HARRISON HOUSING
(A Company Limited by Guarantee)
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2024

Registered Charity Number 1101143
Registered Company Number 04932686 (England and Wales)

HARRISON HOUSING
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FOR THE YEAR ENDED 31st DECEMBER 2024

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HARRISON HOUSING
REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS
FOR THE YEAR ENDED 31st DECEMBER 2024

Trustees	Mr I C Morrison CBE, Chair of Trustees Ms S Hockett, Vice-Chair of Trustees Mr P Lautman Mr R Hicks ACA Mrs E McGinn Mrs J Nammuni Mr F Jalalpour Mr V Ochieng (resigned 26th February 2025) Mr P McLoughlin (appointed 2nd January 2025) Ms S McHugh (appointed 2nd January 2025) Mr P Green (appointed 26th February 2025)
Company registered number	04932686
Charity registered number	1101143
Registered office	46 St James's Gardens London W11 4RQ
Patron	The Right Hon Lord Scott of Foscote
Secretary	Alison Robson-Young
Independent Auditors	Moore Kingston Smith 6th Floor, 9 Appold Street London EC2A 2AP
Bankers	The Royal Bank of Scotland 1 Redheughs Avenue Edinburgh EH12 9JN
Solicitors	Devonshire Solicitors LLP 30 Finsbury Circus London EC2M 7DT
Investment Managers	Investec Wealth & Investment 2 Gresham Street London EC2V 7QP M&G Investment Chelmsford CM99 2XF Brown Shipley Founders Court, Lothbury London EC2R 7HE CCLA Senator House, 85 Queen Victoria Street London EC4V 4ET
Regulator of Social Housing regn. no.	A4410

The directors of the company (who are also the Trustees of the Charity under Charity Law) present their report and the audited financial statements for the year ended 31 December 2024. The report is prepared in line with the Charities Act 2011 and Statement of Recommended Practice for Charities (SORP) 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102).

Company status

The Charity was originally established in 1869 as an Almshouse under the name Harrison Homes. It was incorporated 1st April 2004 and the charity then became known as Harrison Housing and its operations were taken over by the charitable company.

Harrison Housing is a company limited by guarantee, incorporated under the Companies Act 1985 on 15 October 2003 and registered as a Charity on 10 December 2003. The company was established under a Memorandum of Association which sets out the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up, each member is required to contribute an amount not exceeding £10.

For over 150 years Harrison Housing has been driven by a strong social purpose. The charitable objective of Harrison Housing is the relief of financial hardship suffered by older people and it does this primarily by the provision of social housing. Harrison Housing has several linked charities with similar objectives and who also provide Almshouse accommodation. The precise criteria for the provision of accommodation by Harrison Housing and the linked charities varies slightly according to the underlying Trust Deed requirements. The Trustees give due consideration to the Charity Commission's Public Benefit guidance when making decisions about the Charity, its linked charities and how they operate.

The linked charities are:

- Christian Union Almshouses linked charity number 1101143-6
- Howis Trust linked charity number 11001143-1
- Kifford's Almhouses linked charity number 1101143-4
- Letitia Cornwall linked charity number 1101143-3
- The Tonge Houses The Portal Home for Ladies linked charity number 1101143-7
- Whicher and Kifford Almshouses linked charity number 1101143-2
- Whicher's Almshouses linked charity number 1101143-5

Harrison Housing was registered with the Regulator of Social Housing (RSH) on 24 Feb 2004. The RSH sets Economic and Consumer Regulatory Standards that define the outcomes that landlords must deliver. Harrison Housing sets its working practices to meet these standards, including adopting the National Housing Federation's Code of Governance 2020. As a registered provider Harrison Housing must also be a member of the Housing Ombudsman Scheme.

