

Hawes Street Housing Limited

Reports

and Financial Statements

for the period ended 31 March 2023

Company Number 2328684

Homes and Communities Agency Registration number 4707

DIRECTORS' REPORT
for the period ended 31 March 2023

FINANCIAL STATEMENTS

The directors present their report and financial statements for the 15 month period ended 31 March 2023.

DIRECTORS RESPONSIBILITIES

The directors are responsible for preparing the Directors Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare financial statements in accordance with UK Generally Accepted Accounting Practice (UK Accounting Standards and applicable law). Under company law 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 company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:-

- (1) select suitable accounting policies and then apply them consistently;
- (2) make judgements and estimates that are reasonable and prudent;
- (3) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PRINCIPAL ACTIVITY

The company's principal activity is the purchase and renovation of vacant houses within the area surrounding Hawes Street in the Tunstall area of Stoke on Trent for letting at affordable rents to local people who are homeless or in housing need.

FINANCIAL RESULTS

The directors present their report and accounts for the 15 months ended 31st March 2023. The financial results show a surplus of £45,593 (prior year £42,555). This includes an accrual for legal fees of £18,873 for legal advice relating to the acquisition of Hawes Street Housing by Saltbox which was completed on 1st April 2023. Due to the acquisition date, the accounting year end has been changed to 31 March.

Rental income from the properties has remained stable during the period under review. Operating costs, other than maintenance, were very similar to the previous year and our largest expenditure is on repairs and maintenance, which reflects the age of the properties and the charity's intention to maintain high standards.

The directors recommend that the surplus for the period is transferred to reserves, thereby continuing their policy of investing all the surplus funds from the charity's activities into properties for letting at affordable rents. This contributes to the slow but steady enhancement of this deprived community with assistance being given to the local residents. The cash assets are being held in readiness to meet commitments for increased maintenance, property improvements and also to purchase further properties should a suitable opportunity arise.

Turnover of tenants during 2022/23 was stable: this is good and reflects the fact that for many a HSH property offers a first suitable home and provides a step on the housing ladder and assistance in finding suitable employment. This is clearly a positive benefit arising from the facilities provided by the charity, within an area considered to be suffering deprivation.

DIRECTORS' REPORT

for the period ended 31 March 2023 (continued)

ACTIVITIES

Hawes Street Housing arose from a successful campaign of local people to save their community of terraced houses from proposed demolition. The management committee comprises local people, including tenants of the houses, and has links with the local parish church. HSH currently has twenty-eight letting units (mainly refurbished terrace houses, plus three flats) and indicates remarkably growth from its initial six properties. In so doing we have helped over 170 families or individuals with the provision of low cost homes since beginning their work in 1988.

The charity also works to help to create a better living environment for local people. We are City Council 'accredited landlords' and in addition to providing low-cost housing at affordable rents, our aim is to seek to offer support for our tenants. We are registered with the Regulator of Social Housing which provides additional safeguards for our tenants.

POST BALANCE SHEET EVENT

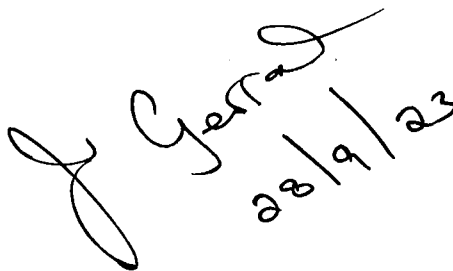
HSH has been run entirely by a Board of volunteer Directors/Trustees, several of whom wished to retire. The Board have therefore sought another organization who would be interested in taking over the work of HSH, though retaining the values and ethos of the charity. A number of organisations were approached and Saltbox, a local charity in Stoke-on-Trent, which also has a housing project, was eventually selected as a suitable partner. After a period of meetings and due diligence, supported with extensive legal advice, the acquisition took place on 1st April 2023.

The board are confident that Saltbox and HSH will continue to provide low cost social housing to local residents in Stoke-on-Trent and will maintain the principles that HSH have worked hard to secure for its tenants over the years.

DIRECTORS

The directors who served during the year were as follows:

A Turrell (resigned 1 April 2023)
J Gerrard
S R Ellis (resigned 1 April 2023)
L Foster (resigned 1 April 2023)
D Ashley (resigned 1 August 2022)
C D McMain
P J Madden
M Jones (resigned 1 April 2023)
P Harley (appointed 1 August 2022)
M Holland (appointed 1 April 2023)
G Bond (appointed 1 April 2023)



This report, which has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006, was approved by the Board on 27 September 2023.

J Gerrard

Director .

