

ADVICE FOR RENTERS LIMITED

England & Wales · Charity number 1051979

Details

Other names	ADVICE4RENTERS, ADVICE4RENTERS LIMITED, BRENT PRIVATE TENANTS' RIGHTS GROUP LIMITED, B P T R G
Status	Registered
Legal form	Charitable company
Company number	02436887
Registered	1996-01-31
Register	View on the Charity Commission register

Contact

Address Lucas Ross Limited
Stanmore House
64-68 Blackburn Street
Radcliffe
Manchester
M26 2JS

Phone 01615095099

Email FINN.KELLY@LUCASROSS.CO.UK

Website LUCASROSS.CO.UK

Activities

Objects: FOR THE RELIEF OF POVERTY AMONGST TENANTS IN ENGLAND, PARTICULARLY TENANTS IN WEST LONDON, BY PROVIDING OR ASSISTING IN THE PROVISION OF ADVICE, INFORMATION AND SERVICES

Activities: PROVIDING OR ASSISTING IN THE PROVISION OF ADVICE, INFORMATION AND SERVICES.

Classification

- **How:** Provides Human Resources, Provides Advocacy/advice/information
- **What:** Education/training, The Prevention Or Relief Of Poverty, Accommodation/housing, Economic/community Development/employment
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** ENGLAND AND WEST LONDON
- Throughout England

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	-	-	-	-
2024-03-31	£613,387	£628,803	£148,847	15
2023-03-31	£539,099	£533,837	£164,263	13
2022-03-31	£504,415	£459,811	£159,001	11
2021-03-31	£450,193	£433,674	-	-
2020-03-31	£451,415	£412,329	-	-

Trustees

Name	Role	Appointed
Jacqueline Ellen Peacock OBE	Chair	2023-10-25
Jermaine Robert Ranger Ranger		2019-04-11
Margaret Alison McLennan MBE		2023-10-25
Pedrum Hashemi		2023-10-25
Peter Charalambides		2023-10-25
Sarah Emma Cashman		2023-10-25

ADVICE FOR RENTERS LIMITED

England & Wales - Charity number 1051979

Accounts

COMPANY REGISTRATION NUMBER: 2436887
CHARITY REGISTRATION NUMBER: 1051979

Advice For Renters Limited
Company Limited by Guarantee
Audited Financial Statements
31 March 2024

Jackson & Jackson
A trading name of Jackson Nicholas Assie Limited
Chartered Certified Accountants & Statutory Auditors
Suite 7, Meridian House
62 Station Road, Chingford
London E4 7BA

Advice For Renters Limited
Company Limited by Guarantee
Financial Statements
Year ended 31 March 2024

	Page
Trustees' annual report (incorporating the directors' report)	1
Independent auditor's report to the members	8
Statement of financial activities (including income and expenditure account)	13
Statement of financial position	14
Statement of cash flows	15
Notes to the financial statements	16

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report)

Year ended 31 March 2024

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2024.

Reference and administrative details

Registered charity name Advice For Renters Limited
Charity registration number 1051979
Company registration number 2436887
Principal office and registered office 36-38 Willesden Lane
Kilburn
London
NW6 7ST

The trustees

John Kwan (Resigned 25 October 2023)
George Bangham (Resigned 25 October 2023)
Robert Johnson
Jermaine Ranger
Jennifer Wall
Pamela Marum
Pedrum Hashemi (Appointed 25 October 2023)
Sarah Cashman (Appointed 25 October 2023)
Jacky Peacock (Appointed 25 October 2023)
Peter Charalambides (Appointed 25 October 2023)
Margaret McLennan (Appointed 25 October 2023)
Emanuel Da Costa (Appointed 25 October 2023)

Chief Executive Officer Joe Cole (Resigned 31 August 2024)
Charlotte Vale (Appointed 1 September 2024)

Secretary Joe Cole

Auditor Jackson Nicholas Assie Limited
Chartered Certified Accountants & statutory auditor
Suite 7, Meridian House
62 Station Road
Chingford
London
E4 7BA

Bankers Unity Bank
PO Box 7193
Planetary Road
Willenhall
WV1 9DG

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2024

Structure, governance and management

Advice for Renters is a charitable company limited by guarantee and was incorporated on 26 October 1989. It was registered as a charity on 31 January 1996. It is governed by a memorandum and articles of association.

The trustees, who are also the directors for the purpose of company law, and who served during the year were

George Bangham (ended Oct 2023)
Robert Johnson
John Kwan (ended Oct 2023)
Jacky Peacock
Margaret McClennan
Peddy Hashemi
Peter Charalambides
Pamela Marum
Sarah Cashman
Jermaine Ranger
Jennifer Wall
Emanuel De Costa

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

Trustees are sought through open advertisement and the use of Reach, an online matching service for charities and volunteers, including trustees. Those who submit CVs are interviewed by three existing trustees, taking account of the need for diversity in terms of gender, race, disability and relevant skills. Successful interviewees are then invited as observers to a Board meeting at the end of which a decision is taken.

There are no persons with significant control.

Trustees meet regularly at least 4 times a year to manage A4R's affairs

At each AGM all Board members stand down and if they wish to continue, offer themselves for re-election.

The CEO is responsible for the day-to-day running of the charity. The CEO has a clear line of communication between strategic and operational concerns. Sub Committees were put in place for: membership, risk and policies and finance to ensure proper oversight. The trustees have a renewed interest in setting the next strategic goals.

During the year the charity employed an average of 15 staff (representing 12 full-time equivalents) who were engaged in charitable activities, finance and administration. We also have a consultant housing adviser and IT consultant.

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2024

Risk Management

The trustees have assessed the major risks to which A4R is exposed. Systems are in place to mitigate reputational and financial risks as far as possible. Trustees continue to seek more sustainable sources of income to further protect the organisation against such adverse conditions. Service delivery standards are maintained by adherence to our Specialist Quality Mark (Housing).

Objectives and activities and strategic report

A4R's objects are to relieve poverty amongst tenants in England who are in need, and in particular by assisting in the provision of advice, information and services.

The focus of our work

The objectives continue to be achieved for the most part through the operation of our Housing Advice Centre, with most work being delivered under our contract with the Legal Aid Agency. The low level of fees payable for legal aid work, which were reduced in 2011, and have been frozen ever since, means that it is not possible to sustain our housing advice services through legal aid fees alone. We continue to be very grateful to the goodwill of the Oak Foundation, the Fred Bulmer Foundation and the London Borough of Brent among others.

We continue to raise awareness of poor housing as one of the key factors impacting on health and wellbeing. We aim to improve living conditions and where possible, to achieve lasting benefits for our clients through complementary support, including our money advice and our mentoring service.

We have been pleased to build on our links with health providers, as social prescribing has continued to develop in Brent. This enables health providers to 'prescribe' non-medical interventions, such as housing advice and we have been pleased to see a growing number of referrals of patients to us from the health service.

How our services deliver public benefit

The trustees confirm that they have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

The overarching benefit which we aim to achieve is to improve health and wellbeing by promoting decent, secure, affordable rented homes with access to rights and justice for all regardless of income. We do this by,

- Providing direct advice and support to private tenants and others in housing need
- Bringing tenants together to strengthen their voice
- Collecting information and evidence and disseminating for change
- Working with others to deliver services, share messages and increase the charity's influence
- Empowering through tenant engagement and representation

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2024

Achievement and performance

A4R fulfilled all its contractual obligations, providing advice and support services to tenants during the year.

A4R is a housing advice charity that also offers money and wellbeing advice too. During the period it operated in the West of London and Herefordshire. Though the contract for Herefordshire actually covered Worcestershire also.

A4R began 2023-24 having emerged from a cashflow concern and expanded into Herefordshire. This was due to availability of funding and the strategic plan's objective of expanding the operation of the charity. It ended the period by gaining a statutory contract with Brent Council worth £300,000 over 2 years. This was a significant achievement for the charity and was in part based on the exceptional quality of the client work performed by the London office.

The core of our activities remains the provision of legal advice, assistance and representation for vulnerable/low-income renters in line with our objectives. All outcomes are recorded on a client database which indicates 85% of positive outcomes for all cases concluded during the year. All clients are encouraged to complete a Satisfaction Survey, and these indicate that 80% of clients were pleased/very pleased with the service.

The charity opened an office in Hereford, the first time it has expanded its services outside London, in its history.

There were no significant events that have affected the financial performance and financial position of the charity. The Risks are managed through the maintenance of a risk register which is reviewed by the board every six months.

Our Housing Advice team were very fortunate to benefit from voluntary help from a retired barrister with a wealth of housing experience. Our wellbeing service relies heavily on volunteer mentors. Contributions during the year ranged from confidence building and combatting social isolation to practical steps in helping renters to find more suitable accommodation or to improve their budgeting skills. In total we were assisted by 14 volunteers who contributed a combined total of 880 hours for which we are immensely grateful.

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2024

Financial Review

The principal funding sources during the year was income from The Legal Aid Agency, Oak Foundation and Brent Council. These funds are for either specific work (legal aid) or organisational development and growth (Oak) or for the continuation of projects or development of services (Brent).

The charity saw an in-year cash in hand of £79,266 which decreased our reserves to below 50% of our reserves policy.

The charity generated a deficit of £15,416 during the reporting year compared to a surplus of £5,262 in the previous year. The total reserves of the charity at the end of the reporting period are 148,847 (2023: £164,263) of which £52,057 was unrestricted and £96,790 was restricted. Fee income is being closely monitored in the current year.

Reserves Policy

It is A4R's policy to maintain a level of unrestricted and undesignated reserves equivalent to three months' normal expenditure. There has been difficulty in consistently meeting our reserves policy during a period of increasing costs and decreasing funding opportunities. Finances were managed extremely carefully in this period to ensure that A4R remained a going concern.

Investment Policy

The charity does not yet have sufficient reserves to merit an Investment Policy.

Plans for future periods

We will review recent growth and seek to introduce more electronic systems to enable us to maximise our housing advice capacity. This will include plans to respond to the proposed legislative changes in the Renters' Rights Bill that will increase renters' rights. We know from experience that those vulnerable tenants who could most benefit from the changes will need to be made aware of them and receive assistance to exercise those rights.

Our priority moving forward will be to increase and maintain our reserves.

Jackson Nicholas Assie Limited were re-appointed as our independent auditors at our Annual General Meeting. As auditors, Jackson Nicholas Assie Limited are also responsible for producing an annual Report on our client account.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with A4R's Memorandum and Articles, as well as the Charity Commission's *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) (effective 1 January 2019)*.

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2024

Directors Responsibilities

- (a) the directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations and in accordance with United Kingdom Generally Accepted Accounting Practice;
- (b) company law requires the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit profit or loss of the charity for that period;
- (c) in preparing the financial statements the directors are required to:
 - (i) select suitable accounting policies and then apply them consistently;
 - (ii) make judgements and accounting estimates that are reasonable and prudent;
 - (iii) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - (iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- (d) the directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the charity and that enable them to ensure that the financial statements comply with the Companies Act;
- (e) the directors are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities; and
- (f) where appropriate, the directors are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website.

In the case of CA 06 Co.-s418(2) each of the persons who are directors at the time when the report is approved, the following applies:

- (a) so far as each director is aware, there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
- (b) each director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2024

Small company provisions

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

The trustees' annual report (incorporating the directors' report) was approved on 28 November 2024 and signed on behalf of the board of trustees by:



Jacky Peacock
Trustee

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

Year ended 31 March 2024

Opinion

We have audited the financial statements of Advice For Renters Limited (the 'charity') for the year ended 31 March 2024 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cashflows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the audited financial statements:

- give a true and fair view of the state of the charity's affairs as of 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 accounting standards, including FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- 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 charity in accordance with the ethical requirements relating to the audit of the financial statements in the UK, including the Financial Reporting Standards (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.

In common with many other charities of this size and nature the auditors are used to assist with the preparation of the financial statements.

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 preparation of the financial statements is appropriate.

Based on the work, we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity'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.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2024

Other information

The other information comprises the information included in the trustees' report, other than the financial statements and our auditors report thereon. The trustees are responsible for the other information contained within the trustees' 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the 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. 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' report (incorporating the Directors' Report) for the financial year for which the audited financial statements are prepared is consistent with the audited financial statements; and
- the Directors' 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' 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 audited 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 trustees were not entitled to prepare the audited financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2024

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework 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 audited financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity 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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the audited financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the audited financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2024

- Evaluate the overall presentation, structure and content of the audited financial statements, including the disclosures, and whether the audited financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Extent to which the audit was considered capable of detecting irregularities, including fraud

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 is detailed below:

We considered the nature of the charity's industry and its control environment and reviewed the charity's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and others within the entity about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the charity operates in, and identified the key laws and regulations that:

– had a direct effect on the determination of material amounts and disclosures in the financial statements. These included the Companies Act, Charities Act, Charities (Accounts and Reports) Regulations 2008, Health and Safety Act, employment law, pensions legislation, tax legislation, Bribery Act and Slavery Act; and

– do not have a direct effect on the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations, fundraising regulations and Anti-Money Laundering Regulations (including Proceeds of Crime Act 2002 and Terrorism Act 2000)

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address them are described below:

– Recognition of grant income: this involves judgement around whether grants have performance conditions attached to them which have to be met before income can be recognised, as well as judgement over whether or not those conditions have been satisfied. On a sample basis, we have assessed the judgements and estimates made by management in the recognition of this income.

– Appropriate allocation of restricted income: there is a risk that restricted income may not have been identified and allocated as such. We reviewed the allocation of income to restricted or unrestricted funds on initial recognition to ensure restrictions were appropriately identified and applied, and we reviewed fund transfers from restricted to unrestricted funds to assess the rationale for those movements.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2024

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. 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 evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal management reports, reviewing correspondence with HMRC and with the Charity Commission.

Use of our report

This report is made solely to the charity'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 charity'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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

John Assie FCCA (Senior Statutory Auditor)
for and on behalf of
Jackson Nicholas Assie Limited
Chartered Certified Accountants and Statutory Auditors
Suite 7, Meridian House
62 Station Road
North Chingford
London E4 7DB



29 November 2024

Advice For Renters Limited
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)
Year ended 31 March 2024

		2024		2023	
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
Income and endowments					
Donations and Gifts	5	6,483	5,155	11,638	22,164
Charitable activities	6	348,458	249,262	597,720	514,735
Other trading activities	7	2,060	–	2,060	1,191
Investment income	8	1,969	–	1,969	1,009
Total income		<u>358,970</u>	<u>254,417</u>	<u>613,387</u>	<u>539,099</u>
Expenditure					
Expenditure on charitable activities	9,10	(332,110)	(296,693)	(628,803)	(533,837)
Total expenditure		<u>(332,110)</u>	<u>(296,693)</u>	<u>(628,803)</u>	<u>(533,837)</u>
Net (expenditure)/income		<u>26,860</u>	<u>(42,276)</u>	<u>(15,416)</u>	<u>5,262</u>
Transfers between funds		(6,000)	6,000	–	–
Net movement in funds		<u>20,860</u>	<u>(36,276)</u>	<u>(15,416)</u>	<u>5,262</u>
Reconciliation of funds					
Total funds brought forward		31,197	133,066	164,263	159,001
Total funds carried forward		<u>52,057</u>	<u>96,790</u>	<u>148,847</u>	<u>164,263</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 16 to 30 form part of these financial statements.

