

REGISTERED COMPANY NUMBER: 04428382 (England and Wales)
REGISTERED CHARITY NUMBER: 1095730

**REPORT OF THE TRUSTEES AND
AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 AUGUST 2025
FOR
BIRMINGHAM INTERNATIONAL STUDENT HOMES
(A COMPANY LIMITED BY GUARANTEE)**

BIRMINGHAM INTERNATIONAL STUDENT HOMES

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FOR THE YEAR ENDED 31 AUGUST 2025**

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BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

The Trustees, who are also Directors of the Charity for the purposes of the Companies Act 2006, present their report with the financial statements of the Charity for the year ended 31 August 2025. The Trustees have adopted the provisions of 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 from 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Purposes and aims

Birmingham International Student Homes' objectives and aims can be summarised as follows.

1. To promote and provide for the advancement of education and training of students from the United Kingdom and overseas.
2. To promote or assist in the provision of facilities for recreation and other leisure time occupation.
3. To promote the advancement of the Christian religion in the United Kingdom and overseas in connection therewith to provide residential accommodation.

In order to fulfil its objectives and aims Birmingham International Student Homes provides and manages accommodation at two properties located within the City of Birmingham - Wesley International House and Asbury Overseas House.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits they have brought to those groups of people we are set up to help. The review also helps us to ensure that our aim, objectives and activities remain focused on our stated purposes.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities. In particular, the Trustees consider how planned activities will contribute to the aims and objectives they have set.

The focus of our work

The focus of the Charity's work continues primarily to be the provision and management of accommodation in order to provide and advance the education and training of students from the United Kingdom and overseas.

The Trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

ACHIEVEMENT AND PERFORMANCE

Charitable activities

How our activities deliver public benefit

In setting our objectives and planning our activities the Trustees have given careful consideration to the Charity Commission's general guidance on public benefit, including the guidance on public benefit and fee charging.

Our main activities and who we try to help are described below. The Charity's activities continue to focus on our ability to provide and advance the education and training of students from the United Kingdom and overseas through the use of the facilities available to the Charity.

A Home Away from Home

The difficulties caused by the Coronavirus pandemic are now in the past and we have been able to resume normal activities. Occupancy levels have recovered to pre-pandemic levels and the Charity has met all of its aims this year. The Board is satisfied that the objectives and aims of the Charity in providing accommodation with appropriate pastoral support for overseas students in Birmingham have been fully met.

The Board has continued to meet on a quarterly basis to monitor developments in order to respond promptly to any changing situation.

The UK continues to be an attractive country for overseas students to attain high quality tertiary education qualifications and record numbers have taken the opportunity to study here. This has increased the demand for student accommodation which has benefitted the Charity. Although the demographics of the student population has changed somewhat; the fewer Chinese students have been offset by the arrival of new students from India and other Far Eastern countries.

Throughout the year, around 180 people were in residence at any one time, all coming from overseas to gain particular knowledge and skills that are much needed in their home countries. The spread of cultures and faiths was remarkable with over 222 people in residence from 32 countries. The total number of people staying with us has increased significantly this year, with longer courses and tenancies leading to higher occupancy levels.

For this wide variety of residents, our emphasis remains firmly on our charitable purpose of providing a supportive "Home Away from Home" for people who are away from their own country and culture for the first time, often with limited English skills, and we look forward with confidence to continue to serve them in the future.

Personal recommendation of our accommodation by previous residents remains the most significant way in which current residents come to us. Once settled and living in our houses, it is pleasing to see how quickly residents absorb our ways of life. We jointly celebrate such diverse cultures and languages living in harmony together as they organise themselves socially for a more satisfying life.

Staff numbers have remained stable over the year and we continue to benefit from low staff turnover which helps us to deliver our charitable objectives. The Board continues to invest in the training of staff with an emphasis on health and safety. We now have a strong team in place to allow us to continue to deliver our ethos of "A Home Away from Home".

Our success is in no short measure due to our dedicated staff, many with long experience, who are the key ingredient in creating and maintaining such a "Home Away from Home" environment to support our guests. The staff have continued to support our operations with their positive attitude, hard work and resilience in the face of the many difficulties that they have had to face. The Directors/Trustees wish to record their appreciation to all the staff and supporters of the Birmingham International Student Homes for their continuing hard work and dedication to our purpose and we look forward with confidence to the future.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

FINANCIAL REVIEW

Financial position

The Statement of Financial Activities shows total income for the year ended 31 August 2025 of £829,095 (2024 - £797,540) and total expenditure of £773,377 (2024 - £733,155), thereby increasing by £55,718 (2024 - increasing by £64,385) the Charity's total funds as at 31 August 2025 to £790,200 (2024 - £734,482).

