>2023</u></b>	<b><u>2022</u></b>
				<b><u>£</u></b>	<b><u>£</u></b>
Charitable activities					
Evington Road				90,879	102,640
Support Costs	7		7	21,631	67,717
				<u>54,710</u>	<u>170,357</u>
Governance costs	8			5,540	14,246
				<u>54,710</u>	<u>184,603</u>
				<u>          </u>	<u>          </u>

# HITS HOMES TRUST LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023 (CONTINUED)

<b>7 Support Costs</b>	<b><u>2023</u></b>	<b><u>2022</u></b>	
	<b><u>£</u></b>	<b><u>£</u></b>	
Salaries	34,324	31,273	
Depreciation	7	5	
Communications	1,763	1,776	
Office costs	19,868	15,695	
Management salaries	20,386	18,968	
	<u>76,348</u>	<u>67,717</u>	
<b>8 Governance Costs</b>	<b><u>2023</u></b>	<b><u>2022</u></b>	
	<b><u>£</u></b>	<b><u>£</u></b>	
Independent examiners fee	1,640	1,615	
Bookkeeping costs	3,900	3,900	
Professional fees	-	8,731	
	<u>5,540</u>	<u>14,246</u>	
<b>9 Tangible Fixed Assets</b>			
	<b><u>Freehold</u></b>	<b><u>Furniture &amp;</u></b>	
	<b><u>Property</u></b>	<b><u>Equipment</u></b>	<b><u>Total</u></b>
		<b><u>£</u></b>	<b><u>£</u></b>
<b>Cost:</b>			
As 1 April 2022	309,216	52,067	361,283
Additions	-	-	-
Disposals	-	-	(21,000)
As at 31 March 2023	<u>-</u>	<u>52,067</u>	<u>340,283</u>
<b>Depreciation:</b>			
As 1 April 2022	-	52,060	52,060
Charge for the year	-	7	7
Eliminated on disposal	-	-	£0.00
As at 31 March 2023	<u>-</u>	<u>52,067</u>	<u>52,067</u>
<b>Net Book Value:</b>			
As at 31 March 2023	<u>309,216</u>	<u>-</u>	<u>309,216</u>
As at 31 March 2022	<u>309,216</u>	<u>7</u>	<u>309,223</u>
<b>10 Debtors</b>	<b><u>2023</u></b>	<b><u>2022</u></b>	
	<b><u>£</u></b>	<b><u>£</u></b>	
Rents receivable	12,283	10,032	
Sundry debtors & prepayments	53,353	53,957	
	<u>65,636</u>	<u>63,989</u>	

# HITS HOMES TRUST LIMITED

## NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023 (CONTINUED)

11 Creditors: Amounts falling due within one year	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Accruals	5,586	9,152
Charity Bank Loan	11,157	11,157
	<u>16,743</u>	<u>20,309</u>
12 Creditors: Amounts falling due within one year	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Charity Bank Loan	248,579	254,498
13 Wages and Salaries	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Total emoluments	54,710	50,241
Average number of employees	2	2

All staff are employed by the charity. No employees earned more than £60,000 p.a.

14 Unrestricted Funds	<u>Opening Balance</u>	<u>Movement in Reserves</u>		<u>Transfers</u>	<u>Closing Balance</u>
	<u>£</u>	<u>Incoming</u>	<u>Outgoing</u>	<u>£</u>	<u>£</u>
Unrestricted:		<u>£</u>	<u>£</u>		
General	36,278	116,191	(120,301)	12,830	44,998
Capital Fund	-	1,300	-	(1,300)	-
	<u>36,278</u>	<u>117,491</u>	<u>(120,301)</u>	<u>11,530</u>	<u>44,998</u>
Unrestricted Designated:					
Capital Fund	50,000	-	-	-	50,000
Maintenance Fund	75,201	69,714	(52,466)	(17,449)	75,000
Property Fund	43,561	-	-	5,919	49,480
	<u>205,040</u>	<u>187,205</u>	<u>(172,767)</u>	<u>-</u>	<u>219,478</u>

With the acquisition of 86-88 Evington Road, the funds have been reclassified as follows:

- \* The Capital Fund is a fund yielding interest on an advancement at £1,200 per annum.
- \* The Maintenance Fund reflects the portion of the income from Housing Benefit and the designated expenditure relating to the maintenance of the properties. This amount is reviewed periodically for reasonableness.
- \* The Property Fund is the equity on the acquisition 86-88 Evington Road.

### 15 Trustees

No emoluments or expenses were paid to any Trustee during the year.

### 16 Share Capital

The company is limited by guarantee and therefore has no share capital. The members have agreed to contribute to the assets in the event of winding up to an amount not exceeding £1.