Advice For Renters Limited
Company Limited by Guarantee
Statement of Financial Position
31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	18	–	213
Current assets			
Debtors	19	167,350	154,520
Cash at bank and in hand		<u>79,266</u>	<u>192,108</u>
		246,616	346,628
Creditors: amounts falling due within one year	20	<u>(62,032)</u>	<u>(176,754)</u>
Net current assets		184,584	169,874
Total assets less current liabilities		184,584	170,087
Creditors: amounts falling due after more than one year	21	<u>(35,737)</u>	<u>(5,824)</u>
Net assets		<u>148,847</u>	<u>164,263</u>
Funds of the charity			
Restricted funds		96,790	133,066
Unrestricted funds		<u>52,057</u>	<u>31,197</u>
Total charity funds	23	<u>148,847</u>	<u>164,263</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 28 November 2024, and are signed on behalf of the board by:



Jacky Peacock
Trustee



Jennifer Wall
Trustee

Company Registration: 2436887

The notes on pages 16 to 30 form part of these financial statements.

Advice For Renters Limited
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 March 2024

	2024 £	2023 £
Cash flows from operating activities		
Net (expenditure)/income	(15,416)	5,262
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	213	978
Other interest receivable and similar income	(1,969)	(1,009)
Accrued income	(12,782)	(11,406)
<i>Changes in:</i>		
Trade and other debtors	(52)	(1,229)
Trade and other creditors	(84,805)	65,006
Net cash flow from operating activities	(114,811)	57,602
Cash flows from investing activities		
Interest received	1,969	1,009
Net (decrease)/increase in cash and cash equivalents	(112,842)	58,611
Cash and cash equivalents at beginning of year	192,108	133,497
Cash and cash equivalents at end of year	79,266	192,108

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 March 2024

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 36-38 Willesden Lane, Kilburn, London, NW6 7ST.

2. Statement of compliance

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) and the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

At the year end the charity had free reserves of £52,057 (2023: £31,197). The charity is partly dependent on uncommitted and contingent grant or project funding. The budget and cash flow forecast for 2023/24 and 2024/25 show that the charity has obtained sufficient funding to cover all anticipated expenses of the following twelve months. The financial statements have therefore been prepared on a going concern basis.

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There have been no judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies that have significant effect on the amounts recognised in the financial statements.

There have been no assumptions or other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

- legacy income is recognised when receipt is probable and entitlement is established.- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Minor additions or those costing below £2,500 are not capitalised.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold Property	-	over the term of lease
Fixtures and fittings	-	straight line over 3 years

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

4. Limited by guarantee

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group) is a charitable company limited by guarantee and was incorporated on 26th October 1989. It is governed by a memorandum and articles of association.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

5. Donations and gifts

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Donations			
Individuals and other	6,483	5,155	11,638

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Individuals and other	16,654	5,510	22,164

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Capital Grants	–	–	–
Housing Advice	188,458	75,000	263,458
Other Services	–	174,262	174,262
Policy Development and Central Services	160,000	–	160,000
	<u>348,458</u>	<u>249,262</u>	<u>597,720</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Capital Grants	–	5,000	5,000
Housing Advice	116,510	102,874	219,384
Other Services	–	207,821	207,821
Policy Development and Central Services	82,530	–	82,530
	<u>199,040</u>	<u>315,695</u>	<u>514,735</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

6. Charitable activities *(continued)*

The total income of £597,720 (2023: £514,735) has been received from the following organisations:

	2024	2023
	£	£
Legal Aid Agency	188,458	104,314
Brent Debt Advisor	100,000	50,000
Oak Foundation Core Funds	80,000	80,000
Trust for London	57,500	60,924
Contract UK Power Networks	40,000	-
Lottery Fund	50,262	32,550
Charles Plater	24,000	30,000
Garfield Weston	30,000	-
Bulmer Trust	15,000	-
London Legal Support Trust (LLST)	10,000	-
DMF Ellis Charitable Trust	2,500	-
City Bridge Trust	-	31,450
BRENT CO2GO	-	20,000
Brent Council - VSIF	-	18,750
UK Power Networks/CSE	-	15,000
Society of Holy Child of Jesus	-	12,300
Community Justice Fund Wave 3	-	12,196
Awards for All	-	10,000
Caritas St John SouthWorth	-	8,333
Brent Health Matters (BHM)	-	6,200
Fairer Housing	-	6,000
Edward Harvist	-	5,000
Birmingham City Council	-	5,000
Greater London Authority	-	4,500
City Bridge Trust	-	2,530
London Catalyst	-	750
CIL	-	(1,062)
	<u>597,720</u>	<u>514,735</u>

7. Other trading activities

	Unrestricted Funds	Total Funds 2024	Unrestricted Funds	Total Funds 2023
	£	£	£	£
Rental Income	640	640	1,191	1,191
Other income - reimbursements/refunds	1,420	1,420	-	-
	<u>2,060</u>	<u>2,060</u>	<u>1,191</u>	<u>1,191</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

8. Investment income

	Unrestricted Funds	Total Funds 2024	Unrestricted Funds	Total Funds 2023
	£	£	£	£
Bank interest	<u>1,969</u>	<u>1,969</u>	<u>1,009</u>	<u>1,009</u>

9. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Total Funds 2024
	£	£	£
Housing Advice	206,057	75,603	281,660
Other	117,754	198,803	316,557
Capital	–	–	–
Support costs	<u>8,299</u>	<u>22,287</u>	<u>30,586</u>
	<u>332,110</u>	<u>296,693</u>	<u>628,803</u>

	Unrestricted Funds	Restricted Funds	Total Funds 2023
	£	£	£
Housing Advice	159,528	62,652	222,180
Other	107,345	177,079	284,424
Capital	–	5,001	5,001
Support costs	<u>22,232</u>	<u>–</u>	<u>22,232</u>
	<u>289,105</u>	<u>244,732</u>	<u>533,837</u>

10. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2024	Total fund 2023
	£	£	£	£
Housing Advice	281,660	1,116	282,776	223,570
Other	316,557	24,822	341,379	300,863
Capital	–	–	–	5,001
Governance costs	<u>–</u>	<u>4,648</u>	<u>4,648</u>	<u>4,403</u>
	<u>598,217</u>	<u>30,586</u>	<u>628,803</u>	<u>533,837</u>

11. Analysis of governance costs

	2024	2023
	£	£
Audit fees	3,825	3,550
SRA audit fees	600	600
Corporation tax return fees	175	205
Companies House Fees	13	13
ICO	<u>35</u>	<u>35</u>
Total	<u>4,648</u>	<u>4,403</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

12. Analysis of support costs

	Total 2024	Total 2023
	£	£
Governance costs	4,648	4,403
Running Costs	11,897	12,031
Company Administration	14,041	5,798
	<u>30,586</u>	<u>22,232</u>

13. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2024	2023
	£	£
Depreciation of tangible fixed assets	213	978
Operating lease rentals	24,414	23,689
	<u>24,627</u>	<u>24,667</u>

14. Auditors remuneration

	2024	2023
	£	£
Fees payable for the audit of the financial statements	2,212	2,075
Fees for non-audit services	2,213	2,075
	<u>4,425</u>	<u>4,150</u>

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2024	2023
	£	£
Wages and salaries	408,998	370,914
Social security costs	33,655	32,018
Employer contributions to pension plans	9,129	8,216
	<u>451,782</u>	<u>411,148</u>

The chief executive was paid £39,957 (2023: £42,000).

The average head count of employees during the year was 16 (2023: 13). The average number of full-time equivalent employees during the year is analysed as follows:

	2024	2023
	No.	No.
Number of staff engaged in charitable, finance and admin activities	<u>15</u>	<u>13</u>

No employee received employee benefits of more than £60,000 during the year (2023: Nil).

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £45,228 (2023: £47,853).

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

16. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees
- None of the trustees (or any persons connected with them) received any remuneration or expenses during the year (2023: Nil)
- No trustees or other person related to the charity has any personal interest in any contract or transaction that has been entered into by the charity during the year (2023: Nil).

17. Transfers between funds

Transfers between unrestricted funds are restricted funds are to make good shortfalls and to eliminate negative balances.

18. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	Total £
Cost			
At 1 April 2023 and 31 March 2024	<u>82,314</u>	<u>15,180</u>	<u>97,494</u>
Depreciation			
At 1 April 2023	82,101	15,180	97,281
Charge for the year	<u>213</u>	<u>-</u>	<u>213</u>
At 31 March 2024	<u>82,314</u>	<u>15,180</u>	<u>97,494</u>
Carrying amount			
At 31 March 2024	<u>-</u>	<u>-</u>	<u>-</u>
At 31 March 2023	<u>213</u>	<u>-</u>	<u>213</u>

19. Debtors

	2024 £	2023 £
Trade debtors	3,036	4,630
Prepayments and accrued income	<u>164,314</u>	<u>149,890</u>
	<u>167,350</u>	<u>154,520</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

20. Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	3,476	5,728
Accruals and deferred income	4,671	4,675
Social security and other taxes	31,892	13,155
Other creditors	21,993	153,196
	<u>62,032</u>	<u>176,754</u>

The figure in other creditors include a pension liability of £3,844 (2023: £3,191). There is no other pension liability other than those disclosed above.

21. Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Social security and other taxes	<u>35,737</u>	<u>5,824</u>

The taxes due after one year are those related to PAYE and VAT, which are being paying in instalments each month (£200/month for VAT and £1,500/month for PAYE).

22. Pensions and other post-retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £9,129 (2023: £8,216).

23. Analysis of charitable funds

Unrestricted funds

	At 1 April 2023	Income	Expenditure	Transfers	At 31 March 2024
	£	£	£	£	£
General funds	<u>31,197</u>	<u>358,970</u>	<u>(332,110)</u>	<u>(6,000)</u>	<u>52,057</u>

	At 1 April 2022	Income	Expenditure	Transfers	At 31 March 2023
	£	£	£	£	£
General funds	<u>125,733</u>	<u>217,894</u>	<u>(289,105)</u>	<u>(23,325)</u>	<u>31,197</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

23. Analysis of charitable funds *(continued)*

Restricted funds	At	Income	Expenditure	Transfers	At
	1 April 2023				31 March 2024
	£	£	£	£	£
BCAN	1,855	–	(1,855)	–	–
Birmingham City Council	5,000	–	(5,000)	–	–
Brent Advice Fund	28	–	(28)	–	–
BRENT CO2GO	16,346	–	(16,345)	–	1
Brent Debt Advisor	42,536	100,000	(84,102)	–	58,434
Brent Health Matters	750	–	(750)	–	–
Bulmer Trust	–	15,000	(15,000)	–	–
Capital Grant	1,000	–	–	–	1,000
Charles Plater	–	24,000	(30,000)	6,000	–
City Bridge Trust	17,327	–	(17,327)	–	–
CIL	1,625	–	(1,625)	–	–
Ellis Charitable Fund	–	2,500	(2,500)	–	–
Fairer Housing	1,485	–	(1,485)	–	–
Hardship Fund	58	–	(58)	–	–
Greater London Authority	4,500	–	(4,500)	–	–
Housing Advice (Awards for All + Brent Advice Fund)	1,553	–	(1,553)	–	–
London Catalyst	310	–	(172)	–	138
Lottery Fund	16,626	50,262	(41,816)	–	25,072
Mini Crowdfunding	–	5,155	(5,155)	–	–
Safe, Warm & Well	4,686	–	(4,686)	–	–
Trust for London	16,910	57,500	(62,265)	–	12,145
UK Power Networks	471	–	(471)	–	–
	<u>133,066</u>	<u>254,417</u>	<u>(296,693)</u>	<u>6,000</u>	<u>96,790</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

23. Analysis of charitable funds *(continued)*

	At 1 April 2022	Income	Expenditure	Transfers	At 31 March 2023
	£	£	£	£	£
Awards for All	–	10,000	(10,012)	12	–
BCAN	1,855	–	–	–	1,855
Birmingham City Council	–	5,000	–	–	5,000
Brent Advice Fund	28	–	–	–	28
Brent Debt Advisor	–	50,000	(7,464)	–	42,536
Brent Health Matters	1,634	6,200	(7,084)	–	750
BRENT CO2GO	–	20,000	(3,654)	–	16,346
Capital Grant	1,000	–	–	–	1,000
Caritas St John Southworth	–	8,333	(29,444)	21,111	–
Charles Plater	–	30,000	(30,000)	–	–
CIL	2,687	(1,062)	–	–	1,625
City Bridge Trust	–	31,450	(14,123)	–	17,327
Edward Harvist Trust	1	5,000	(5,001)	–	–
Fairer Housing	–	6,000	(4,515)	–	1,485
Greater London Authority	–	4,500	–	–	4,500
Hardship Fund	58	–	–	–	58
Housing Advice (Awards for All + Brent Advice Fund)	1,553	–	–	–	1,553
London Catalyst	–	750	(440)	–	310
Lottery Fund	17,258	32,550	(33,182)	–	16,626
Mini Crowdfunding	–	5,510	(5,510)	–	–
Safe, Warm & Well	4,686	–	–	–	4,686
Society of Holy Child of Jesus	250	12,300	(12,550)	–	–
Trust for London	–	60,924	(44,014)	–	16,910
UK Power Networks	471	–	–	–	471
UK Power Networks Voluntary Sector Initiative Fund (VSIF)	1,787	15,000	(17,202)	2,202	–
	<u>33,268</u>	<u>321,205</u>	<u>(244,732)</u>	<u>23,325</u>	<u>133,066</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

23. Analysis of charitable funds *(continued)*

Funder Purpose of funding

BRENTCO2GO: To enable fuel poverty work in Brent

Brent Debt Advisory: Funding for the provision of debt advisory work being carried out in Brent

Brent Health Matters: To enable fuel poverty work in Brent

Bulmer Trust: Funding towards salary of legal adviser and office overheads

Charles Plater: To enable fuel poverty work in Brent

City Bridge Trust: For a part-time housing adviser

Community Infrastructure Levy (CIL): The main funder for our financial inclusion services

Edward Harvist: Funding obtained for the purchase of IT equipment

Ellis Charitable Trust: To provide triage and basic advice. The grant is towards the salary costs of support worker in Hereford.