There was a further increase in our operating costs during the year which increased by 5.5%. In response to these increased costs, accommodation charges were increased and our operating income rose by 4.7% in the year.

Most of this increase in operating costs was due to increased expenditure on property maintenance together with higher personnel costs arising from increases in the *Living Wage* and employers national Insurance contributions. The Charity benefitted from a new three-year fixed price gas contract which reduced our heating costs by 18.4%. This offset a 62.0% increase in our electricity costs under a new fixed price contract and the overall savings in our total energy costs was £13,504 (7.1%)

During the year ended 31 August 2025 there was an overall surplus of income over expenditure before property costs of £250,069 (2024 - surplus £235,018). Expenditure on property costs during the year ended 31 August 2025 totalled £194,351 (2024 - £170,633) of which £128,189 (2024 - £127,115) of property improvements were capitalised as fixed assets with the balance of £66,162 (2024 - £43,518) expensed as property repairs and maintenance.

During the year it was necessary to carry out further significant work to renew sections of both the Asbury Overseas House and Wesley International House roofs and this work has now been completed. There were also improvements to showers and bathrooms at both Asbury Overseas House and Wesley International House.

There has been a net cash outflow during the year ended 31 August 2025 of £45,910 (2024 - net cash outflow totalling £95,479) and at the year end the Charity had £476,470 (2024 - £522,380) of cash balances available to meet its day-to-day operational requirements.

The total funds retained in the balance sheet as at 31 August 2025 amounted to £790,200 (2024 - £734,482).

Reserves policy

The reserves policy of the Charity is to maintain unrestricted funds, not committed or invested in tangible fixed assets which are the free reserves of the Charity, at a level which equates to approximately three months unrestricted expenditure.

This level of unrestricted funds should provide sufficient funds to cover management and administration costs in addition to protecting the Charity against fluctuations in incoming resources caused by unforeseen vacancies in the residential houses managed by the Charity, thereby enabling the Charity to continue to develop all aspects of its activities.

Going concern

No matters have come to the attention of the Trustees which might suggest that the Charity will not be able to maintain its current activities for the foreseeable future. The Trustees have therefore considered that it is appropriate for the financial statements to be prepared on the going concern basis.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

FINANCIAL REVIEW - continued

Future plans

Our challenges in the future are significant but remain little changed. Our prime purpose is to support people from overseas who are here to develop themselves and gain vital knowledge to take back to their own countries. These people, of all cultures and faiths, come together in friendship to live and work together whilst they are here in Birmingham. Their support of each other is vital to our purpose.

We will continue to invest in our accommodation in keeping with the demand for rising standards and to reduce our environmental footprint. Our attitude to reserves reflects that we are conscious that our infrastructure is aging and may need significant work in the future.

The beneficial ownership of Asbury Overseas House currently rests with the Methodist Missionary Trust Association of the Methodist Church. Discussions have taken place to transfer, for administrative purposes, the beneficial ownership of Asbury Overseas House to the West Midlands District of the Methodist Church which already holds the beneficial interest of Wesley Overseas House. Any such reorganisation is not expected to affect the operations of either property but will simplify the reporting structure within the Methodist Connexion. The legal ownership of both properties will continue to be held by the Trustees for Methodist Church Purposes.

The Trustees will continue to seek to broaden our client base of students and trainees within our prime purpose of caring for the stranger in our midst.

We will continue to invest in staff development to strengthen the work that we undertake to support our guests and equip ourselves for a new future. In short, we will do all we can to continue to offer a "Home Away from Home" for all nations, all cultures and all creeds who seek to come to the Midlands to improve themselves and the lot of others back in their home countries.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

Birmingham International Student Homes is a company limited by guarantee (registered number 04428382) which was incorporated on 30 April 2002 and achieved charitable status on 31 January 2003 (registered number 1095730).

The Company was established under a Memorandum of Association which established the objects and powers of the Charitable Company and is governed under its Articles of Association.

All Directors of the Company are also Trustees of the Company and there are no other Trustees.