Independent Examiner's Report on the Accounts

Report to the directors/members of	Hawes Street Housing Limited
On the Accounts period ending	31 March 2023
Respective responsibilities of directors and examiner	As the Charity's directors you are responsible for the preparation of the accounts; you consider that the audit requirements of section 43(2) of the Charities Act 1993 (the Act) do not apply. It is my responsibility to state, on the basis of the procedures specified in the General Directions given by the Charity Commissioners under section 43(7)(b) of the Act, whether particular matters have come to my attention.
Basis of independent Examiner's report	My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as directors concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts
Independent examiner's statement	<p>In connection with my examination, no matter has come to my attention:</p> <p>(1) which gives me reasonable cause to believe that in any material respect the requirements</p> <p>to keep accounting records in accordance with section 41 of the Act :and</p> <p>to prepare accounts which accord with the accounting records and to comply with the accounting requirements have not been met ;or</p> <p>(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached</p>

K J White ACMA
35 The Avenue
Sandbach
CW11 3BT
31 August 2023



PROFIT AND LOSS ACCOUNT
for the period ended 31 March 2023

	Notes	15 months ended 31 March 2023	Year ended 31 December 2021
		£	£
Turnover	2	109,748	80,128
Administrative expenses		64,155	37,573
		—	—
Operating profit		45,593	42,555
Other income		-	-
		—	—
Profit on ordinary activities before taxation		£45,593	£42,555
		—	—

There were no recognised gains or losses other than the profit for the year.

The accompanying notes and accounting policies form an integral part of these financial statements.

BALANCE SHEET as at 31 March 2023

	Notes	As at 31 March 2023	As at 31 December 2021
		£	£
FIXED ASSETS			
Tangible assets	3	872,854	873,275
CURRENT ASSETS			
Debtors	4	410	410
Cash at bank and in hand		301,976	237,706
		<u>302,386</u>	<u>238,116</u>
CREDITORS: amounts falling due within one year	5	19,096	840
Net current assets		<u>283,290</u>	<u>237,276</u>
Net assets		<u>£1,156,144</u>	<u>£1,110,551</u>
CAPITAL AND RESERVES			
Capital Reserve	8	250,000	250,000
Revenue Reserves	7	906,144	860,551
		<u>£1,156,144</u>	<u>£1,110,551</u>

For the financial period ended 31 March 2023 the company was entitled to exemption from audit under section 477(2) of the Companies Act 2006. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements under the requirements of the Companies Act 2006.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Approved by the Board for issue on 27 September 2023.

J Gerrard

Director

Company Registration No 2328684

J Gerrard
28/9/23

NOTES TO THE FINANCIAL STATEMENTS
For the period ended 31 March 2023

1. ACCOUNTING POLICIES**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

Turnover

Turnover represents the total amount receivable for rent and service charges exclusive of value added tax.

Tangible fixed assets and depreciation

Freehold properties are renovated to a high standard and maintained in good repair and it is considered that residual values are such that depreciation is not significant, consequently these buildings are not depreciated. The cost of freehold properties includes the cost of land and buildings, improvements, professional fees and other direct expenditure.

Depreciation is provided on other assets at the rate of 20 per cent per annum on written down values.

2. TURNOVER

Turnover consists of the following:

	2023 £	2021 £
Rents received	109,748	80,128
Members subscriptions	-	-
	<hr/>	<hr/>
	£109,748	£80,128
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NOTES TO THE FINANCIAL STATEMENTS
for the period ended 31 March 2023

3.TANGIBLE FIXED ASSETS

	Freehold land and buildings £	Office Equipment £	Total £
Cost			
1 January 2022	872,854	5,669	878,523
Additions			
31 March 2023	872,854	5,669	878,523
Depreciation			
1 January 2022	-	5,248	5,248
Charge for the year	-	421	421
31 March 2023	-	4,827	4,827
Net book value			
31 March 2023	872,854	-	872,854
31 December 2021	872,854	421	873,275

4.DEBTORS

	2023 £	2021 £
Debtors and prepayments	£410	£410

5.CREDITORS : amount falling due within one year

Accruals and deferred income	£19,096	£840
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NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2021

6. MEMBER'S LIABILITY

The company is limited by guarantee and does not have a share capital. Every member of the company is liable to contribute to the assets of the company, in the event of its being wound up whilst in membership or within one year of leaving, for payment of the debts and liabilities of the company contracted before membership ceases, and of the costs, charges and expenses of winding up and for the adjustment of the rights of the contributors among themselves; such liability for any member will not exceed £1. At 31 March 2023 the number of members so liable was 27 (2021 – 27).

7. PROFIT AND LOSS ACCOUNT

	2023 £	2021
1 January 2022	860,551	817,996
Profit for the year	45,593	42,555
	<hr/>	<hr/>
31 December 2021	£906,144	£860,551
	<hr/>	<hr/>

8. CAPITAL RESERVE

This represents a donation from the Church Urban Fund towards the cost of purchase and improvement of properties for subsequent rental.

PROFIT AND LOSS ACCOUNT
for the period ended 31 March 2023

	15 months ended 31 March 2023		Year ended 31 December 2021	
	£	£	£	£
Rent received		109,748		80,128
Members subscriptions		-		-
		<u>109,748</u>		<u>80,128</u>
Expenses				
Peppercorn rent	-		-	
Rates, heat, light and telephone	5,883		4,157	
Insurance	7,272		5,890	
Repairs and Maintenance	27,497		24,503	
Donation	-		-	
Accountancy	913		853	
Legal fees	19,470		830	
Sundry expenses	2,699		1,340	
Depreciation	421		-	
	<u>64,155</u>		<u>37,573</u>	
Profit for the year before taxation		<u>£45,593</u>		<u>£42,555</u>