Brent Council VSIF: To increase the skills of Partners at Brent Hubs

Brent Health Watch: To consult our Senior Renters' Group on health services and related matters

Caritas St John: Funding for the provision of debt advisory work being carried out in Brent

Greater London Authority (GLA) Team London: A social prescribing service to tackle loneliness and social isolation through the provision of mentors

London Catalyst: To service our Senior Renters' Group

Lottery Fund: Funding for Wellbeing Working

Mini Crowdfunding: Funding to enable legal work to be carried out

Society of Holy Child of Jesus: To enable fuel poverty work in Brent

Trust for London: Funding to enable legal work to be carried out and provision of housing advice in areas not covered by legal aid

UK Power Networks: To provide energy advice for renters in fuel poverty

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

24. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	–	–	–
Current assets	149,826	96,790	246,616
Creditors less than 1 year	(62,032)	–	(62,032)
Creditors greater than 1 year	(35,737)	–	(35,737)
Net assets	<u>52,057</u>	<u>96,790</u>	<u>148,847</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	213	–	213
Current assets	213,562	133,066	346,628
Creditors less than 1 year	(176,754)	–	(176,754)
Creditors greater than 1 year	(5,824)	–	(5,824)
Net assets	<u>31,197</u>	<u>133,066</u>	<u>164,263</u>

25. Analysis of changes in net debt

	At 1 Apr 2023 £	Cash flows £	At 31 Mar 2024 £
Cash at bank and in hand	192,108	(112,842)	<u>79,266</u>

26. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2024 £	2023 £
Not later than 1 year	21,645	23,160
Later than 1 year and not later than 5 years	6,806	–
	<u>28,451</u>	<u>23,160</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2024

27. Related parties

During the year the charity received funds on behalf of clients. The funds were held in a separate Client account subject to the Solicitors Accounts rules. The funds are separately accounted for and do not form part of the charity's assets. At the year-end £7,605 (2023: £139,104) was held on account.

Also, a total of £307 was received from trustees during the year in relation to membership fees and donations.

There were other related party transactions during the year (2023: Nil).

28. Going concern

The trustees have considered the circumstances and projections of the charity and are satisfied the going concern basis is appropriate for these financial statements.

29. Post balance sheet events

The trustees have considered the likelihood of any significant post balance sheet events and have concluded that there are none which impact the financial statements.

ADVICE FOR RENTERS LIMITED

England & Wales - Charity number 1051979

Accounts

COMPANY REGISTRATION NUMBER: 2436887
CHARITY REGISTRATION NUMBER: 1051979

Advice For Renters Limited
Company Limited by Guarantee
Audited Financial Statements
31 March 2023

Jackson & Jackson
A trading name of Jackson Nicholas Assie Limited
Chartered Certified Accountants & Statutory Auditors
Suite 7, Meridian House
62 Station Road, Chingford
London E4 7BA

Advice For Renters Limited
Company Limited by Guarantee
Financial Statements
Year ended 31 March 2023

	Page
Trustees' annual report (incorporating the directors' report)	1
Independent auditor's report to the members	6
Statement of financial activities (including income and expenditure account)	11
Statement of financial position	12
Statement of cash flows	13
Notes to the financial statements	14

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report)

Year ended 31 March 2023

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2023.

Reference and administrative details

Registered charity name Advice For Renters Limited

Charity registration number 1051979

Company registration number 2436887

Principal office and registered office 36-38 Willesden Lane
Kilburn
London
NW6 7ST

The trustees

Jacqueline Peacock - Chair	(Appointed:25 October 2023)
John Kwan	(Resigned 25 October 2023)
George Bangham	(Resigned 25 October 2023)
Robert Johnson	
Jermaine Ranger	
Jennifer Wall	
Pamela Marum	
Tariq Mukadam	(Resigned 15 December 2022)
Pedrum Hashemi	(Appointed 25 October 2023)
Sarah Cashman	(Appointed 25 October 2023)
Peter Charalambrides	(Appointed 25 October 2023)
Margaret McLennan	(Appointed 25 October 2023)
Emanuel Da Costa	(Appointed 25 October 2023)

Chief Executive Officer Joe Cole

Auditor Jackson Nicholas Assie Ltd
Chartered Certified Accountants & statutory auditor
Suite 7, Meridian House
62 Station Road
Chingford
London
E4 7BA

Bankers Unity Bank
PO Box 7193
Planetary Road
Willenhall Road
Willenhall
WV1 9DG

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2023

Structure, governance and management

Advice for Renters is a charitable company limited by guarantee and was incorporated on 26 October 1989. It was registered as a charity on 31 January 1996. It is governed by a memorandum and articles of association.

The trustees, who are also the directors for the purpose of company law, and who served during the year were

George Bangham
Robert Johnson
John Kwan
Pam Marum
Jennifer Wall
Jermaine Ranger

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

There are no persons with significant control.

Trustees meet regularly at least 4 times a year to manage A4R's affairs.

At each AGM all Board members stand down and if they wish to continue, offer themselves re-election.

During the year the charity employed an average of 13 staff who were engaged in charitable activities, finance and administration. We also have a consultant housing adviser and IT consultant.

Risk Management

The trustees have assessed the major risks to which A4R is exposed. The systems are in place to mitigate exposure to the major risks were put to the test during the coronavirus pandemic and resulting periods of lockdown. Trustees continue to seek more sustainable sources of income to further protect the organisation against such adverse conditions. Service delivery standards are maintained by adherence to our Specialist Quality Mark (Housing).

Objectives and activities and strategic report

A4R's objects are to relieve poverty amongst tenants in England who are in need, and in particular by assisting in the provision of advice, information and services.

The focus of our work

The objectives continue to be achieved for the most part through the operation of our Housing Advice Centre, with most work being delivered under our contract with the Legal Aid Agency. The reduction in fees payable for legal aid work in 2011, and have been frozen ever since, means that it is not possible to sustain our housing advice services through legal aid fees alone. We continue to be very grateful to the Trust for London for funding our Green Light Laws which allows us to advise tenants whose problems fall outside the narrow confines of legal aid, with the opportunity to test new or under-used areas of law.

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2023

We continue to raise awareness of poor housing as one of the key factors impacting on health and wellbeing. We aim to improve living conditions and where possible, to achieve lasting benefits for our clients through complementary support, including our money advice and our mentoring service.

We have been pleased to build on our links with health providers, as social prescribing has been developing in Brent. This enables health providers to 'prescribe' non-medical interventions, such as housing advice and we have been pleased to see a growing number of referrals of patients to us from the health service.

How our services deliver public benefit

The trustees confirm that they have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

The overarching benefit which we aim to achieve is to improve health and wellbeing. We strive to achieve this by promoting decent, secure, affordable private rented homes with access to rights and justice for all regardless of income. We do this by,

- Providing direct advice and support to private tenants
- Bringing tenants together to strengthen their voice
- Collecting information and evidence and disseminating for change
- Working with others to deliver services, share messages and increase the charity's influence
- Empowering through tenant involvement and representation

Achievement and performance

A4R fulfilled all its contractual obligations, providing advice and support services to over 400 tenants during the year.

Financial Review

The charity generated a surplus of £5,262 during the financial year compared to a £44,604 profit in the previous year. The total reserves of the charity at the end of the reporting period are £164,263 (2022: £159,001) of which £31,197 were unrestricted and £133,066 were restricted. Fee income is being closely monitored in the current year.

Reserves Policy

It is A4R's policy to maintain a level of unrestricted and undesignated reserves equivalent to three months' normal expenditure. This has been very difficult to achieve during a period of increasing costs and decreasing funding opportunities, and the reserves policy was not met at year end.

A priority for management and the trustees over the 12 – 24 months from the year end date is to build up the charity reserves and obtain greater financial stability. In order to meet this aim, the charity has employed a professional fundraising member of staff in the period since 31 March 2023 in order to support applications for additional unrestricted funds. Furthermore, on an ongoing basis management are focused on tightly controlling costs and regularly monitoring the financial position in detail with the board.

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2023

Investment Policy

The charity does not yet have sufficient reserves to merit an Investment Policy.

Events after end of the reporting period

Particulars of events after the reporting date are detailed in note 30 of the financial statements

Plans for future periods

We have continued to internally strengthen our teams and processes and seek to increase efficiency where possible. We have focused on staff well-being and have embraced sustainable opportunities to grow where they are available.

The Board has continued to plan how the organisation can be put on a more financially sustainable footing in the longer term, despite the long tail of Covid-19 related setbacks and rapidly rising costs.

Jackson and Jackson were re-appointed as our auditors at our Annual General Meeting. As auditors, Jackson and Jackson are also responsible for producing an annual Report on our client account.

The accounts are being prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with A4R's Memorandum and Articles, as well as the Charity Commission's *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) (effective 1 January 2015)*.

Directors' responsibilities statement

- (a) the directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations and in accordance with United Kingdom Generally Accepted Accounting Practice;
- (b) company law requires the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit profit or loss of the charity for that period;
- (c) in preparing the financial statements the directors are required to:
 - (i) select suitable accounting policies and then apply them consistently;
 - (ii) make judgements and accounting estimates that are reasonable and prudent;
 - (iii) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - (iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- (d) the directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the charity and that enable them to ensure that the financial statements comply with the Companies Act;

Advice For Renters Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2023

- (e) the directors are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities; and
- (f) where appropriate, the directors are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website.

In the case of CA 06 Co.-s418(2) each of the persons who are directors at the time when the report is approved, the following applies:

(a) so far as each director is aware, there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and

(b) each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been not prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report (incorporating the directors' report) was approved on 29 November 2023 and signed on behalf of the board of trustees by:



Jacqueline Peacock
Trustee

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

Year ended 31 March 2023

Opinion

We have audited the financial statements of Advice For Renters Limited (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cashflows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the audited financial statements:

- give a true and fair view of the state of the charity's affairs as of 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 accounting standards, including FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- 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 charity in accordance with the ethical requirements relating to the audit of the financial statements in the UK, including the Financial Reporting Standards (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.

In common with many other charities of this size and nature the auditors are used to assist with the preparation of the financial statements.

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 preparation of the financial statements is appropriate.

Based on the work, we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity'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.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2023

Other information

The other information comprises the information included in the trustees' report, other than the financial statements and our auditors report thereon. The trustees are responsible for the other information contained within the trustees' 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the 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. 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' report (incorporating the Directors' Report) for the financial year for which the audited financial statements are prepared is consistent with the audited financial statements; and
- the Directors' 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' 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 audited 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 trustees were not entitled to prepare the audited financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2023

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework 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 audited financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity 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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the audited financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the audited financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2023

- Evaluate the overall presentation, structure and content of the audited financial statements, including the disclosures, and whether the audited financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Extent to which the audit was considered capable of detecting irregularities, including fraud

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 is detailed below:

We considered the nature of the charity's industry and its control environment and reviewed the charity's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and others within the entity about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the charity operates in, and identified the key laws and regulations that:

– had a direct effect on the determination of material amounts and disclosures in the financial statements. These included the Companies Act, Charities Act, Charities (Accounts and Reports) Regulations 2008, Health and Safety Act, employment law, pensions legislation, tax legislation, Bribery Act and Slavery Act; and

– do not have a direct effect on the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations, fundraising regulations and Anti-Money Laundering Regulations (including Proceeds of Crime Act 2002 and Terrorism Act 2000)

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address them are described below:

– Recognition of grant income: this involves judgement around whether grants have performance conditions attached to them which have to be met before income can be recognised, as well as judgement over whether or not those conditions have been satisfied. On a sample basis, we have assessed the judgements and estimates made by management in the recognition of this income.

– Appropriate allocation of restricted income: there is a risk that restricted income may not have been identified and allocated as such. We reviewed the allocation of income to restricted or unrestricted funds on initial recognition to ensure restrictions were appropriately identified and applied, and we reviewed fund transfers from restricted to unrestricted funds to assess the rationale for those movements.

Advice For Renters Limited

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited

(continued)

Year ended 31 March 2023

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. 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 evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal management reports, reviewing correspondence with HMRC and with the Charity Commission.

Use of our report

This report is made solely to the charity'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 charity'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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.

John Assie FCCA (Senior Statutory Auditor)
for and on behalf of
Jackson Nicholas Assie Ltd
Chartered Certified Accountants and Statutory Auditors
Suite 7, Meridian House
62 Station Road
North Chingford
London E4 7DB



30 November 2023

Advice For Renters Limited
Company Limited by Guarantee
Statement of Financial Activities
(including income and expenditure account)

Year ended 31 March 2023

		2023	2022		
	Note	Unrestricted funds £	Restricted funds £		
		£	£		
Income and endowments					
Donations and Gifts	5	16,654	5,510	22,164	26,372
Charitable activities	6	199,040	315,695	514,735	415,571
Other trading activities	7	1,191	–	1,191	3,280
Investment income	8	1,009	–	1,009	40
Other income	9	–	–	–	59,152
Total income		<u>217,894</u>	<u>321,205</u>	<u>539,099</u>	<u>504,415</u>
Expenditure					
Expenditure on charitable activities	10,11	289,105	244,732	533,837	459,811
Total expenditure		<u>289,105</u>	<u>244,732</u>	<u>533,837</u>	<u>459,811</u>
Net (expenditure)/income		<u>(71,211)</u>	<u>76,473</u>	<u>5,262</u>	<u>44,604</u>
Transfers between funds		(23,325)	23,325	–	–
Net movement in funds		<u>(94,536)</u>	<u>99,798</u>	<u>5,262</u>	<u>44,604</u>
Reconciliation of funds					
Total funds brought forward		125,733	33,268	159,001	114,397
Total funds carried forward		<u>31,197</u>	<u>133,066</u>	<u>164,263</u>	<u>159,001</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 14 to 29 form part of these financial statements.

Advice For Renters Limited
Company Limited by Guarantee
Statement of Financial Position
31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	18	213	1,191
Current assets			
Debtors	19	154,520	138,727
Cash at bank and in hand		192,108	133,497
		<u>346,628</u>	<u>272,224</u>
Creditors: amounts falling due within one year	20	(176,754)	(106,190)
Net current assets		<u>169,874</u>	<u>166,034</u>
Total assets less current liabilities		170,087	167,225
Creditors: amounts falling due after more than one year	21	(5,824)	(8,224)
Net assets		<u>164,263</u>	<u>159,001</u>
Funds of the charity			
Restricted funds		133,066	33,268
Unrestricted funds		31,197	125,733
Total charity funds	24	<u>164,263</u>	<u>159,001</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 29 November 2023, and are signed on behalf of the board by:



Jacqueline Peacock
Trustee



Jennifer Wall
Trustee

Company Registration Number: 2436887

The notes on pages 14 to 29 form part of these financial statements.