One-third of the Trustees shall retire and seek re-election at every Annual General Meeting.

No Member has any beneficial interest in the Charitable Company and Members are required to contribute an amount not exceeding £10 in the event of the Company being wound up or within one year after they have ceased to be a Member.

Recruitment and appointment of new Trustees

As set out in the Charity's Articles of Association, at every subsequent Annual General Meeting following the Charity's first Annual General Meeting one-third of the Trustees are subject to retirement by rotation.

If the Charity does not fill the vacancy at the meeting at which the Trustee retires by rotation, the retiring Trustee shall, if willing to act, be deemed to have been re-appointed.

All Trustees give their time voluntarily and receive no benefits from the Charity. Any expenses reclaimed from the Charity are set out in the notes to the financial statements.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT - continued

Organisational structure

The Charity is organised so that its Board of Trustees meet regularly to manage its affairs and formulate policy.

The Chairman, Honorary Treasurer and Managers are responsible for the day-to-day running and financial management of the Charity.

During the year ended 31 August 2025 the Charity has continued to adhere to the Charity Governance Code for Smaller Charities using the Code's seven key principles as a tool to support the continuous improvement of good governance.

Board Changes

There were no changes to the composition of the Board of Directors and Trustees of the Company during the year ended 31 August 2025

Induction and training of new Trustees

New Trustees undergo an orientation day to brief them on legal obligations under charity law, the Charity's decision-making processes and the recent financial performance of the Charity. During the induction day new Trustees meet key employees and other Trustees. Trustees are encouraged to attend appropriate external training events where these will facilitate the understanding of their role.

Key management information

In the Trustees' opinion, the key management personnel of the Charity responsible for the direction, control, running and operation of the Charity on a day-to-day basis consists of the Board of Trustees and the Managers.

Key management personnel - Trustees

All Trustees give of their time freely and no Trustee received remuneration during the year.

Details of Trustees' expenses and related party transactions are disclosed in notes 10 and 18 to the financial statements.

Key management personnel - Managers

The pay of the Charity's senior staff is reviewed annually and normally increased based upon the position of the Charity's finances and the cost of living in general.

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The Trustees have examined the major strategic, business and operational risks that the Charity faces and confirm that systems have been established to enable regular reports to be submitted to the Board so that necessary steps can be taken to manage and lessen these risks.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
04428382 (England and Wales)

Registered Charity number
1095730

Registered office
52 Oakfield Road
Selly Oak
Birmingham
B29 7EQ

Trustees	
Andrew J Steel	Chair
Peter J S Johansen MBE FCA	Honorary Treasurer
Rev. Stuart J Burgess CBE	
Rev. Ian Howarth	
Carolyn M Humpherson	

General Manager
Gemma Guise

Company Secretary
Carolyn M Humpherson

Senior Statutory Auditor
Peter Smith ACA

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Bankers
Lloyds Bank plc
University of Birmingham Branch
PO Box 1000
BX1 1LT

Central Finance Board of the Methodist Church
Methodist Church House
25 Tavistock Place
London
WC1H 9SF

BIRMINGHAM INTERNATIONAL STUDENT HOMES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2025

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also the Directors of Birmingham International Student Homes for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law the Trustees 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 Charitable Company and of the incoming resources and application of resources, including the income and expenditure, of the Charitable Company for that period. In preparing those financial statements, the Trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charitable Company will continue in business.

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

In so far as the Trustees are aware:

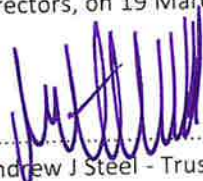
- there is no relevant audit information of which the Charitable Company's auditors are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies.

Report of the Trustees, incorporating a strategic report, approved by order of the Board of Trustees, as the Company directors, on 19 March 2026 and signed on the Board's behalf by:


.....
Andrew J Steel - Trustee

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BIRMINGHAM INTERNATIONAL STUDENT HOMES
(REGISTERED NUMBER: 04428382)**

Opinion

We have audited the financial statements of Birmingham International Student Homes (the 'Charitable Company') for the year ended 31 August 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, 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 Financial Reporting Standard 102 *'The Financial Reporting Standard applicable in the UK and Republic of Ireland'* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Charitable Company's affairs as at 31 August 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 Auditors responsibilities for the audit of the financial statements section of our report. We are independent of the Charitable Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the Report of the Trustees, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information contained within the Report of the Trustees. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BIRMINGHAM INTERNATIONAL STUDENT HOMES
(REGISTERED NUMBER: 04428382)**

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 Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Charitable Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Trustees

As explained more fully in the Statement of Trustees Responsibilities, the Trustees (who are also the Directors of the Charitable Company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Charitable Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Charitable Company or to cease operations, or have no realistic alternative but to do so.