Organisational structure

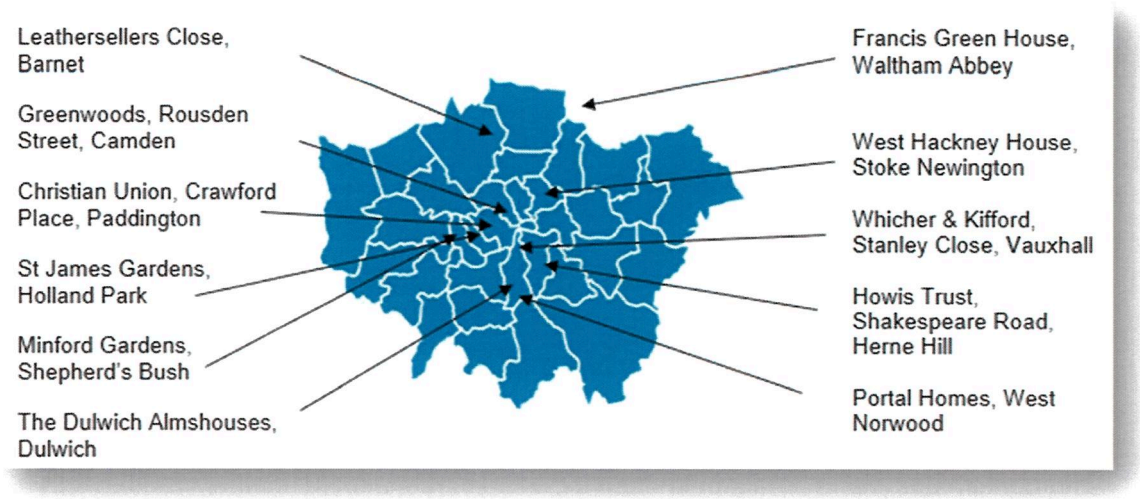
The directors of the company, who are also Charity Trustees for the purposes of Charity law and under the company's Articles are known as the Board, which must comprise of no fewer than six and not more than 12 Trustees. The members of the Board are unpaid and bring a wide range of skills and experience relevant to the work of the Charity. The main Board meets at least four times per year and there is a sub-committee, Finance, Risk & Audit, which meets on a quarterly basis, has a clearly defined Term of Reference and reports to the main Board.

OPERATING AND FINANCIAL REVIEW

Principal Activities

Harrison Housing and its linked Charities own 112 properties in London (see map below). Properties comprise self-contained flats and consisting of general needs housing and sheltered accommodation for independent and supported living. Larger sheltered housing sites have a Scheme Manager to provide on-site support at different times of the working day, whilst residents living on smaller sites can obtain help and advice from the Charity's main office at St James's Gardens during normal working hours. There is an out of hours service for emergency repairs as well as a "Tunstall" telecare system in all the sheltered housing schemes. The residents of some housing schemes also benefit from regular visits by volunteer Visitors.

In addition, Harrison Housing also manages Almshouses for other Charities. There is a full range of services available to other Almshouse Charities from a full management service to specific operational services such as managing voids. Current managed properties are located in West Hackney, Waltham Abbey, Dulwich and Barnet.



There is cyclical programme of maintenance for all properties in addition to planned annual maintenance and routine repairs to ensure that all homes meet Decent Homes Standards and are fully compliant with current health & safety legislation appropriate to the buildings and residents within them.

Purpose, Vision and Values

Purpose, vision and values are the core of any strategic plan. Why are we here, what should the organisation look like and what will enable us to achieve our goals. During 2024, Staff and Trustees worked together to review and improve these. The aim was to take the original charitable aims and modernise the wording to make it more meaningful to current stakeholders.

Our newly defined purpose and vision:

- ✓ **To provide well maintained and safe homes to support older people in housing and financial need.**
- ✓ **Supporting our residents to live independently.**

The values that sit alongside this, and drive organisational behaviour, have also been reviewed and

form part of the appraisal process for staff and Trustees. They are summarised as "SHARP" values:

- **S**upportive – supporting residents, colleagues and other stakeholders.
- **H**onest – be clear and open, do the right thing and speak up.
- **A**daptable – embracing and welcoming change and challenge.
- **R**espectful – polite and courteous, celebrating and promoting diversity.
- **P**rofessional – using expertise and knowledge to assess risk and make informed decisions.

Priorities and strategy

The priority for 2024 has been to continue to strengthen and consolidate on the fundamental operational improvements which began in 2023. Adopting the philosophy of "Doing the basics brilliantly" has meant that we have seen significant operational improvements. More details can be found under the section Achievements and Performance.

Looking forward, the priorities for 2025 and beyond fall under five main areas. Underneath each of these we have defined broad statements of what outcomes should be. Each year these will be targeted through the setting of key performance indicators (KPI) that will measure the improvements made.

Residents:

- Improve engagement, communication and support through a wide range of communication channels to increase resident engagement annually.
- Using the feedback to improve service delivery and increase resident satisfaction.

Employees:

- Implement a performance management framework to drive accountability and values alignment, targeting employee engagement to achieve 100%.
- Recruit and train professional staff with appropriate qualifications, skills and experience, committed to learning and development.