Advice For Renters Limited
Company Limited by Guarantee
Statement of Cash Flows
Year ended 31 March 2023

	2023	2022
	£	£
Cash flows from operating activities		
Net (expenditure)/income	5,262	44,604
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	978	3,018
Other interest receivable and similar income	(1,009)	(40)
Accrued expenses/(income)	(11,406)	(38,746)
<i>Changes in:</i>		
Trade and other debtors	(1,229)	9,178
Trade and other creditors	65,006	(25,691)
Net cash flow from operating activities	<u>57,602</u>	<u>(7,677)</u>
Cash flows from investing activities		
Interest received	<u>1,009</u>	<u>40</u>
Net increase/(decrease) in cash and cash equivalents	58,611	(7,637)
Cash and cash equivalents at beginning of year	133,497	189,993
Cash and cash equivalents at end of year	<u>192,108</u>	<u>182,356</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements
Year ended 31 March 2023

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 36-38 Willesden Lane, Kilburn, London, NW6 7ST.

2. Statement of compliance

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) and the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

3. Accounting policies

Basis of preparation

The audited financial statements have been prepared on the historical cost basis.

The audited financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

At the year end the charity had free reserves of £31,197 (2022: £125,733). The charity is partly dependent on uncommitted and contingent grant or project funding. The budget and cash flow forecast for 2022/23 and 2022/24 show that the charity has obtained sufficient funding to cover all anticipated expenses of the following twelve months. The financial statements have therefore been prepared on a going concern basis.

There are no other material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There have not been any judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies. There are no other judgements nor other sources of estimation uncertainty have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities.

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable, and its amount can be measured reliably.

- legacy income is recognised when receipt is probable and entitlement is established

- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 March 2023

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Fixed assets (excluding investments) are stated at cost less accumulated depreciation. With the exception of minor additions or those costing below £2,500 are not capitalised.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold Property	-	over the term of lease
Fixtures and fittings	-	straight line over 3 years

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 March 2023

3. Accounting policies (continued)

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

4. Limited by guarantee

Advice For Renters (formerly Brent Private Tenants' Rights Group) is a charitable company limited by guarantee and was incorporated on 26th October 1989. It is governed by a memorandum and articles of association.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

5. Donations and gifts

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Donations			
Individuals and other	<u>16,654</u>	<u>5,510</u>	<u>22,164</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Donations			
Individuals and other	<u>15,992</u>	<u>10,380</u>	<u>26,372</u>

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Capital Grants	–	5,000	5,000
Housing Advice	116,510	102,874	219,384
Other Services	–	207,821	207,821
Policy Development and Community Engagement	<u>82,530</u>	–	<u>82,530</u>
	<u>199,040</u>	<u>315,695</u>	<u>514,735</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Capital Grants	–	4,980	4,980
Housing Advice	88,368	89,527	177,895
Other Services	–	212,696	212,696
Policy Development and Community Engagement	<u>20,000</u>	–	<u>20,000</u>
	<u>108,368</u>	<u>307,203</u>	<u>415,571</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 March 2023

6. Charitable activities (continued)

The total income of £514,735 (2022: £415,571) has been received from the following organisations:

	2023	2022
	£	£
Legal Aid Agency	104,314	87,867
Oak Foundation Core Funds	80,000	–
Trust for London	60,924	39,077
Brent Debt Advisory	50,000	–
Lottery Fund	32,550	32,149
City Bridge Trust	31,450	20,450
Charles Plater	30,000	–
BRENT CO2GO	20,000	–
Brent Council - VSIF	18,750	–
UK Power Networks/CSE	15,000	20,000
Society of Holy Child of Jesus	12,300	12,300
Community Justice Fund Wave 3	12,196	–
Awards for All	10,000	–
Caritas St John SouthWorth	8,333	10,000
Brent Health Matters (BHM)	6,200	18,600
Fairer Housing	6,000	–
Edward Harvist Trust	5,000	4,980
Birmingham City Council	5,000	–
Greater London Authority	4,500	–
City Bridge Trust	2,530	–
London Catalyst	750	–
CIL	(1,062)	60,053
Trust for London – Wave 3	–	27,600
Community Justice Fund	–	25,000
AB Charitable Trust	–	20,000
Brent Financial Upskilling	–	19,995
Brent Advice Fund (Harlesden Hub) from Aug 18	–	10,000
Tudor Trust	–	5,000
Tudor Trust Wellbeing	–	2,000
National Private Tenants	–	500
	<u>514,735</u>	<u>415,571</u>

7. Other trading activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Rental Income	1,191	1,191	2,400	2,400
Legal Advice Income	–	–	880	880
	<u>1,191</u>	<u>1,191</u>	<u>3,280</u>	<u>3,280</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

8. Investment income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Bank interest	1,009	1,009	40	40

9. Other income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Other income - reimbursement of expenses	-	-	790	790
Other income - Job Retention Scheme	-	-	58,362	58,362
	<u>-</u>	<u>-</u>	<u>59,152</u>	<u>59,152</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 March 2023

10. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Housing Advice	159,528	62,652	222,180
Other	107,345	177,079	284,424
Capital	–	5,001	5,001
Support costs	<u>22,232</u>	<u>–</u>	<u>22,232</u>
	<u>289,105</u>	<u>244,732</u>	<u>533,837</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Housing Advice	88,787	88,316	177,103
Other	61,562	200,519	262,081
Capital	–	3,493	3,493
Support costs	<u>7,474</u>	<u>9,660</u>	<u>17,134</u>
	<u>157,823</u>	<u>301,988</u>	<u>459,811</u>

11. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2023 £	Total fund 2022 £
Housing Advice	222,180	1,390	223,570	179,765
Other	284,424	16,439	300,863	269,559
Capital	5,001	–	5,001	4,979
Governance costs	<u>–</u>	<u>4,403</u>	<u>4,403</u>	<u>5,508</u>
	<u>511,605</u>	<u>22,232</u>	<u>533,837</u>	<u>459,811</u>

12. Analysis of governance costs

	2023 £	2022 £
Audit fees	3,550	4,100
SRA audit fees	600	1,200
Corporation tax return fees	205	160
Companies House Fees	13	13
ICO	<u>35</u>	<u>35</u>
Total	<u>4,403</u>	<u>5,508</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 March 2023

13. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation of tangible fixed assets	978	3,018
Operating lease rentals	<u>23,689</u>	<u>23,469</u>

14. Auditors remuneration

	2023	2022
	£	£
Fees payable for the audit of the financial statements	1,775	2,025
Fees for non-audit services	<u>1,775</u>	<u>2,075</u>

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	370,914	316,265
Social security costs	32,018	25,660
Employer contributions to pension plans	<u>8,216</u>	<u>6,574</u>
	<u>411,148</u>	<u>348,499</u>

The chief executive was paid £42,000 (2022: £41,810).

The average head count of employees during the year was 13 (2022: 11). The average number of full-time equivalent employees during the year is analysed as follows:

	2023	2022
	No.	No.
Number of staff engaged in charitable, finance and admin activities	<u>13</u>	<u>10</u>

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 March 2023

15. Staff costs *(continued)*

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total paid to key management personnel for services provided to the charity was £47,853 (2022: £58,059).

16. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees
- None of the trustees (or any persons connected with them) received any remuneration or expenses during the year (2022: Nil)
- No trustees or other person related to the charity has any personal interest in any contract or transaction that has been entered into by the charity during the year (2022: Nil).

17. Transfers between funds

Transfers between unrestricted funds are restricted funds are to make good shortfalls and to eliminate negative balances.

18. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	Total £
Cost			
At 1 April 2022 and 31 March 2023	<u>82,314</u>	<u>15,180</u>	<u>97,494</u>
Depreciation			
At 1 April 2022	81,123	15,180	96,303
Charge for the year	<u>978</u>	<u>–</u>	<u>978</u>
At 31 March 2023	<u>82,101</u>	<u>15,180</u>	<u>97,281</u>
Carrying amount			
At 31 March 2023	<u>213</u>	<u>–</u>	<u>213</u>
At 31 March 2022	<u>1,191</u>	<u>–</u>	<u>1,191</u>

19. Debtors

	2023 £	2022 £
Trade debtors	4,630	2,400
Prepayments and accrued income	<u>149,890</u>	<u>136,327</u>
	<u>154,520</u>	<u>138,727</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

20. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	5,728	1,693
Accruals and deferred income	4,675	42,093
Social security and other taxes	13,155	22,050
Other creditors	153,196	40,354
	<u>176,754</u>	<u>106,190</u>

The figure in other creditors includes a pension liability of £3,191 (2022: £1,035). There is no other pension liability other than those disclosed above.

21. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Social security and other taxes	<u>5,824</u>	<u>8,224</u>

22. Deferred income

	2023	2022
	£	£
As 1 April 2022	40,576	48,859
Additions during the year	–	40,576
Amounts released during the year	(40,576)	(48,859)
	<u>–</u>	<u>40,576</u>

23. Pensions and other post-retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £8,216 (2022: £6,574).

24. Analysis of charitable funds

Unrestricted funds

	At 1 April 2022	Income	Expenditure	Transfers	At 31 March 2023
	£	£	£	£	£
General funds	<u>125,733</u>	<u>217,894</u>	<u>(289,105)</u>	<u>(23,325)</u>	<u>31,197</u>

	At 1 April 2021	Income	Expenditure	Transfers	At 31 March 2022
	£	£	£	£	£
General funds	<u>98,775</u>	<u>186,832</u>	<u>(157,823)</u>	<u>(2,051)</u>	<u>125,733</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 March 2023

24. Analysis of charitable funds (continued)

Restricted funds

	At 1 April 2022 £	Income £	Expenditure £	Transfers £	At 31 March 2023 £
Hardship Fund	58	-	-	-	58
Capital Grant	1,000	-	-	-	1,000
Housing Advice (Awards for All + Brent Advice Fund)	1,553	-	-	-	1,553
BCAN	1,855	-	-	-	1,855
Voluntary Sector Initiative Fund (VSIF)	1,787	18,750	(20,537)	-	-
Safe, Warm & Well Trust for London	4,686	-	-	-	4,686
Trust for London - Community Response Fund	-	-	-	-	-
Tudor Trust	-	-	-	-	-
Caritas	-	-	-	-	-
CIL	2,687	(1,062)	-	-	1,625
UK Power Networks	471	-	-	-	471
Mini-Crowdfunding - ACT	-	-	-	-	-
Brent Advice Fund	28	-	-	-	28
Brent Financial Upskilling	-	-	-	-	-
Brent Health Matters	1,634	6,200	(7,084)	-	750
City Bridge Trust	-	-	-	-	-
City Bridge Trust	-	-	-	-	-
Community Justice Fund	-	-	-	-	-
Edward Harvist Trust	1	5,000	(5,001)	-	-
Lottery Fund	17,258	32,550	(33,182)	-	16,626
Society of Holy Child of Jesus	250	12,300	(12,550)	-	-
Tudor Trust Wellbeing	-	-	-	-	-
Fairer Housing	-	6,000	(4,515)	-	1,485
Trust for London	-	60,924	(44,014)	-	16,910
City Bridge Trust	-	31,450	(14,123)	-	17,327
Brent Debt Advisor	-	50,000	(7,464)	-	42,536
Caritas St John Southworth	-	8,333	(29,444)	21,111	-
BRENT CO2GO	-	20,000	(3,654)	-	16,346
Charles Plater	-	30,000	(30,000)	-	-
Awards for All	-	10,000	(10,012)	12	-
Mini Crowdfunding	-	5,510	(5,510)	-	-
London Catalyst	-	750	(440)	-	310
UK Power Networks	-	15,000	(17,202)	2,202	-
Birmingham City Council	-	5,000	-	-	5,000
Greater London Authority	-	4,500	-	-	4,500
	<u>33,268</u>	<u>321,205</u>	<u>(244,732)</u>	<u>23,325</u>	<u>133,066</u>

Advice For Renters Limited

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

24. Analysis of charitable funds *(continued)*

	At 1 April 2021	Income	Expenditure	Transfers	At 31 March 2022
	£	£	£	£	£
Hardship Fund	463	400	(805)	-	58
Capital Grant	1,000	-	-	-	1,000
Housing Advice (Awards for All + Brent Advice Fund)	1,553	-	-	-	1,553
BCAN	1,855	-	-	-	1,855
Voluntary Sector Initiative Fund (VSIF)	1,787	-	-	-	1,787
Safe, Warm & Well Trust for London	4,686	-	-	-	4,686
Trust for London - Community Response Fund	-	39,077	(39,077)	-	-
Tudor Trust	53	27,600	(27,653)	-	-
Caritas	-	5,000	(5,000)	-	-
CIL	-	10,000	(10,000)	-	-
UK Power Networks	2,780	60,053	(60,146)	-	2,687
Mini-Crowdfunding - ACT	1,445	20,000	(20,208)	(766)	471
Brent Advice Fund	-	9,980	(9,980)	-	-
Brent Financial Upskilling	-	10,000	(10,319)	347	28
Brent Health Matters	-	19,995	(19,995)	-	-
City Bridge Trust	-	18,600	(16,966)	-	1,634
City Bridge Trust	-	18,450	(20,501)	2,051	-
City Bridge Trust	-	2,000	(2,000)	-	-
Community Justice Fund	-	25,000	(25,000)	-	-
Edward Harvist Trust	-	4,980	(4,979)	-	1
Lottery Fund	-	32,148	(14,890)	-	17,258
Society of Holy Child of Jesus	-	12,300	(12,469)	419	250
Tudor Trust Wellbeing	-	2,000	(2,000)	-	-
Fairer Housing	-	-	-	-	-
Trust for London	-	-	-	-	-
City Bridge Trust	-	-	-	-	-
Brent Debt Advisor	-	-	-	-	-
Caritas St John Southworth	-	-	-	-	-
BRENT CO2GO	-	-	-	-	-
Charles Plater	-	-	-	-	-
Awards for All	-	-	-	-	-
Mini Crowdfunding	-	-	-	-	-
London Catalyst	-	-	-	-	-
UK Power Networks	-	-	-	-	-
	<u>15,622</u>	<u>317,583</u>	<u>(301,988)</u>	<u>2,051</u>	<u>33,268</u>

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 March 2023

24. Analysis of charitable funds *(continued)*

Funder Purpose of funding

Brent Council VSIF: To increase the skills of Partners at Brent Hubs

Brent Health Watch: To consult our Senior Renters' Group on health services and related matters

Caritas: A contribution to our financial inclusion services

Community Infrastructure Levy: The main funder for our financial inclusion services

City Bridge Trust: For a part-time housing adviser

GLA Team London: A social prescribing service to tackle loneliness and social isolation through the provision of mentors

Nationwide BS Community Fund: Increasing health and wellbeing by improving renters' living conditions, working with health providers to promote social prescribing.