Auditors' 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 a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error;
- Evaluating and understanding the internal control system;
- Performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear;
- Testing documentation supporting account balances or classes of transactions; and
- Confirming accounts receivable and other accounts with a third party.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
BIRMINGHAM INTERNATIONAL STUDENT HOMES
(REGISTERED NUMBER: 04428382)**

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

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.

Use of our report

This report is made solely to the Charitable Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Charitable Company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charitable Company and the Charitable Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

P. Smith

Peter Smith FCA
(Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
West Midlands
B15 3BH

Date: 19 March 2026

BIRMINGHAM INTERNATIONAL STUDENT HOMES

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 AUGUST 2025

		Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
	Note	£	£	£	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	100	-	100	100
Charitable activities					
Accommodation charges	4	801,594	-	801,594	765,921
Investment income	3	17,137	-	17,137	26,519
Other income	5	<u>10,264</u>	<u>-</u>	<u>10,264</u>	<u>5,000</u>
Total		829,095	-	829,095	797,540
EXPENDITURE ON					
Charitable activities					
Accommodation expenditure	6	<u>(773,377)</u>	<u>-</u>	<u>(773,377)</u>	<u>(733,155)</u>
NET INCOME		55,718	-	55,718	64,385
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>734,482</u>	<u>-</u>	<u>734,482</u>	<u>670,097</u>
TOTAL FUNDS CARRIED FORWARD		<u>790,200</u>	<u>-</u>	<u>790,200</u>	<u>734,482</u>


BIRMINGHAM INTERNATIONAL STUDENT HOMES (REGISTERED NUMBER: 04428382)

**BALANCE SHEET
AT 31 AUGUST 2025**

		Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
	Note				
FIXED ASSETS					
Tangible assets	13	<u>300,079</u>	-	<u>300,079</u>	<u>212,790</u>
CURRENT ASSETS					
Debtors	14	<u>67,977</u>	-	<u>67,977</u>	40,560
Cash at bank and in hand		<u>476,470</u>	-	<u>476,470</u>	<u>522,380</u>
		544,447	-	544,447	562,940
CREDITORS					
Amounts falling due within one year	15	<u>(54,326)</u>	-	<u>(54,326)</u>	(41,248)
NET CURRENT ASSETS		<u>490,121</u>	-	<u>490,121</u>	<u>521,692</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>790,200</u>	-	<u>790,200</u>	734,482
NET ASSETS		<u>790,200</u>	-	<u>790,200</u>	<u>734,482</u>
FUNDS					
Unrestricted funds	16			<u>790,200</u>	734,482
Restricted funds				-	-
TOTAL FUNDS				<u>790,200</u>	<u>734,482</u>

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

The financial statements were approved by the Board of Trustees on 19 March 2026 and were signed on its behalf by:


.....
Andrew J Steel – Trustee


.....
Peter J S Johansen MBE FCA – Trustee

BIRMINGHAM INTERNATIONAL STUDENT HOMES

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 AUGUST 2025**

		2025	2024
	Notes	£	£
Cash flows from operating activities:			
Cash generated from operations	1	<u>66,635</u>	<u>5,117</u>
Net cash provided by operating activities		<u>66,635</u>	<u>5,117</u>
Cash flows from investing activities:			
Purchase of tangible fixed assets		(129,682)	(127,115)
Interest received		17,137	26,519
Net cash (used in) investing activities		<u>(112,545)</u>	<u>(100,596)</u>
Change in cash and cash equivalents in the reporting period		(45,910)	(95,479)
Cash and cash equivalents at the beginning of the reporting period		<u>522,380</u>	<u>617,859</u>
Cash and cash equivalents at the end of the reporting period		<u>476,470</u>	<u>522,380</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 AUGUST 2025

1. RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net income for the reporting period (as per the statement of financial activities)	55,718	64,385
Adjustments for:	42,393	21,900
Depreciation charges	(17,137)	(26,519)
Interest received	(27,417)	(24,976)
(Increase) / Decrease in debtors	13,078	(29,673)
Increase / (Decrease) in creditors		
Net cash provided by operating activities	<u>66,635</u>	<u>5,117</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.9.24 £	Cash flow £	At 31.8.25 £
Net cash			
Cash at bank and in hand	<u>522,380</u>	<u>(45,910)</u>	<u>476,470</u>
Total	<u>522,380</u>	<u>(45,910)</u>	<u>476,470</u>

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

General information

Birmingham International Student Homes is a Charity incorporated in England and Wales. The address of the Charity's registered office is 52 Oakfield Road, Selly Oak, Birmingham, B29 7EQ.

