

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**

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# **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**

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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**

<b>Registered charity name</b>	Advice For Renters Limited (formerly Brent Private Tenants' Rights Group Limited)	
<b>Charity registration number</b>	1051979	
<b>Company registration number</b>	2436887	
<b>Principal office and registered office</b>	36-38 Willesden Lane Kilburn London NW6 7ST	
<b>The trustees</b>	John Kwan George Bangham Robert Johnson Jermaine Ranger Craig Parker Jennifer Wall Pamela Marum Tariq Makadum  (Resigned 27 May 2021)  (Served from 13 May 2021 to 15 December 2022)	
<b>Chief Executive Officer</b>	Jack Peacock Joe Cole	(Resigned 17 November 2021) (Appointed 17 November 2021)
<b>Company secretary</b>	John Kwan	
<b>Bankers</b>	Unity Trust Bank PO Box 7193 Planetary Road Willenhall Road Willenhall WV1 9DG	
<b>Auditor</b>	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**

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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.

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# **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**

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#### **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  
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**Company Limited by Guarantee**

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

**Year ended 31 March 2022**

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(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**

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#### **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**

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#### **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.
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# **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**

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#### **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**

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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**

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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

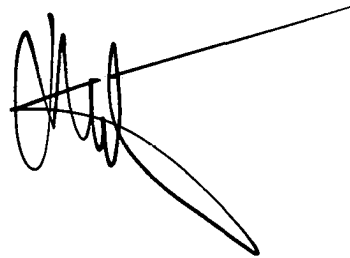
### **Other Matters**

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

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# 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

			2022		2021
	Note	Unrestricted funds £	Restricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>					
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
<b>Total income</b>		<u>186,832</u>	<u>317,583</u>	<u>504,415</u>	<u>450,193</u>
<b>Expenditure</b>					
Expenditure on charitable activities	10,11	157,823	301,988	459,811	433,674
<b>Total expenditure</b>		<u>157,823</u>	<u>301,988</u>	<u>459,811</u>	<u>433,674</u>
<b>Net income</b>		<u>29,009</u>	<u>15,595</u>	<u>44,604</u>	<u>16,519</u>
Transfers between funds		(2,051)	2,051	–	–
<b>Net movement in funds</b>		<u>26,958</u>	<u>17,646</u>	<u>44,604</u>	<u>16,519</u>
<b>Reconciliation of funds</b>					
Total funds brought forward		98,775	15,622	114,397	97,878
<b>Total funds carried forward</b>		<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 £
<b>Fixed assets</b>			
Tangible fixed assets	19	1,191	4,209
<b>Current assets</b>			
Debtors	20	138,727	109,651
Cash at bank and in hand		133,497	189,993
		<u>272,224</u>	<u>299,644</u>
<b>Creditors: amounts falling due within one year</b>	21	106,190	177,628
<b>Net current assets</b>		<u>166,034</u>	<u>122,016</u>
<b>Total assets less current liabilities</b>		<u>167,225</u>	<u>126,225</u>
<b>Creditors: amounts falling due after more than one year</b>	22	8,224	11,828
<b>Net assets</b>		<u>159,001</u>	<u>114,397</u>
<b>Funds of the charity</b>			
Restricted funds		33,268	15,622
Unrestricted funds		125,733	98,775
<b>Total charity funds</b>	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**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
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
<b>Net (decrease)/increase in cash and cash equivalents</b>	(56,496)	50,901
<b>Cash and cash equivalents at beginning of year</b>	189,993	139,092
<b>Cash and cash equivalents at end of year</b>	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**

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#### **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**

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#### **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**

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#### **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**

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#### **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 £
<b>Donations</b>			
Individuals and other	15,992	10,380	26,372
<b>Gifts</b>			
Gifts in kind	—	—	—
	<u>15,992</u>	<u>10,380</u>	<u>26,372</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £
<b>Donations</b>			
Individuals and other	15,261	13,719	28,980
<b>Gifts</b>			
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

## 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 £
<b>Cost</b>			
At 1 April 2021 and 31 March 2022	<u>82,314</u>	<u>15,180</u>	<u>97,494</u>
<b>Depreciation</b>			
At 1 April 2021	80,145	13,140	93,285
Charge for the year	978	2,040	3,018
<b>At 31 March 2022</b>	<u>81,123</u>	<u>15,180</u>	<u>96,303</u>
<b>Carrying amount</b>			
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	<u>136,327</u>	<u>98,829</u>
	<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	<u>40,354</u>	<u>100,122</u>
	<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

	<b>2022</b>	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	<b>31 March 2022</b>
	£	£	£	£	£
General funds	<u>98,775</u>	<u>186,832</u>	<u>(157,823)</u>	<u>(2,051)</u>	<u>125,733</u>

	1 April 2020	Income	Expenditure	Transfers	31 March 2021
	£	£	£	£	£
General funds	<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	–	–	–	–	–
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	–	–	–	–	–
Tudor Trust Wellbeing	–	12,300	(12,469)	419	250
	–	2,000	(2,000)	–	–
	15,622	317,583	(301,988)	2,051	33,268

# 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	4,686	–	–	–	4,686
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)	–	–
Crisi - In this together emergency fund	–	480	(480)	–	–
Brent Advice Fund	–	–	–	–	–
Brent Financial Upskilling	–	–	–	–	–
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**

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##### **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)
<b>Net assets</b>	<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)
<b>Net assets</b>	<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	<u>189,993</u>	<u>(56,496)</u>	<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**

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**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.