NEA: Fuel poverty activity during Mayoral election campaign

Trust for London: Green Light Laws - provision of housing advice in areas not covered by legal aid

Community Response Fund (Wave 3): To provide Welfare Benefits advice

Tudor Trust: To provide a Mentoring and Befriending Service for private renters

UK Power Networks: To provide energy advice for renters in fuel poverty

London Catalyst: To service our Senior Renters' Group

Brent Health Matters: To enable fuel poverty work in Brent

Edward Harvist: Funding obtained for the purchase of IT equipment

Lottery Fund: Funding for Wellbeing Working

Trust for London: Funding to enable legal work to be carried out

Brent Debt Advisory: Funding for the provision of debt advisory work being carried out in Brent

Caritas St John: Funding for the provision of debt advisory work being carried out in Brent

BRENTCO2GO: To enable fuel poverty work in Brent

Charles Plater: To enable fuel poverty work in Brent

Awards for All: To enable fuel poverty work in Brent

Mini Crowdfunding: Funding to enable legal work to be carried out

Society of Hold Child of Jesus: To enable fuel poverty work in Brent

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements (continued)
Year ended 31 March 2023

25. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £
Tangible fixed assets	213	–	213
Current assets	213,562	133,066	346,628
Creditors less than 1 year	(176,754)	–	(176,754)
Creditors greater than 1 year	(5,824)	–	(5,824)
Net assets	<u>31,197</u>	<u>133,066</u>	<u>164,263</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	1,191	–	1,191
Current assets	238,956	33,268	272,224
Creditors less than 1 year	(106,190)	–	(106,190)
Creditors greater than 1 year	(8,224)	–	(8,224)
Net assets	<u>125,733</u>	<u>33,268</u>	<u>159,001</u>

26. Analysis of changes in net debt

	At 1 Apr 2022 £	Cash flows £	At 31 Mar 2023 £
Cash at bank and in hand	<u>133,497</u>	<u>58,611</u>	<u>192,108</u>

27. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2023 £	2022 £
Later than 1 year and not later than 5 years	<u>23,160</u>	<u>30,000</u>

A lease was agreed in May 2015, the term of the lease was from May 2015 (for 8 years) to July 2023. The rent from June 2015 is £22,500 p.a.

28. Related parties

During the year the charity received funds on behalf of clients. The funds were held in a separate Client account subject to the Solicitors Accounts rules. The funds are separately accounted for and do not form part of the charity's assets. At the year-end £139,104 (2022: £28,423) was held on account.

There were other related party transactions during the year (2022: Nil).

Advice For Renters Limited
Company Limited by Guarantee
Notes to the Financial Statements *(continued)*
Year ended 31 March 2023

29. Going Concern

The trustees have considered the circumstances and projections of the charity, and are satisfied, the going concern basis is appropriate for these financial statements.

30. Post balance sheet events

The trustees have considered the likelihood of any significant post balance sheet events and have concluded that there are none which impact the financial statements.

ADVICE FOR RENTERS LIMITED

England & Wales - Charity number 1051979

Accounts

COMPANY REGISTRATION NUMBER: 2436887
CHARITY REGISTRATION NUMBER: 1051979

**Advice For Renters Limited (formerly Brent Private
Tenants' Rights Group Limited)
Company Limited by Guarantee
Financial Statements
31 March 2022**



JACKSON NICHOLAS ASSIE LIMITED
Chartered Certified Accountants & statutory auditor
Suite 7, Meridian House
62 Station Road
Chingford
London
E4 7BA

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2022

	Page
Trustees' annual report (incorporating the directors' report)	1
Independent auditor's report to the members	1
Statement of financial activities (including income and expenditure account)	11
Statement of financial position	12
Statement of cash flows	13
Notes to the financial statements	14

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report)

Year ended 31 March 2022

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2022.

Reference and administrative details

Registered charity name Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Charity registration number 1051979

Company registration number 2436887

Principal office and registered office 36-38 Willesden Lane
Kilburn
London
NW6 7ST

The trustees

John Kwan
George Bangham
Robert Johnson
Jermaine Ranger
Craig Parker (Resigned 27 May 2021)
Jennifer Wall
Pamela Marum
Tariq Makadum (Served from 13 May 2021 to 15 December 2022)

Chief Executive Officer Jack Peacock (Resigned 17 November 2021)
Joe Cole (Appointed 17 November 2021)

Company secretary John Kwan

Bankers Unity Trust Bank
PO Box 7193
Planetary Road
Willenhall Road
Willenhall
WV1 9DG

Auditor Jackson Nicholas Assie Limited
Chartered Certified Accountants & statutory auditor
Suite 7, Meridian House
62 Station Road
Chingford
London
E4 7BA

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2022

Structure, governance and management

Advice for Renters is a charitable company limited by guarantee and was incorporated on 26 October 1989. It was registered as a charity on 31 January 1996. It is governed by a memorandum and articles of association.

The trustees, who are also the directors for the purpose of company law, and who served during the year were

George Bangham
Jennifer Wall
Robert Johnson
John Kwan
Pam Marum
Jermaine Ranger
Tariq Mukadam

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

There are no persons with significant control.

Trustees meet regularly at least 4 times a year to manage A4R's affairs, with 'virtual' online reviews in between each face-to-face meeting. At each AGM all Board members stand down and if they wish to continue, offer themselves for re-election.

During the year the charity employed an average of 11 staff who were engaged in charitable activities, finance and administration. The number of staff employed increased from the previous year due to our new projects, *UKPN Power Partners* (from June 2022), *Society for Holy Child Jesus* (from October 2021) and the National Lottery.

Risk Management

The trustees have assessed the major risks to which A4R is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Service delivery standards are maintained by adherence to our Specialist Quality Mark (Housing).

Objectives and activities and strategic report

A4R's objects are to relieve poverty amongst tenants in England who are in need, and in particular by assisting in the provision of advice, information and services.

The focus of our work

The objectives continue to be achieved for the most part through the operation of our Housing Advice Centre, with most work being delivered under our contract with the Legal Aid Agency. The reduction in fees payable for legal aid work in 2011, and the subsequent freezing of those fees ever since, and court delays as well as general backlog from Covid-19 means that income from this source is no longer sufficient to sustain our specialist advice services. We are very grateful to the Trust for London for their grant which enables us to advise tenants whose problems fall outside the narrow confines of legal aid. With this grant we have been able to assist tenants to use the

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2022

The First Tier Tribunal (Property Chamber) where they are eligible to apply for a Rent Repayment Order, and to explore and test under-used areas of law.

Our Housing Advice Centre has also been able to focus on tenants whose living conditions adversely affect their health and wellbeing, including those in fuel poverty and those finding it difficult to cope with their housing costs. This is thanks to the generous grants from The Tudor Trust and the City Bridge Trust who agreed to provide joint funding for our Under One Roof project which funds not only legal advice but also the invaluable complementary support through our Mentoring service – supported now by the National Lottery.

How our services deliver public benefit

The trustees confirm that they have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

The overarching benefit which we aim to achieve is to improve health and wellbeing. We strive to achieve this by promoting decent, secure, affordable private rented homes with access to rights and justice for all regardless of income. We do this by,

- Providing direct advice and support to private tenants
- Bringing tenants together to strengthen their voice
- Collecting information and evidence and disseminating for change
- Working with others to deliver services, share messages and increase the charity's influence
- Empowering through tenant involvement and representation

Achievement and performance

A4R fulfilled all its contractual obligations, handling a total of 431 cases during the year.

Financial Review

The charity succeeded with £44,604 of 'profit' that was put into reserves. Fee income is being closely monitored in the current year.

Reserves Policy

It is A4R's policy to maintain a level of unrestricted and undesignated reserves equivalent to three months' turnover.

Investment Policy

The charity does not yet have sufficient reserves to merit an Investment Policy.

Plans for future periods

Most of the grant funding secured in the year under review will continue to 2022. A new CEO took over in December 2021. This fresh input, combined with the income already in place, may enable trustees to undertake a longer-term strategic look at the future direction which the charity should take, in consultation with staff, members and service users.

Events after the end of the reporting period

Particulars of events after the reporting date are detailed in note 30 of the financial statements.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2022

Auditors

Jackson and Jackson were re-appointed as our independent examiners at our Annual General Meeting. As auditors, Jackson and Jackson are also responsible for producing an annual Report on our client account.

The accounts are being prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with A4R's Memorandum and Articles, as well as the Charity Commission's *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) (effective 1 January 2015)*.

Trustees' responsibilities statement

Directors Responsibilities

- (a) the directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations and in accordance with United Kingdom Generally Accepted Accounting Practice;
- (b) company law requires the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit profit or loss of the charity for that period;
- (c) in preparing the financial statements the directors are required to:
 - (i) select suitable accounting policies and then apply them consistently;
 - (ii) make judgements and accounting estimates that are reasonable and prudent;
 - (iii) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - (iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- (d) the directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the charity and that enable them to ensure that the financial statements comply with the Companies Act;
- (e) the directors are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities; and
- (f) where appropriate, the directors are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website.

In the case of CA 06 Co.-s418(2) each of the persons who are directors at the time when the report is approved, the following applies:

- (a) so far as each director is aware, there is no relevant audit information (information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and
-

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2022

(b) each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

Auditor

Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

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

The trustees' annual report (incorporating the directors' report) was approved on 21 March, 2023 and signed on behalf of the board of trustees by:



John Kwan

Trustee

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Year ended 31 March 2022

Opinion

We have audited the financial statements of Advice For Renters Limited (the 'charity') for the year ended 31 March 2022 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cashflows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the audited financial statements:

- give a true and fair view of the state of the charity's affairs as of 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 accounting standards, including FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- 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 charity in accordance with the ethical requirements relating to the audit of the financial statements in the UK, including the Financial Reporting Standards (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.

In common with many other charities of this size and nature the auditors are used to assist with the preparation of the financial statements.

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 preparation of the financial statements is appropriate.

Based on the work, we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity'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.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited) *(continued)*

Year ended 31 March 2022

Other information

The other information comprises the information included in the trustees' report, other than the financial statements and our auditors report thereon. The trustees are responsible for the other information contained within the trustees' 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the 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. 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' report (incorporating the Directors' Report) for the financial year for which the audited financial statements are prepared is consistent with the audited financial statements; and
- the Directors' 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 charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' 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 audited 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 trustees were not entitled to prepare the audited financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.
-

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited) *(continued)*

Year ended 31 March 2022

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework 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 audited financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity'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 charity 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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the audited financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
 - Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the audited financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
-

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited) *(continued)*

Year ended 31 March 2022

Evaluate the overall presentation, structure and content of the audited financial statements, including the disclosures, and whether the audited financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Extent to which the audit was considered capable of detecting irregularities, including fraud

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 is detailed below:

We considered the nature of the charity's industry and its control environment and reviewed the charity's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and others within the entity about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the charity operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included the Companies Act, Charities Act, Charities (Accounts and Reports) Regulations 2008, Health and Safety Act, employment law, pensions legislation, tax legislation, Bribery Act and Slavery Act; and

- do not have a direct effect on the financial statements but compliance with which may be fundamental to the charity's ability to operate or to avoid a material penalty. These included the Charity Commission for England and Wales (Charity Commission) regulations, fundraising regulations and Anti-Money Laundering Regulations (including Proceeds of Crime Act 2002 and Terrorism Act 2000)

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following areas, and our specific procedures performed to address them are described below:

- Recognition of grant income: this involves judgement around whether grants have performance conditions attached to them which have to be met before income can be recognised, as well as judgement over whether or not those conditions have been satisfied. On a sample basis, we have assessed the judgements and estimates made by management in the recognition of this income.

- Appropriate allocation of restricted income: there is a risk that restricted income may not have been identified and allocated as such. We reviewed the allocation of income to restricted or unrestricted funds on initial recognition to ensure restrictions were appropriately identified and applied, and we reviewed fund transfers from restricted to unrestricted funds to assess the rationale for those movements.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Independent Auditor's Report to the Members of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited) *(continued)*

Year ended 31 March 2022

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. 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 evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal management reports, reviewing correspondence with HMRC and with the Charity Commission

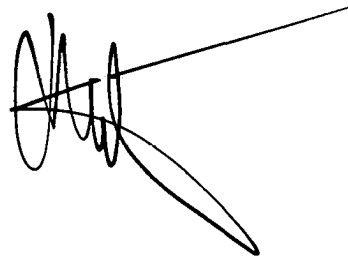
Other Matters

The opening balances are unaudited as the charity was not required to undergo an audit in the previous year.

Use of our report

This report is made solely to the charity'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 charity'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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed

John Assie FCCA (Senior Statutory Auditor)
for and on behalf of
Jackson Nicholas Assie Limited
Chartered Certified Accountants and Statutory Auditors
Suite 7, Meridian House
62 Station Road
Chingford
London E4 7BA



22 March 2023

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

**Statement of Financial Activities
(including income and expenditure account)**

Year ended 31 March 2022

		Unrestricted funds	2022 Restricted funds	Total funds	2021 Total funds
	Note	£	£	£	£
Income and endowments					
Donations and Gifts	5	15,992	10,380	26,372	30,386
Charitable activities	6	108,368	307,203	415,571	360,750
Other trading activities	7	3,280	–	3,280	2,483
Investment income	8	40	–	40	47
Other income	9	59,152	–	59,152	56,527
Total income		<u>186,832</u>	<u>317,583</u>	<u>504,415</u>	<u>450,193</u>
Expenditure					
Expenditure on charitable activities	10,11	157,823	301,988	459,811	433,674
Total expenditure		<u>157,823</u>	<u>301,988</u>	<u>459,811</u>	<u>433,674</u>
Net income		<u>29,009</u>	<u>15,595</u>	<u>44,604</u>	<u>16,519</u>
Transfers between funds		(2,051)	2,051	–	–
Net movement in funds		<u>26,958</u>	<u>17,646</u>	<u>44,604</u>	<u>16,519</u>
Reconciliation of funds					
Total funds brought forward		98,775	15,622	114,397	97,878
Total funds carried forward		<u>125,733</u>	<u>33,268</u>	<u>159,001</u>	<u>114,397</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 14 to 29 form part of these financial statements.

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Statement of Financial Position

31 March 2022


	Note	2022 £	2021 £
Fixed assets			
Tangible fixed assets	19	1,191	4,209
Current assets			
Debtors	20	138,727	109,651
Cash at bank and in hand		133,497	189,993
		<u>272,224</u>	<u>299,644</u>
Creditors: amounts falling due within one year	21	<u>106,190</u>	<u>177,628</u>
Net current assets		<u>166,034</u>	<u>122,016</u>
Total assets less current liabilities		<u>167,225</u>	<u>126,225</u>
Creditors: amounts falling due after more than one year	22	<u>8,224</u>	<u>11,828</u>
Net assets		<u>159,001</u>	<u>114,397</u>
Funds of the charity			
Restricted funds		33,268	15,622
Unrestricted funds		125,733	98,775
Total charity funds	25	<u>159,001</u>	<u>114,397</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 21 March 2023, and are signed on behalf of the board by:



John Kwan
Trustee



Jennifer Wall
Trustee

The notes on pages 14 to 29 form part of these financial statements.