Accounting convention

The financial statements of the Charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) "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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared using the historic cost convention and are presented in sterling, which is the functional currency of the Charity, rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

COMPANY STATUS

The Charity is a company limited by guarantee. The members of the Charity are the Trustees named in the Report of the Trustees. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £10 per member of the Charity.

GOING CONCERN

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

INCOME

All income is recognised in the Statement of Financial Activities once the Charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

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

Fees charged for services provided by the Charity such as accommodation charges and service charges are recognised as the services are being performed. Income received in advance of the service being performed is deferred.

Investment income is earned through holding assets such as cash on deposit. It includes interest receivable. Interest income is recognised using the effective interest rate method and is recognised as the Charity's right to receive payment is established.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

1. ACCOUNTING POLICIES – continued

EXPENDITURE

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

It is categorised under the following headings.

- Expenditure on charitable activities.
- Other expenditure representing those items not falling into the above categories.

Support costs are those that assist with the work of the Charity but do not directly represent charitable activities and include office costs, governance costs and other administrative costs.

TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at cost less depreciation or in cases where fixed assets have been donated at valuation at the time of acquisition.

Depreciation has been provided on tangible fixed assets at annual rates calculated to write off the cost, less the estimated residual value, of each asset over its estimated useful life at the following rates.

Improvements to property	- 10% on cost
Fixtures and fittings	- 20% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset and is recognised in net income / (expenditure) for the year.

TAXATION

The Charity is exempt from corporation tax on its charitable activities.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash in hand and deposits held at call with banks. Bank overdrafts are shown within borrowings in current liabilities.

OPERATING LEASES

Rentals payable under operating leases are charged to the Statement of Financial Activities as incurred over the term of the lease.

EMPLOYEE BENEFITS

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2025**

1. ACCOUNTING POLICIES – continued

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

Contributions to the personal pension schemes of certain employees are charged to the Statement of Financial Activities in the period in which they relate. The assets of these personal pension schemes are held separately from those of the Charity in independently administered funds.

FUND ACCOUNTING

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes

Designated funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments.

Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost.

CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the Charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period or in the period of the revision and future periods where the revision affects both current and future periods.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	<u>100</u>	<u>100</u>

3. INVESTMENT INCOME

	2025	2024
	£	£
Deposit account interest	<u>17,137</u>	<u>26,519</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

4. INCOME FROM CHARITABLE ACTIVITIES

	2025 Charitable activities £	2024 Charitable activities £
Accommodation charges	782,270	747,267
Service charges	19,324	18,654
	<u>801,594</u>	<u>765,921</u>

5. OTHER INCOME

	2025 Charitable activities £	2024 Charitable activities £
Employment Allowance	10,264	5,000
	<u>10,264</u>	<u>5,000</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct costs (See note 7) £	Support costs (See note 8) £	Totals £
Accommodation expenditure	642,102	131,275	773,377

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2025 £	2024 £
Staff wages	183,575	170,388
Social security	13,682	8,412
Pensions	15,936	15,884
Rates and water	29,115	45,953
Insurance	25,880	25,188
Light and heat	175,463	188,967
Newspapers and sundries	1,373	1,840
Laundry	14,927	15,100
Cleaning	12,142	13,898
Equipment replacements and repairs	29,035	32,329
Property maintenance and repairs	66,162	43,518
Health and safety	2,947	4,294
Wi-Fi network charges	27,331	27,331
Bad debts	2,141	-
Depreciation	42,393	21,900
	<u>642,102</u>	<u>615,002</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

8. SUPPORT COSTS

	Support costs £	Governance costs £	Totals £
Accommodation expenditure	<u>108,974</u>	<u>22,301</u>	<u>131,275</u>

Support costs, included in the above, are as follows:

Support costs	2025 £	2024 £
Salary costs	74,084	67,829
Social security	8,394	6,850
Pensions and life assurance	10,225	9,280
Computer, postage, telephone, courses, stationery and advertising	<u>16,271</u>	<u>14,011</u>
	<u>108,974</u>	<u>97,970</u>

Governance costs	2025 £	2024 £
Auditors' remuneration	7,400	6,000
Auditors' remuneration for non-audit work	1,000	910
Legal and professional fees	<u>13,901</u>	<u>13,273</u>
	<u>22,301</u>	<u>20,183</u>

9. NET INCOME

Net income is stated after charging :

	2025 £	2024 £
Audit fee	7,400	6,000
Accountancy charges	1,000	910
Depreciation – owned assets	<u>42,393</u>	<u>21,900</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

There were no Trustees' remuneration or other benefits for the year ended 31 August 2025 nor for the year ended 31 August 2024.

TRUSTEES' EXPENSES

There were no Trustees' expenses paid for the year ended 31 August 2025 nor for the year ended 31 August 2024.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

11. STAFF COSTS

	2025	2024
	£	£
Wages and salaries	257,659	238,217
Social security costs	22,076	15,262
Other pension costs and life assurance	26,161	25,164
	<u>305,896</u>	<u>278,643</u>

The average monthly number of employees during the year was as follows:

	2025	2024
	<u>18</u>	<u>18</u>
Wardens and staff		

No employees received emoluments in excess of £60,000.

12. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	100	-	100
Charitable activities			
Accommodation charges	765,921	-	765,921
Investment income	26,519	-	26,519
Other Income	<u>5,000</u>	<u>-</u>	<u>5,000</u>
Total	797,540	-	797,540
EXPENDITURE ON			
Charitable activities			
Accommodation expenditure	<u>(733,155)</u>	<u>-</u>	<u>(733,155)</u>
NET INCOME	64,385	-	64,385
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>670,097</u>	<u>-</u>	<u>670,097</u>
TOTAL FUNDS CARRIED FORWARD	<u>734,482</u>	<u>-</u>	<u>734,482</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

13. TANGIBLE FIXED ASSETS 2,393

	Improvements to property £	Fixtures and fittings £	Totals £
COST			
At 1 September 2024	623,340	54,419	677,759
Additions	<u>128,189</u>	<u>1,493</u>	<u>129,682</u>
At 31 August 2025	<u>751,529</u>	<u>55,912</u>	<u>807,441</u>
DEPRECIATION			
At 1 September 2024	413,206	51,763	464,969
Charge for year	<u>42,355</u>	<u>38</u>	<u>42,393</u>
At 31 August 2025	<u>455,561</u>	<u>51,801</u>	<u>507,362</u>
NET BOOK VALUE			
At 31 August 2025	<u>295,968</u>	<u>4,111</u>	<u>300,079</u>
At 31 August 2024	<u>210,134</u>	<u>2,656</u>	<u>212,790</u>

The Birmingham Methodist District Trustees for Wesley International House and the Methodist Connexional Council for Asbury Overseas House have ratified management agreements authorising Birmingham International Student Homes to be responsible for all aspects of the upkeep and maintenance of both properties managed by the Charity except final ownership.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	4,385	3,795
Prepayments	12,177	36,765
Other debtors	<u>51,415</u>	-
	<u>67,977</u>	<u>40,560</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	32,791	18,013
Social security and other taxes	30	-
Deferred income	14,807	15,094
Accrued expenses	6,667	8,141
Other creditors	<u>31</u>	-
	<u>54,326</u>	<u>41,248</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR – continued

Deferred income included above consists of the following:

	2025	2024
	£	£
Deferred accommodation charges as at 31 August 2024	15,094	18,470
Accommodation charges deferred during the year	177,438	152,421
Accommodation charges released during the year	(177,725)	(155,797)
Deferred accommodation charges as at 31 August 2025	<u>14,807</u>	<u>15,094</u>

16. MOVEMENT IN FUNDS

	At 1.9.24	Net movement in funds	At 31.8.25
	£	£	£
Unrestricted funds			
General Fund – Asbury Overseas House	307,565	40,849	348,414
General Fund – Wesley International House	96,917	14,869	111,786
Designated Fund -			
Asbury Overseas House Maintenance Reserve Fund	160,000	-	160,000
Designated Fund -			
Wesley International House Maintenance Reserve Fund	170,000	-	170,000
TOTAL FUNDS	<u>734,482</u>	<u>55,718</u>	<u>790,200</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General Fund – Asbury Overseas House	482,360	(441,511)	40,849
General Fund – Wesley International House	346,735	(331,866)	14,869
TOTAL FUNDS	<u>829,095</u>	<u>(773,377)</u>	<u>55,718</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