# HTS HOMES TRUST LIMITED

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

### EVINGTON REVENUE

	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Grant: Supporting People	-	-
Administration Charge	-	-
	<u>-</u>	<u>-</u>
Salaries	54,710	50,241
Travel	23	3
Training	-	-
Building Expenses	1,632	104
Light & Heat	1,290	636
Water Rates	295	357
Equipment	996	3,947
Insurance	3,727	2,841
Telephone	1,763	1,776
Stationery, Postage & Publications	2,372	1,893
Cleaning Materials	-	-
Miscellaneous	6,222	2,663
Hospitality & Activities	-	-
Bookkeeping Fees	3,900	3,900
Reporting Accountant's Charges	1,640	1,615
Advertising	-	-
Bank Charges	399	2,710
Professional fees	-	8,731
	<u>78,969</u>	<u>81,417</u>
Net Income (deficit) for the Year (see page 20)	<u>(78,969)</u>	<u>(81,417)</u>



# HITS HOMES TRUST LIMITED

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

### EVINGTON RENTS AND SERVICE CHARGE

	<u>Unrestricted</u>	<u>Maintenance</u>	<u>2023</u>	<u>2022</u>
	<u>Core</u>	<u>Fund</u>	<u>Total</u>	<u>Total</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
<b>Income:</b>				
Housing Benefit re 82/84 Evington Road	59,838	35,903	95,740	100,242
Housing Benefit re 88 Evington Road	56,353	33,812	90,165	84,590
Leicester City Council Support charges	-	-	-	-
Damages repaid re 82/84 Evington Road	-	-	-	-
Damages repaid re 88 Evington Road	-	-	-	10
	<b>116,191</b>	<b>69,714</b>	<b>185,905</b>	<b>184,842</b>
<b>Expenditure:</b>				
Re 82/84 Evington Road				
Building Maintenance	-	21,203	21,203	23,680
Cleaning & Gardening	-	1,964	1,964	3,164
Light & Heat	-	632	632	553
Rent - (Midland Heart)	24,990	-	24,990	24,990
Loan interest	-	-	-	4,534
Miscellaneous	-	-	-	-
Furniture & Equipment	-	1,834	1,834	1,550
	<b>24,990</b>	<b>25,633</b>	<b>50,623</b>	<b>58,471</b>
Re 88 Evington Road				
Building Maintenance	-	22,534	22,534	20,145
Cleaning & Gardening	-	1,855	1,855	2,786
Light & Heat	-	900	900	788
Rent - (Midland Heart)	13,423	-	13,423	9,325
Miscellaneous	-	-	-	-
Furniture & Equipment	-	1,544	1,544	11,125
	<b>13,423</b>	<b>26,833</b>	<b>40,256</b>	<b>44,169</b>
	<b>38,413</b>	<b>52,466</b>	<b>90,879</b>	<b>102,640</b>
<b>Net Income (deficit) for the Year (see page 20)</b>	<b>77,778</b>	<b>17,248</b>	<b>95,026</b>	<b>82,202</b>

# **HITS HOMES TRUST LIMITED**

## **INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023**

### **CHARITY CAPITAL**

	<b><u>2023</u></b>	<b><u>2022</u></b>
	<b><u>£</u></b>	<b><u>£</u></b>
Income:		
Contributions from Capital Fund	<u>1,300</u>	<u>1,200</u>
	<b><u>1,300</u></b>	<b><u>1,200</u></b>
Expenditure:		
Tenants Activities	312	121
Moving Packs for Flats	-	-
Tenant Fuel allowances	<u>2,600</u>	<u>420</u>
	<b><u>2,912</u></b>	<b><u>541</u></b>
Net Income (Deficit) for the Year (see page 20)	<b><u>(1,612)</u></b>	<b><u>659</u></b>

**HITS HOMES TRUST LIMITED**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2023**

**CAPITAL FUND**

	<b><u>2023</u></b> <b><u>£</u></b>	<b><u>2022</u></b> <b><u>£</u></b>
Income:		
Gross Interest Received	1,300	1,200
Expenditure:		
Contribution to Charity Capital: Residents Development	1,300	1,200
Net Income for the Year (see page 20)	<u>          -          </u>	<u>          -          </u>

# HTTS HOMES TRUST LIMITED

## SUMMARY OF FUNDS FOR THE YEAR ENDED 31 MARCH 2023

	<u>2022</u> <u>£</u>	<u>2022</u> <u>£</u>
EVINGTON REVENUE	(78,969)	(81,417)
EVINGTON RENTS AND SERVICE CHARGE SURPLUS	95,026	82,202
CHARITY CAPITAL	(1,612)	659
(DEFICIT)/SURPLUS FOR THE YEAR	<u>14,445</u>	<u>1,444</u>
Less Depreciation for the year	(7)	(5)
	<u>14,438</u>	<u>1,439</u>
FUNDS BROUGHT FORWARD	205,040	203,601
	<u><u>219,478</u></u>	<u><u>205,040</u></u>
ALLOCATED BETWEEN:		
UNRESTRICTED FUNDS	44,998	68,625
DESIGNATED MAINTENANCE FUND	75,000	70,732
DESIGNATED PROPERTY FUND	49,480	(32,878)
DESIGNATED CAPITAL FUND	50,000	100,000
	<u><u>219,477</u></u>	<u><u>206,479</u></u>