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2022

	2022	2021
	£	£
Cash flows from operating activities		
Net income	44,604	16,519
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	3,018	3,018
Other interest receivable and similar income	(40)	(47)
Accrued income	(38,746)	(24,381)
<i>Changes in:</i>		
Trade and other debtors	9,178	4,231
Trade and other creditors	(74,550)	51,514
Cash generated from operations	(56,536)	50,854
Interest received	40	47
Net cash (used in)/from operating activities	(56,496)	50,901
Net (decrease)/increase in cash and cash equivalents	(56,496)	50,901
Cash and cash equivalents at beginning of year	189,993	139,092
Cash and cash equivalents at end of year	133,497	189,993

The notes on pages 14 to 29 form part of these financial statements.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 March 2022

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 36-38 Willesden Lane, Kilburn, London, NW6 7ST.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

At the year end the charity had free reserves of £125,333 (2021: £98,775). The charity is partly dependent on uncommitted and contingent grant or project funding. The budget and cash flow forecast for 2022/23 and 2023/24, show that the charity has obtained sufficient funding to cover all anticipated expenses of the following twelve months. The financial statements have therefore been prepared on a going concern basis.

The trustees have considered then long term impact, of COVID-19, the strategic plans, and discernible factors in the foreseeable operating environment, on the charity's activities, and have concluded, there is no long-term negative impact on the organisation. As a result, it is considered that the going concern status remains intact.

There are therefore, no material uncertainties, about the charity's ability to continue its operations.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

3. Accounting policies *(continued)*

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There have been no judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. There have been no assumptions or other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
 - legacy income is recognised when receipt is probable and entitlement is established.
 - income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.
-

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Rentals payable under operating leases, where substantially all the risks and rewards of ownership remain with the lessor, are charged to the statement of financial activities on a straight-line basis over the life of the lease.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold Property	-	over the term of lease
Fixtures and fittings	-	straight line over 3 years

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

4. Limited by guarantee

Advice4Renters (formerly Brent Private Tenants' Rights Group) is a charitable company limited by guarantee and was incorporated on 26th October 1989. It is governed by a memorandum and articles of association.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

5. Donations and gifts

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Donations			
Individuals and other	15,992	10,380	26,372
Gifts			
Gifts in kind	—	—	—
	<u>15,992</u>	<u>10,380</u>	<u>26,372</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Donations			
Individuals and other	15,261	13,719	28,980
Gifts			
Gifts in kind	1,406	—	1,406
	<u>16,667</u>	<u>13,719</u>	<u>30,386</u>

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Capital Grants	—	4,980	4,980
Housing Advice	88,368	89,527	177,895
Other Services	—	212,696	212,696
Policy Development and Community Engagement	20,000	—	20,000
	<u>108,368</u>	<u>307,203</u>	<u>415,571</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Capital Grants	-	-	-
Housing Advice	140,173	123,332	263,505
Other Services	-	93,288	93,288
Policy Development and Community Engagement	117	3,840	3,957
	<u>140,290</u>	<u>220,460</u>	<u>360,750</u>

The total income of £415,571 (2021: £360,750g) has been received from the following organisations:

	2022 £	2021 £
Legal Aid Agency	87,867	53,865
CIL	60,053	45,040
Trust for London	39,077	68,877
Trust for London – Wave 3	27,600	5,520
Community Justice Fund	25,000	77,500
City Bridge Trust	20,450	29,900
UK Power Networks/CSE	20,000	5,000
Brent Financial Upskilling	19,995	-
Brent Health Matters	18,600	-
Lottery Fund	32,149	-
Society of Holy Child of Jesus	12,300	-
Caritas	10,000	10,000
Brent Advice Fund (Harlesden Hub) from Aug 18	10,000	-
AB Charitable Trust	20,000	-
Tudor Trust	5,000	30,000
Edward Harvist	4,980	-
Tudor Trust Wellbeing	2,000	-
National Private Tenants	500	-
Nationwide BS Community Fund	-	17,645
GLA Team London	-	7,500
London Catalyst	-	3,600
Mrs Smith & Mount Trust	-	3,000
Brent Council – VSIF	-	2,083
NEA Action for Warm Homes	-	500
Crisis – In this together emergency fund	-	480
Brent Health Watch	-	240
	<u>415,571</u>	<u>360,750</u>

7. Other trading activities

	Unrestricted Funds £	Total Funds 2022 £	Unrestricted Funds £	Total Funds 2021 £
Rental Income	2,400	2,400	2,400	2,400
Legal Advice Income	880	880	83	83
	<u>3,280</u>	<u>3,280</u>	<u>2,483</u>	<u>2,483</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

8. Investment income

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Bank interest	40	40	47	47
	<u>40</u>	<u>40</u>	<u>47</u>	<u>47</u>

9. Other income

	Unrestricted Funds	Total Funds 2022	Unrestricted Funds	Total Funds 2021
	£	£	£	£
Other income - reimbursement of expenses	790	790	-	-
Other income - Job Retention Scheme	58,362	58,362	56,527	56,527
	<u>59,152</u>	<u>59,152</u>	<u>56,527</u>	<u>56,527</u>

10. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Total Funds 2022
	£	£	£
Housing Advice	88,787	88,316	177,103
Other	61,562	200,519	262,081
Capital	-	3,493	3,493
Support costs	7,474	9,660	17,134
	<u>157,823</u>	<u>301,988</u>	<u>459,811</u>

	Unrestricted Funds	Restricted Funds	Total Funds 2021
	£	£	£
Housing Advice	192,154	229,938	422,092
Other	-	-	-
Capital	-	-	-
Support costs	11,582	-	11,582
	<u>203,736</u>	<u>229,938</u>	<u>433,674</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

11. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2022 £	Total fund 2021 £
Housing Advice	177,103	2,662	179,765	429,783
Other	262,081	7,478	269,559	–
Capital	3,493	1,486	4,979	–
Governance costs	–	5,508	5,508	3,891
	<u>442,677</u>	<u>17,134</u>	<u>459,811</u>	<u>433,674</u>

12. Analysis of governance costs

	2022 £	2021 £
Audit fees	4,100	–
Independent examiners fees	–	2,313
SRA audit fees	1,200	1,200
Corporation tax return fees	160	320
Companies House Fees	13	23
ICO	35	35
Total	<u>5,508</u>	<u>3,891</u>

13. Net income

Net income is stated after charging/(crediting):

	2022 £	2021 £
Depreciation of tangible fixed assets	3,018	3,018
Operating lease rentals	<u>23,469</u>	<u>22,881</u>

14. Auditors remuneration

	2022 £	2021 £
Fees payable for the audit of the financial statements	2,025	–
Fee for non-audit services	<u>2,075</u>	<u>–</u>

15. Independent examination fees

	2022 £	2021 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>–</u>	<u>2,313</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

6. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2022	2021
	£	£
Wages and salaries	316,265	272,561
Social security costs	25,660	20,872
Employer contributions to pension plans	6,574	5,135
	<u>348,499</u>	<u>298,568</u>

The chief executive was paid £41,810 (2020: £41,810).

The average head count of employees during the year was 11 (2021: 11). The average number of full-time equivalent employees during the year is analysed as follows:

	2022	2021
	No.	No.
Number of staff engaged in charitable, finance and admin activities	<u>10</u>	<u>9</u>

No employee received employee benefits of more than £60,000 during the year (2021: Nil).

Key Management Personnel

Key management personnel include all persons that have authority and responsibility for planning, directing and controlling the activities of the charity. The total compensation paid to key management personnel for services provided to the charity was £58,059 (2021: £41,810).

17. Trustee remuneration and expenses

- no remuneration or other benefits from employment with the charity or a related entity were received by the trustees; or
- None of the trustees (or any persons connected with them) received any remuneration or expenses during the year (2021: Nil)
- No trustees or other person related to the charity has any personal interest in any contract or transaction that has been entered into by the charity during the year (2021: Nil).

18. Transfers between funds

Transfers between unrestricted funds are restricted funds are to make good shortfalls and to eliminate negative balances.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

19. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	Total £
Cost			
At 1 April 2021 and 31 March 2022	<u>82,314</u>	<u>15,180</u>	<u>97,494</u>
Depreciation			
At 1 April 2021	80,145	13,140	93,285
Charge for the year	978	2,040	3,018
At 31 March 2022	<u>81,123</u>	<u>15,180</u>	<u>96,303</u>
Carrying amount			
At 31 March 2022	<u>1,191</u>	–	<u>1,191</u>
At 31 March 2021	<u>2,169</u>	<u>2,040</u>	<u>4,209</u>

20. Debtors

	2022 £	2021 £
Trade debtors	2,400	10,822
Prepayments and accrued income	136,327	98,829
	<u>138,727</u>	<u>109,651</u>

21. Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	1,693	2,656
Accruals and deferred income	42,093	50,868
Social security and other taxes	22,050	23,982
Other creditors	40,354	100,122
	<u>106,190</u>	<u>177,628</u>

22. Creditors: amounts falling due after more than one year

	2022 £	2021 £
Social security and other taxes	8,224	11,828

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

23. Deferred income

	2022	2021
	£	£
At 1 April 2021	48,859	38,973
Additions during the year	16,350	48,859
Amounts released to income	(48,859)	(38,973)
	<u>16,350</u>	<u>48,859</u>
At 31 March 2022	<u>16,350</u>	<u>48,859</u>

24. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £6,574 (2021: £5,135).

25. Analysis of charitable funds

Unrestricted funds

	1 April 2021	Income	Expenditure	Transfers	31 March 2022
	£	£	£	£	£
General funds	98,775	186,832	(157,823)	(2,051)	125,733
	<u>98,775</u>	<u>186,832</u>	<u>(157,823)</u>	<u>(2,051)</u>	<u>125,733</u>
	<u>86,497</u>	<u>216,014</u>	<u>(203,736)</u>	<u>-</u>	<u>98,775</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

Restricted funds

	At 1 April 2021	Income	Expenditure	Transfers	At 31 March 2022
	£	£	£	£	£
Hardship Fund	463	400	(805)	-	58
Capital Grant	1,000	-	-	-	1,000
Housing Advice (Awards for All + Brent Advice Fund)	1,553	-	-	-	1,553
BCAN	1,855	-	-	-	1,855
Voluntary Sector Initiative Fund (VSIF)	1,787	-	-	-	1,787
Safe, Warm & Well	4,686	-	-	-	4,686
Trust for London	-	39,077	(39,077)	-	-
Trust for London - Community Response Fund	53	27,600	(27,653)	-	-
Trust for London - COVID-19	-	-	-	-	-
Brent Pure Energy	-	-	-	-	-
Tudor Trust	-	5,000	(5,000)	-	-
Caritas	-	10,000	(10,000)	-	-
CIL	2,780	60,053	(60,146)	-	2,687
Trust for London (Mayoral Campaign)	-	-	-	-	-
Brent Council	-	-	-	-	-
GLA Teams	-	-	-	-	-
Nationwide BS	-	-	-	-	-
NEA - Action for Warm Homes	-	-	-	-	-
UK Power Networks	1,445	20,000	(20,208)	(766)	471
Brent Health Watch	-	-	-	-	-
London Catalyst	-	-	-	-	-
Mini-Crowdfunding - ACT Crisi - In this together emergency fund	-	9,980	(9,980)	-	-
Brent Advice Fund	-	10,000	(10,319)	347	28
Brent Financial Upskilling	-	19,995	(19,995)	-	-
Brent Health Matters	-	18,600	(16,966)	-	1,634
City Bridge Trust	-	18,450	(20,501)	2,051	-
City Bridge Trust	-	2,000	(2,000)	-	-
Community Justice Fund	-	25,000	(25,000)	-	-
Edward Harvist Trust	-	4,980	(4,979)	-	1
Lottery Fund	-	32,148	(14,890)	-	17,258
Society of Holy Child of Jesus	-	12,300	(12,469)	419	250
Tudor Trust Wellbeing	-	2,000	(2,000)	-	-
	<u>15,622</u>	<u>317,583</u>	<u>(301,988)</u>	<u>2,051</u>	<u>33,268</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

	At 1 April 2020	Income	Expenditure	Transfers	At 31 March 2021
	£	£	£	£	£
Hardship Fund	500	-	(37)	-	463
Capital Grant	1,000	-	-	-	1,000
Housing Advice (Awards for All + Brent Advice Fund)	1,553	-	-	-	1,553
BCAN	1,855	-	-	-	1,855
Voluntary Sector Initiative Fund (VSIF)	1,787	-	-	-	1,787
Safe, Warm & Well Trust for London	4,686	-	-	-	4,686
Trust for London - Community Response Fund	-	55,000	(55,000)	-	-
Trust for London - COVID-19	-	5,520	(5,467)	-	53
Brent Pure Energy	-	10,000	(10,000)	-	-
Tudor Trust	-	23,975	(23,975)	-	-
Caritas	-	30,000	(30,000)	-	-
CIL	-	10,000	(10,000)	-	-
Trust for London (Mayoral Campaign)	-	45,040	(42,260)	-	2,780
Brent Council	-	3,877	(3,877)	-	-
GLA Teams	-	2,083	(2,083)	-	-
Nationwide BS	-	7,500	(7,500)	-	-
NEA - Action for Warm Homes	-	17,645	(17,645)	-	-
UK Power Networks	-	500	(500)	-	-
Brent Health Watch	-	5,000	(3,555)	-	1,445
London Catalyst	-	240	(240)	-	-
Mini-Crowdfunding - ACT Crisi - In this together emergency fund	-	3,600	(3,600)	-	-
Brent Advice Fund	-	13,719	(13,719)	-	-
Brent Financial Upskilling	-	480	(480)	-	-
Brent Health Matters	-	-	-	-	-
City Bridge Trust	-	-	-	-	-
City Bridge Trust	-	-	-	-	-
Community Justice Fund	-	-	-	-	-
Edward Harvist Trust	-	-	-	-	-
Lottery Fund	-	-	-	-	-
Society of Holy Child of Jesus	-	-	-	-	-
Tudor Trust Wellbeing	-	-	-	-	-
	<u>11,381</u>	<u>234,179</u>	<u>(229,938)</u>	<u>-</u>	<u>15,622</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

Funder Purpose of funding

Brent Council VSIF: To increase the skills of Partners at Brent Hubs.

Brent Health Watch: To consult our Senior Renters' Group on health services and related matters.

Caritas: A contribution to our financial inclusion services.

Community Infrastructure Levy: The main funder for our financial inclusion services.

City Bridge Trust: For a part-time housing adviser.