16. MOVEMENT IN FUNDS – continued

Comparatives for movement in funds

	At 1.9.23 £	Net movement in funds £	At 31.8.24 £
Unrestricted Funds			
General Fund – Asbury Overseas House	276,564	31,001	307,565
General Fund – Wesley International House	63,533	33,384	96,917
Designated Fund - Asbury Overseas House Maintenance Reserve Fund	160,000	-	160,000
Designated Fund - Wesley International House Maintenance Reserve Fund	<u>170,000</u>	<u>-</u>	<u>170,000</u>
TOTAL FUNDS	<u>670,097</u>	<u>64,385</u>	<u>734,482</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund – Asbury Overseas House	468,921	(437,920)	31,001
31,001 General Fund – Wesley International House	<u>328,619</u>	<u>(295,235)</u>	<u>33,384</u>
TOTAL FUNDS	<u>797,540</u>	<u>(733,155)</u>	<u>64,385</u>

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

16. MOVEMENT IN FUNDS – continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.9.23 £	Net movement in funds £	At 31.8.25 £
Unrestricted funds			
General Fund – Asbury Overseas House	276,564	71,850	348,414
General Fund – Wesley International House	63,533	48,253	111,786
Designated Fund -			
Asbury Overseas House Maintenance Reserve Fund	160,000	-	160,000
Designated Fund -			
Wesley International House Maintenance Reserve Fund	170,000	-	170,000
TOTAL FUNDS	<u>670,097</u>	<u>120,103</u>	<u>790,200</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General Fund – Asbury Overseas House	951,281	(879,431)	71,850
General Fund – Wesley International House	675,354	(627,101)	48,253
TOTAL FUNDS	<u>1,626,635</u>	<u>(1,506,532)</u>	<u>120,103</u>

16. MOVEMENT IN FUNDS – continued

Purpose of funds

Unrestricted – General Fund

The General Fund represents the free funds of the Charity that are not designated for particular purposes.

Designated – Asbury Overseas House Maintenance Reserve Fund

This fund represents an amount set aside as a contingency to cover the costs of property maintenance and repairs charges incurred by the Charity concerning Asbury Overseas House.

Designated – Wesley International House Maintenance Reserve Fund

This fund represents an amount set aside as a contingency to cover the costs of property maintenance and repairs charges incurred by the Charity concerning Wesley International House.

Restricted –

There are no restricted funds.

17. PENSION COMMITMENTS

The Charity contributes to the individual pension plans of certain employees. The assets of the scheme are held separately from those of the Charity in an independently administered fund. If the Charity were to withdraw from this fund then it could become liable for its share of any deficit in the fund calculated on a statutory buy-out basis. This contingent liability is currently estimated to be up to a maximum of £10,790 (2024 - £9,903).

The total contributions for the year amounted to £26,161 (2024 - £25,164).

18. RELATED PARTY DISCLOSURES

During the year £nil (2024 - £36) was paid to Savekers Solutions Limited for marketing and other services. There was a nil balance owed to Savekers Solutions Limited as at 31 August 2025 (2024 - £nil). Andrew Steel, who is the Chairman of Birmingham International Student Homes, is a director and shareholder of Savekers Solutions Limited.

19. EVENTS AFTER THE REPORTING PERIOD

These financial statements have been prepared on a going concern basis, the validity of which is dependent upon Birmingham International Student Homes being able to continue to operate profitably. The impact of the Coronavirus pandemic has abated and, at the present time, occupancy levels have returned to their pre-pandemic levels. Consequently, no further disruptions to operations are anticipated in the foreseeable future.

BIRMINGHAM INTERNATIONAL STUDENT HOMES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

20. OPERATING LEASE COMMITMENTS

At 31 August 2025 the Charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows.

	2025	2024
	£	£
Within one year	8,381	8,381
Between two and five years	33,523	33,523
In more than five years	2,794	11,174
	<u>44,698</u>	<u>53,078</u>

21. ULTIMATE CONTROLLING PARTY

The Charity is controlled by the Board of Trustees.