GLA Team London: A social prescribing service to tackle loneliness and social isolation through the provision of mentors.

Nationwide BS Community Fund: Increasing health and wellbeing by improving renters' living conditions, working with health providers to promote social prescribing.

NEA: Fuel poverty activity during Mayoral election campaign.

Trust for London: Green Light Laws - provision of housing advice in areas not covered by legal aid.

Community Response Fund (Wave 3): To provide Welfare Benefits advice.

Tudor Trust: To provide a Mentoring and Befriending Service for private renters.

UK Power Networks: To provide energy advice for renters in fuel poverty.

London Catalyst: To service our Senior Renters' Group.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

26. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £
Tangible fixed assets	1,191	–	1,191
Current assets	238,956	33,268	272,224
Creditors less than 1 year	(106,190)	–	(106,190)
Creditors greater than 1 year	(8,224)	–	(8,224)
Net assets	<u>125,733</u>	<u>33,268</u>	<u>159,001</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Tangible fixed assets	4,209	–	4,209
Current assets	284,022	15,622	299,644
Creditors less than 1 year	(177,628)	–	(177,628)
Creditors greater than 1 year	(11,828)	–	(11,828)
Net assets	<u>98,775</u>	<u>15,622</u>	<u>114,397</u>

27. Analysis of changes in net debt

	At 1 Apr 2021 £	Cash flows £	At 31 Mar 2022 £
Cash at bank and in hand	189,993	(56,496)	<u>133,497</u>

28. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2022 £	2021 £
Later than 1 year and not later than 5 years	<u>30,000</u>	<u>52,500</u>

The lease expired in August 2014 and a new lease was agreed in May 2015. The lease term from May 2015 is for 8 years to July 2023. The rent from June 2015 is £22,500 p.a.

29. Related parties

During the year the charity received funds on behalf of clients. The funds were held in a separate Client account subject to the Solicitors Accounts rules. The funds are separately accounted for and do not form part of the charity's assets. At the year end £28,423 (2021: £86,468) was held in the account.

There were no other related party transactions during the year (2021: Nil).

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2022

30. Post balance sheet events

The trustees have considered the likelihood of any significant post balance sheet events including the long-term impact of COVID-19 and have concluded that there are none which impact the financial statements.

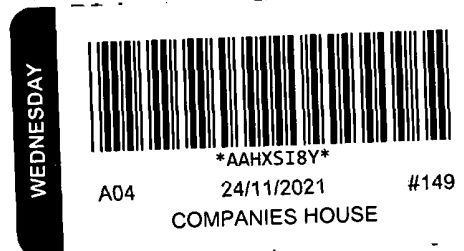
ADVICE FOR RENTERS LIMITED

England & Wales - Charity number 1051979

Accounts

COMPANY REGISTRATION NUMBER: 2436887
CHARITY REGISTRATION NUMBER: 1051979

**Advice For Renters Limited (formerly Brent Private
Tenants' Rights Group Limited)
Company Limited by Guarantee
Unaudited Financial Statements
31 March 2021**



**Jackson & Jackson
A trading name of Jackson Nicholas Assie Limited
Chartered Certified Accountants & Statutory Auditors
Suite 7, Meridian House
62 Station Road, Chingford
London E4 7BA**

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2021

	Page
Trustees' annual report (incorporating the directors' report)	1
Independent examiner's report to the trustees	6
Statement of financial activities (including income and expenditure account)	8
Statement of financial position	9
Statement of cash flows	11
Notes to the financial statements	12

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report)

Year ended 31 March 2021

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2021.

Reference and administrative details

Registered charity name Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Charity registration number 1051979

Company registration number 2436887

Principal office and registered office 36-38 Willesden Lane
Kilburn
London
NW6 7ST

The trustees

John Kwan
George Bangham
Robert Johnson
Jemaine Ranger
Susan Waller (Resigned 10 December 2020)
Craig Parker (Resigned 27 May 2021)
Jennifer Wall (Appointed 10 December 2020)
Pamela Marum (Appointed 10 December 2020)
Tariq Mukadam (Appointed 13 May 2021)

Chief Executive Officer Jacky Peacock OBE

Company secretary John Kwan

Bankers Unity Trust Bank
PO Box 7193
Planetary Road
Willenhall Road
Willenhall
WV1 9DG

Independent examiner John Assie FCCA
Suite 7, Meridian House
62 Station Road
Chingford
London
E4 7BA

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2021

Structure, governance and management

Advice for Renters is a charitable company limited by guarantee and was incorporated on 26 October 1989. It was registered as a charity on 31 January 1996. It is governed by a memorandum and articles of association.

The trustees, who are also the directors for the purpose of company law, and who served during the year were

George Bangham
Robert Johnson
John Kwan
Pam Marum (appointed December 2020)
Craig Parker
Sue Waller (resigned December 2020)
Jennifer Wall (appointed December 2020)

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

There are no persons with significant control.

Trustees meet regularly at least 4 times a year to manage A4R's affairs

At each AGM all Board members stand down and if they wish to continue, offer themselves for re-election.

During the year the charity employed an average of 11 staff (representing 9.8 full-time equivalents) who were engaged in charitable activities, finance and administration. We also have a consultant housing adviser and business innovation consultant.

Change of Name

Following our change of name to Advice4Renters Limited in 2019, a further change was agreed at the 2020 AGM to change our name to Advice for Renters Limited. The purpose of this further small change was to make it easier for renters searching online to find our organisation.

Risk Management

The trustees have assessed the major risks to which A4R is exposed. The systems in place to mitigate exposure to the major risks were put to the test during the coronavirus pandemic and resulting periods of lockdown. Trustees continue to seek more sustainable sources of income to further protect the organisation against such adverse conditions. Service delivery standards are maintained by adherence to our Specialist Quality Mark (Housing).

Objectives and activities

A4R's objects are to relieve poverty amongst tenants in England who are in need, and in particular by assisting in the provision of advice, information and services.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2021

The focus of our work

The objectives continue to be achieved for the most part through the operation of our Housing Advice Centre, with most work being delivered under our contract with the Legal Aid Agency. The low level of fees payable for legal aid, which were reduced in 2011, and have been frozen ever since, means that it is not possible to sustain our housing advice services through legal aid fees alone. We continue to be very grateful to the Trust for London for funding our Green Light Laws which allows us to advise tenants whose problems fall outside the narrow confines of legal aid, with the opportunity to test new or under-used areas of law.

We continue to raise awareness of poor housing as one of the key factors impacting on health and wellbeing. We aim to improve living conditions and where possible, to achieve lasting benefits for our clients through complementary support, including our money advice and our mentoring service. We are very grateful to Brent Council for their support through the National Community Infrastructure Levy (NCIL) which enables us to offer a range of financial support services, and to The Tudor Trust and the City Bridge Trust who jointly funded our three-year Under One Roof project.

We have been pleased to build on our links with health providers, as social prescribing has been developing in Brent. This enables health providers to 'prescribe' non-medical interventions, such as housing advice and we have been pleased to see a growing number of referrals of patients to us from the health service.

We continued to deliver services throughout the pandemic despite having to close our offices and equip the staff to work from home. New online communications were introduced for staff to interview clients and to interact with each other and with partners. Training was also delivered online. We fully supported the protections introduced for private tenants through the stay on possessions and the ban on evictions and joined with others in calling for extensions of this protection. However, this was a major factor in a serious drop in our legal aid income during this period. We were immensely grateful to the Community Justice Fund for their generous grant which helped to compensate for this loss and enabled us to retain our staff. Our outreach services sadly had to be curtailed but we are resuming these as restrictions are eased. To cope with the prolonged period of restrictions and the further lockdown we took advantage of the increased flexibility of the Government's Job Retention Scheme. This enabled us to furlough eligible members of staff for up to two-thirds of their normal working hours, where this could be achieved without detriment to clients.

How our services deliver public benefit

The trustees confirm that they have complied with their duty to have due regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which the guidance is relevant.

The overarching benefit which we aim to achieve is to improve health and wellbeing by promoting decent, secure, affordable rented homes with access to rights and justice for all regardless of income. We do this by,

- Providing direct advice and support to private tenants and others in housing need
- Bringing tenants together to strengthen their voice
- Collecting information and evidence and disseminating for change
- Working with others to deliver services, share messages and increase the charity's influence
- Empowering through tenant engagement and representation

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2021

Achievement and performance

A4R fulfilled all its contractual obligations, providing advice and support services to over 1,540 tenants during the year, ranging from one-off enquiries through to full litigation and assistance with Money advice.

The acute hardship during the pandemic led to an exceptional level of assistance with financial emergencies, including 120 Hardship grants totalling £15,000, 24 Fuel vouchers and 63 Christmas Hampers. We also delivered a pilot employability programme to 11 participants and recruited additional financial inclusion, energy advice and welfare rights specialists.

Financial Review

The charity saw an in-year surplus of £16,519. While this was significantly less than the previous (pre-pandemic) year, it was sufficient to increase our total unrestricted reserves to £98,775, which equates to 91% of our reserves policy.

Reserves Policy

It is A4R's policy to maintain a level of unrestricted and undesignated reserves, equivalent to three months' normal expenditure.

Investment Policy

The charity does not yet have sufficient reserves to merit an Investment Policy.

Plans for future periods

We are pleased to report that our three multi-year grants which ended in 2021 have been replaced by two further grants from the City Bridge Trust and Trust for London, and a new grant from the National Lottery Community Fund. Our current Legal Aid Agency contract continues until August 2022. Our fundraising strategy is being actively pursued although the pandemic has led to more competition for limited funds.

The Board has continued to plan how the organisation can be put on a more financially sustainable footing in the longer-term, despite Covid-19 related setbacks. A major initiative has been the development of a financial model which would enable us to acquire property for use as community-led housing. Although it was disappointing when once such scheme had to be aborted through reasons outside A4R's control, the organisation has learnt from this experience and is now looking for further opportunities. We are considering whether it is possible to increase legal services for paying clients without jeopardising our free services and we will be trialling a new model in the coming months.

The Board has used the Governance Code diagnostic tool to assess performance and introduce some procedural changes. This Code is a practical tool to help charities and their trustees to develop high standards of governance.

The Board has published a new Strategic Plan on our website to guide the organisation through its next phase and we are introducing a revised Operational Plan to improve oversight of the organisation's many activities and facilitate progress monitoring.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Directors' Report) *(continued)*

Year ended 31 March 2021

Directors Responsibilities

- (a) the directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations and in accordance with United Kingdom Generally Accepted Accounting Practice;
- (b) company law requires the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit profit or loss of the charity for that period;
- (c) in preparing the financial statements the directors are required to:
 - (i) select suitable accounting policies and then apply them consistently;
 - (ii) make judgements and accounting estimates that are reasonable and prudent;
 - (iii) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - (iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- (d) the directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the charity and that enable them to ensure that the financial statements comply with the Companies Act;
- (e) the directors are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities; and
- (f) where appropriate, the directors are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website.

Small company provisions

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

The trustees' annual report (incorporating the directors' report) was approved on 1 November 2021 and signed on behalf of the board of trustees by:



John Kwan
Trustee

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Year ended 31 March 2021

I report to the trustees on my examination of the financial statements of Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited) ('the charity') for the year ended 31 March 2021.

Responsibilities and basis of report

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

Having satisfied myself 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, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements 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 financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

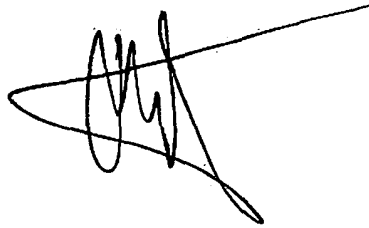
**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

**Independent Examiner's Report to the Trustees of Advice For Renters Limited
(formerly Brent Private Tenants' Rights Group Limited) *(continued)***

Year ended 31 March 2021

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



**John Assie FCCA
Independent Examiner
Jackson Nicholas Assie Limited
Chartered Certified Accountants
Suite 7, Meridian House
62 Station Road
Chingford
London E4 7BA**

2 November 2021

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

**Statement of Financial Activities
(including income and expenditure account)**

Year ended 31 March 2021

		Unrestricted funds	2021 Restricted funds	Total funds	2020 Total funds
	Note	£	£	£	£
Income and endowments					
Donations and Gifts	5	16,667	13,719	30,386	16,555
Charitable activities	6	140,290	220,460	360,750	430,781
Other trading activities	7	2,483	-	2,483	3,097
Investment income	8	47	-	47	117
Other income	9	56,527	-	56,527	865
Total income		<u>216,014</u>	<u>234,179</u>	<u>450,193</u>	<u>451,415</u>
Expenditure					
Expenditure on charitable activities	10,11	<u>203,736</u>	<u>229,938</u>	<u>433,674</u>	<u>412,329</u>
Total expenditure		<u>203,736</u>	<u>229,938</u>	<u>433,674</u>	<u>412,329</u>
Net income and net movement in funds		<u>12,278</u>	<u>4,241</u>	<u>16,519</u>	<u>39,086</u>
Reconciliation of funds					
Total funds brought forward		<u>86,497</u>	<u>11,381</u>	<u>97,878</u>	<u>58,792</u>
Total funds carried forward		<u>98,775</u>	<u>15,622</u>	<u>114,397</u>	<u>97,878</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 12 to 25 form part of these financial statements.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Statement of Financial Position

31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible fixed assets	17	4,209	7,227
Current assets			
Debtors	18	109,651	92,601
Cash at bank and in hand		189,993	139,092
		<u>299,644</u>	<u>231,693</u>
Creditors: amounts falling due within one year	19	<u>(177,628)</u>	<u>(141,042)</u>
Net current assets		<u>122,016</u>	<u>90,651</u>
Total assets less current liabilities		126,225	97,878
Creditors: amounts falling due after more than one year	20	<u>(11,828)</u>	<u>-</u>
Net assets		<u>114,397</u>	<u>97,878</u>
Funds of the charity			
Restricted funds		15,622	11,381
Unrestricted funds		98,775	86,497
Total charity funds	21	<u>114,397</u>	<u>97,878</u>

The notes on pages 12 to 25 form part of these financial statements.

For the year ending 31 March 2021 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

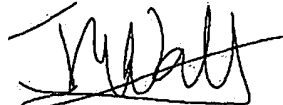
Statement of Financial Position (continued)

31 March 2021

These financial statements were approved by the board of trustees and authorised for issue on 1 November 2021, and are signed on behalf of the board by:



John Kwan
Trustee



Jennifer Wall
Trustee

Company Registration Number: 2436887

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2021

	2021 £	2020 £
Cash flows from operating activities		
Net income	16,519	39,086
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	3,018	3,018
Other interest receivable and similar income	(47)	(117)
Accrued income	(24,381)	(6,496)
<i>Changes in:</i>		
Trade and other debtors	4,231	11,910
Trade and other creditors	51,514	1,461
Net cash flow from operating activities	<u>50,854</u>	<u>48,862</u>
Cash flows from investing activities		
Interest received	47	117
Purchase of tangible assets	-	(6,120)
Net cash used in investing activities	<u>47</u>	<u>(6,003)</u>
Net increase in cash and cash equivalents	50,901	42,859
Cash and cash equivalents at beginning of year	<u>139,092</u>	<u>96,233</u>
Cash and cash equivalents at end of year	<u>189,993</u>	<u>139,092</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 March 2021

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 36-38 Willesden Lane, Kilburn, London, NW6 7ST.

2. Statement of compliance

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) and the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Practice as it applies from 1 January 2019.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

At the year end the charity had free reserves of £98,775 (2020: £86,497). The charity is partly dependent on uncommitted and contingent grant or project funding. The budget and cash flow forecast for 2021/22 show that the charity has obtained sufficient funding to cover all anticipated expenses of the following twelve months. The financial statements have therefore been prepared on a going concern basis.

The trustees have considered the impact of COVID-19 on the charities activities and have concluded there is no long-term impact on the Organisation. As a result, it is considered that the going concern status remains intact.

There are no material uncertainties about the charity's ability to continue.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. Accounting policies *(continued)*

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. There have been no judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. There have been no assumptions or other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

- legacy income is recognised when receipt is probable and entitlement is established. Income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.

- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold Property	- over the term of lease
Fixtures and fittings	- straight line over 3 years

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

3. Accounting policies *(continued)*

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

4. Limited by guarantee

Advice4Renters (formerly Brent Private Tenants' Rights Group) is a charitable company limited by guarantee and was incorporated on 26th October 1989. It is governed by a memorandum and articles of association.

None of the trustees has any beneficial interest in the company. All of the trustees are members of the company and guarantee to contribute £1 in the event of a winding up.

5. Donations and gifts

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Donations			
Individuals and other	15,261	13,719	28,980
Gifts			
Gifts in kind	<u>1,406</u>	–	<u>1,406</u>
	<u>16,667</u>	<u>13,719</u>	<u>30,386</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Donations			
Individuals and other	12,207	1,995	14,202
Gifts			
Gifts in kind	<u>2,353</u>	–	<u>2,353</u>
	<u>14,560</u>	<u>1,995</u>	<u>16,555</u>

6. Charitable activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Housing Advice	140,173	123,332	263,505
Other Services	–	93,288	93,288
Policy Development and Community Engagement	117	3,840	3,957
	<u>140,290</u>	<u>220,460</u>	<u>360,750</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

6. Charitable activities *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Housing Advice	155,591	221,586	377,177
Other Services	—	—	—
Policy Development and Community Engagement	<u>43,604</u>	<u>10,000</u>	<u>53,604</u>
	<u>199,195</u>	<u>231,586</u>	<u>430,781</u>

The total income of £360,750 (2020: £430,781) has been received from the following organisations:

	2021 £	2020 £
Community Justice Fund	77,500	—
Trust for London	68,877	53,983
Legal Aid Agency	53,865	155,590
CIL	45,040	23,405
Tudor Trust	30,000	35,000
City Bridge Trust	29,900	23,692
Nationwide BS Community Fund	17,645	24,703
Caritas	10,000	1,667
GLA Team London	7,500	8,000
Trust for London - Community Responses Fund		
Wave 3	5,520	—
UK Power Networks/CSE	5,000	—
Catalyst	3,600	—
Mrs Smith & Mount Trust	3,000	—
Brent Council – VSIF	2,083	4,167
NEA action for warm homes	500	—
Crisis – In this emergency together	480	—
Brent Health Watch	240	—
CAB (BCAN)	—	20,000
Brent Advice Fund (Harlesden Hub) From Aug 18	—	25,639
Garfield Weston	—	25,000
AB Charitable Trust	—	15,000
Awards 4 All	—	10,000
London Legal Trust Support	—	3,604
Tonybee Hall	—	831
Hardship Fund	—	500
	<u>360,750</u>	<u>430,781</u>

7. Other trading activities

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Rental Income	2,400	2,400	2,880	2,880
Legal Advice Income	<u>83</u>	<u>83</u>	<u>217</u>	<u>217</u>
	<u>2,483</u>	<u>2,483</u>	<u>3,097</u>	<u>3,097</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

8. Investment income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Bank interest	<u>47</u>	<u>47</u>	<u>117</u>	<u>117</u>

9. Other income

	Unrestricted Funds £	Total Funds 2021 £	Unrestricted Funds £	Total Funds 2020 £
Other income - reimbursement of expenses	-	-	865	865
Other income - Job Retention Scheme	<u>56,527</u>	<u>56,527</u>	<u>-</u>	<u>-</u>
	<u>56,527</u>	<u>56,527</u>	<u>865</u>	<u>865</u>

10. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Provision of advice, information and services	192,154	229,938	422,092
Support costs	<u>11,582</u>	<u>-</u>	<u>11,582</u>
	<u>203,736</u>	<u>229,938</u>	<u>433,674</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Provision of advice, information and services	163,764	238,126	401,890
Support costs	<u>10,439</u>	<u>-</u>	<u>10,439</u>
	<u>174,203</u>	<u>238,126</u>	<u>412,329</u>

11. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2021 £	Total fund 2020 £
Provision of advice, information and services	422,092	7,691	429,783	409,206
Governance costs	<u>-</u>	<u>3,891</u>	<u>3,891</u>	<u>3,123</u>
	<u>422,092</u>	<u>11,582</u>	<u>433,674</u>	<u>412,329</u>

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

12. Analysis of governance costs

	2021	2020
	£	£
Independent examiners fees	2,313	2,313
SRA audit fees	1,200	600
Corporation tax return fees	320	160
Companies House Fees	23	50
ICO	35	-
	<u>3,891</u>	<u>3,123</u>

13. Net income

Net income is stated after charging/(crediting):

	2021	2020
	£	£
Depreciation of tangible fixed assets	3,018	3,018
Operating lease rentals	<u>381</u>	<u>648</u>

14. Independent examination fees

	2021	2020
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>2,313</u>	<u>2,313</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

15. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2021	2020
	£	£
Wages and salaries	272,561	258,699
Social security costs	20,872	20,344
Employer contributions to pension plans	5,135	4,850
	<u>298,568</u>	<u>283,893</u>

The chief executive was paid £41,810 (2020: £41,810).

The average head count of employees during the year was 11 (2020: 11). The average number of full-time equivalent employees during the year is analysed as follows:

	2021	2020
	No.	No.
Number of staff engaged in charitable, finance and admin activities	<u>10</u>	<u>9</u>

No employee received employee benefits of more than £60,000 during the year (2020: Nil).

16. Trustee remuneration and expenses

- None of the trustees (or any persons connected with them) received any remuneration or expenses during the year (2020: Nil)
- No trustees or other person related to the charity has any personal interest in any contract or transaction that has been entered into by the charity during the year (2020: Nil).

17. Tangible fixed assets

	Land and buildings	Fixtures and fittings	Total
	£	£	£
Cost			
At 1 April 2020 and 31 March 2021	<u>82,314</u>	<u>15,180</u>	<u>97,494</u>
Depreciation			
At 1 April 2020	79,167	11,100	90,267
Charge for the year	978	2,040	3,018
At 31 March 2021	<u>80,145</u>	<u>13,140</u>	<u>93,285</u>
Carrying amount			
At 31 March 2021	<u>2,169</u>	<u>2,040</u>	<u>4,209</u>
At 31 March 2020	<u>3,147</u>	<u>4,080</u>	<u>7,227</u>

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 31 March 2021

18. Debtors

	2021	2020
	£	£
Trade debtors	10,822	13,074
Prepayments and accrued income	98,829	77,282
Other debtors	—	2,245
	109,651	92,601

19. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	2,656	5,450
Accruals and deferred income	50,868	44,082
Social security and other taxes	23,982	5,528
Other creditors	100,122	85,982
	177,628	141,042

20. Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Social security and other taxes	11,828	—
	11,828	—

21. Deferred income

	2021	2020
	£	£
At 1 April 2020	38,973	26,907
Additions during the year	48,859	38,973
Amounts released to income	(38,973)	(26,907)
At 31 March 2021	48,859	38,973

22. Pensions and other post-retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £5,135 (2020: £4,850).

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

23. Analysis of charitable funds

Unrestricted funds

	At 1 April 2020	Income	Expenditure	Transfers	At 31 March 2021
	£	£	£	£	£
General funds	86,497	216,014	(203,736)	-	98,775

	At 1 April 2019	Income	Expenditure	Transfers	At 31 March 2020
	£	£	£	£	£
General funds	56,896	217,834	(174,203)	(14,030)	86,497

Restricted funds

	At 1 April 2020	Income	Expenditure	Transfers	At 31 March 2021
	£	£	£	£	£
Hardship Fund	500	-	(37)	-	463
Capital Grant	1,000	-	-	-	1,000
Green Light Laws	-	-	-	-	-
It's all about money	-	-	-	-	-
Under One Roof	-	-	-	-	-
Housing Advice (Awards for All + Brent Advice Fund)	1,553	-	-	-	1,553
BCAN	1,855	-	-	-	1,855
Mayoral Campaign	-	-	-	-	-
Voluntary Sector Initiative Fund (VSIF)	1,787	-	-	-	1,787
Safe, Warm & Well	4,686	-	-	-	4,686
ACTS	-	-	-	-	-
Trust for London	-	55,000	(55,000)	-	-
Trust for London - Community Response Fund	-	5,520	(5,467)	-	53
Trust for London - COVID-19	-	10,000	(10,000)	-	-
Brent Pure Energy	-	23,975	(23,975)	-	-
Tudor Trust	-	30,000	(30,000)	-	-
Caritas	-	10,000	(10,000)	-	-
CIL	-	45,040	(42,260)	-	2,780
Trust for London (Mayoral Campaign)	-	3,877	(3,877)	-	-
Brent Council	-	2,083	(2,083)	-	-
GLA Teams	-	7,500	(7,500)	-	-
Nationwide BS	-	17,645	(17,645)	-	-
NEA - Action for Warm Homes	-	500	(500)	-	-
UK Power Networks	-	5,000	(3,555)	-	1,445
Brent Health Watch	-	240	(240)	-	-
London Catalyst	-	3,600	(3,600)	-	-
Mini-Crowdfunding - ACT	-	13,719	(13,719)	-	-
Crisis - In this together emergency fund	-	480	(480)	-	-
	11,381	234,179	(229,938)	-	15,622

**Advice For Renters Limited (formerly Brent Private Tenants' Rights
Group Limited)**

Company Limited by Guarantee

Notes to the Financial Statements (continued)

Year ended 31 March 2021

23. Analysis of charitable funds (continued)

	At 1 April 2019	Income	Expenditure	Transfers	At 31 March 2020
	£	£	£	£	£
Hardship Fund	129	500	(129)	-	500
Capital Grant	1,000	-	-	-	1,000
Green Light Laws	767	53,000	(55,029)	1,262	-
It's all about money	-	25,071	(32,796)	7,725	-
Under One Roof	-	60,022	(65,065)	5,043	-
Housing Advice (Awards for All + Brent Advice Fund)	-	35,640	(34,087)	-	1,553
BCAN	-	20,000	(18,145)	-	1,855
Mayoral Campaign	-	983	(983)	-	-
Voluntary Sector Initiative Fund (VSIF)	-	4,167	(2,380)	-	1,787
Safe, Warm & Well	-	32,703	(28,017)	-	4,686
ACTS	-	1,495	(1,495)	-	-
Trust for London	-	-	-	-	-
Trust for London - Community Response Fund	-	-	-	-	-
Trust for London - COVID-19	-	-	-	-	-
Brent Pure Energy	-	-	-	-	-
Tudor Trust	-	-	-	-	-
Caritas	-	-	-	-	-
CIL	-	-	-	-	-
Trust for London (Mayoral Campaign)	-	-	-	-	-
Brent Council	-	-	-	-	-
GLA Teams	-	-	-	-	-
Nationwide BS	-	-	-	-	-
NEA - Action for Warm Homes	-	-	-	-	-
UK Power Networks	-	-	-	-	-
Brent Health Watch	-	-	-	-	-
London Catalyst	-	-	-	-	-
Mini-Crowdfunding - ACT Crisis - In this together emergency fund	-	-	-	-	-
	<u>1,896</u>	<u>233,581</u>	<u>(238,126)</u>	<u>14,030</u>	<u>11,381</u>

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

23. Analysis of charitable funds *(continued)*

Purposes of funding

Brent Council VSIF: To increase the skills of Partners at Brent Hubs

Brent Health Watch: To consult our Senior Renters' Group on health services and related matters

Caritas: A contribution to our financial inclusion services

Community Infrastructure Levy: The main funder for our financial inclusion services

City Bridge Trust: For a part-time housing adviser

GLA Team London: A social prescribing service to tackle loneliness and social isolation through the provision of mentors

Nationwide BS Community Fund: Increasing health and wellbeing by improving renters' living conditions, working with health providers to promote social prescribing.

NEA: Fuel poverty activity during Mayoral election campaign

Trust for London: Green Light Laws - provision of housing advice in areas not covered by legal aid

Community Response Fund (Wave 3): To provide Welfare Benefits advice

Tudor Trust: To provide a Mentoring and Befriending Service for private renters

UK Power Networks: To provide energy advice for renters in fuel poverty

London Catalyst: To service our Senior Renters' Group

Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2021

24. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
Tangible fixed assets	4,209	–	4,209
Current assets	284,022	15,622	299,644
Creditors less than 1 year	(177,628)	–	(177,628)
Creditors greater than 1 year	(11,828)	–	(11,828)
Net assets	<u>98,775</u>	<u>15,622</u>	<u>114,397</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Tangible fixed assets	7,227	–	7,227
Current assets	215,608	16,085	231,693
Creditors less than 1 year	(141,042)	–	(141,042)
Creditors greater than 1 year	–	–	–
Net assets	<u>81,793</u>	<u>16,085</u>	<u>97,878</u>

25. Analysis of changes in net debt

	At 1 Apr 2020 £	Cash flows £	At 31 Mar 2021 £
Cash at bank and in hand	139,092	50,901	189,993

26. Operating lease commitments

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2021 £	2020 £
Later than 1 year and not later than 5 years	<u>52,500</u>	<u>75,000</u>

The lease expired in August 2014 and a new lease was agreed in May 2015. The lease term from May 2015 is for 8 years to July 2023. The rent from June 2015 is £22,500 p.a.

27. Related parties

During the year the charity received funds on behalf of clients. The funds were held in a separate Client account subject to the Solicitors Accounts rules. The funds are separately accounted for and do not form part of the charity's assets. At the year-end £86,468 (2020: £69,168) was held in the account.