Financial Sustainability:

- Optimise income from properties while maintaining affordability for residents. Establish additional revenue streams (e.g. fundraising and grant funding). Review and refine the investment policy for ethical consideration and risk-reward balance.
- Understanding costs and maintaining value for money. Reviewing the effectiveness of services provided. Stress testing the long-term business plan to plan now and for the long term.

Assets:

- Maintain compliance and safe homes 100% of the time.
- Develop a long-term strategy to ensure properties are accessible, fit for purpose, sustainable, and energy-efficient, identifying assets unfit for cost-effective upgrades for potential sale.

Governance:

- Ensure compliance with the Code of Governance and introduce robust tracking of strategic deliverables.

Details of what is deliverable each year will form part of the objectives for the Leadership Team, set by Trustees. As a people-focused business, our residents and employees are an overriding priority, but we do not underestimate the importance of financial sustainability going forward in order to achieve our charitable aims, maintain our assets and to remain independent.

Operating Environment

The financial capacity of charities and housing associations continued to be stretched throughout 2024, due to the impact of rising costs and available funding being reduced. There was also the increased regulatory expectation to improve homes and the additional costs of meeting new

consumer regulations.

From April 2024, Registered Providers (RP's), including Harrison Housing, needed to demonstrate compliance with the newly revised Consumer Standards. This was in addition to the existing Governance and Financial Viability standards. The Housing Ombudsman and the RSH published a Memorandum of Understanding in June 2024 which set out each bodies responsibilities and how they will work with RPs to make sure that Consumer Standards are met. As a RP we are required to demonstrate that we are effectively monitoring any residents' complaints, that our complaints process is compliant with the Housing Ombudsman's Complaint handling code and report annually to the Housing Ombudsman as well as publish the results for residents.

As part of the Consumer Standard, 2024 also saw the first set of "Tenant Satisfaction Measures" (TSMs) being collected and published by the Regulator of Social Housing. The TSMs results highlighted that the biggest area for social housing providers to improve was complaints-handling. Despite 70% of social housing renters reporting they were satisfied overall, 66% of them were dissatisfied with the way complaints were handled.

2024 was a year of historical political changes, increased signs of climate change and continued global unrest with the ongoing war in Ukraine and the escalating conflict in Gaza.

In July 2024, a new Labour Government was elected. In October the Government introduced its first budget which aimed to kickstart new building of social housing, increasing supply by 1.5million homes over 5 years at the cost of £5 billion. The budget also launched the consultation period on the new Rent Standard. The proposal is an above inflation increase for a further five years starting in 2026.

September 2024 saw the publication of the final report from the Grenfell Tower Inquiry. After a number of years of increased building safety legislation, the inquiry did not make any further recommendations to add more regulation on social housing providers. The Government's full response was published in early 2025.

In November 2024, President Trump was elected for his second term in the White House. During the early part of 2025 some of the key policy decisions being made have had a negative impact on the investment markets, meaning that returns enjoyed during the first three quarters of 2024 have not continued. Markets are recovering slowly but remain volatile.

The Government has made significant changes to housing legislation that will take effect during 2025 which may have an impact:

- Renters' rights bill - Changes the current grounds for possession under the Housing Act 1988.
- Awaab's Law - landlords will have a set timescale in which to tackle hazards such as damp and mould.
- Pets - there will be a right to request a pet, which landlords cannot unreasonably refuse.
- Professionalisation of social housing managers – require housing qualifications for the leadership team of social housing providers.
- Procurement Act 2023 – sets out a new purchasing process for contracts over £214,904.

The Housing Health and Safety Rating System (HHSRS) review is now expected in 2025. This will help to inform the new Decent Homes standard which will also include the new EPC standards for social housing.

Achievements and Performance

The priority for the past 12 months has been to operate away from the issues experienced during 2023 by "Doing the basics brilliantly". Here are some of the big things we achieved in 2024:

- Safe properties - 100% compliance with the "big 7" – Gas, Electrical, Fire, Lifts, Legionella, Asbestos and Damp & Mould.
- An increased number of safety checks have been undertaken at schemes and Person-Centred Fire Risk Assessments (PCFRA's) were completed for our most vulnerable residents.
- Ten cases of Damp or mould identified and repaired, or appropriate monitoring has been put in place.
- Significant investment in our homes – the replacement of balconies and boilers at St James', roofs works at St James', Minford, and Christian Union. Other significant works undertaken in managed properties.
- Stock Condition Surveys - 100% of external and 98% of internal areas of properties have been completed.
- A costed programme for cyclical and major works included in the 10-year business plan to ensure that all aspects of our properties meet Decent Homes standards.
- Day to day repairs completed efficiently and repairs standard circulated to residents.
- Eleven new complaints were received and responded to, with just one case escalated to "Stage 2" of the new complaints procedure.
- Re-let twelve properties in the year.
- Completed the first Tenants Satisfaction Measures (TSM) survey and achieved an overall 68% satisfaction. *(Inside Housing published the average for 203 landlords for 2023/24 at 69%.)*
- Filed the 2022 and 2023 accounts for Harrison Housing and up to date filing for all of the managed Almshouse accounts.
- We have improved processes in many areas of the organisation to help us be more efficient in the future, including moving finance to the integrated housing management system (SDM) and improving the Human Resources Management System.
- Supplier invoices are being actioned within appropriate timescales and approvals are significantly easier with increased use of SDM.
- Written 10-year financial plans for all of the Almshouses we manage so they can be more certain about the future.
- Written or updated 18 policies.

By using internal surveying resources rather than external consultants wherever possible, we have managed to make significant savings on cyclical and major works for Harrison Housing and our managed Almshouses, as well as completing some preventative work to save costs in the future. Just some examples of savings made are:

- Balconies and roof repairs at St James' cost £82k, previously quoted over £230k.
- Boilers at both St James' building cost £122k, quoted £160k.
- Quoted for replacement of parapets, chapel repairs and replacement paths at a managed scheme at a cost of £885k – following a drone survey it was found only minor repairs required to one parapet at £57k.

Management services

Harrison Housing continued to act as managing agent to other Almshouse charities in the London and Essex areas. Full management services were provided to Waltham Abbey Non-Educational Parochial Charities (11 units), West Hackney Almshouse Charity (9 units) and The Leathersellers' Barnet Charity (22 units). Harrison Housing also provided a Scheme Manager to Dulwich Almshouses. The management contract with Smoothfields ended in May 2024 when the remaining properties were sold.

Voluntary services

It is recognised that all Trustees are volunteers and give their time freely, without which the Charity could not operate.

There is also a "Visitors" service for residents that request it. This is provided free of charge and

provides services and assistance to those residents who may like addition help beyond the core services provided by Harrison Housing staff. Visitors are not renumerated for their services.

Fundraising
The Charity does not currently undertake fund raising activities during its normal course of operations.

Financial Review

Value for money (VfM)
The Charity continues to monitor its operating costs by reviewing such costs and considering alternatives when contracts come up for renewal, monitoring performance against budgets and benchmarking against similar organisations. There have also been system upgrades in the year to improve efficiencies, therefore reducing future costs.

The Regulator of Social Housing requires all Housing Associations to follow a standard set of calculations using the regulator's own metrics definitions to provide consistency across the sector. The results for Harrison Housing are set out below:

	2024	2023	2022	2021	2020
Reinvestment	5.60%	0.54%	0.17%	1.13%	0.56%
New supply delivered	0.00%	0.89%	0.00%	0.00%	0.00%
Gearing	N/A	N/A	N/A	N/A	N/A
EBITDA MRI Interest cover %	N/A	N/A	N/A	N/A	N/A
Headline Social Housing costs per un	£6,805	£10,790	£5,499	£8,033	£5,503
Operating Margin (Social lettings)	24.21%	-17.06%	27.63%	-5.42%	22.00%
Operating Margin (Overall)	-17.42%	-51.52%	-8.22%	-21.22%	5.08%
ROCE %	-1.52%	-5.93%	-0.85%	-2.05%	0.48%

The measures are still far from where we would expect them to be. In the narrative we have compared to the Global accounts where appropriate. (https://www.gov.uk/government/publications/2024-global-accounts-of-private-registered-providers/2024-global-accounts-of-private-registered-providers)

Reinvestment - After many years of under investment in properties we can now see that the reinvestment in homes is in line with the lower quartile spend expected in the global accounts at 5%. We expect this level of reinvestment to continue over the next few years.

New supply - In 2023 one office was turned into a flat, but no other new supply has been delivered. In the next few years we would expect to see that figure increase as we convert more spaces into homes and look at land holding to see if development is possible, but it is unlikely to benchmark consistently with other providers as developing new properties is not a main strategy for Harrison Housing.

Gearing and interest cover are not relevant measures to us as we do not have any loans, instead we hold investments which is more in line with the charitable expectations.

Headline Social Housing Costs – these have decreased in 2024 but continue to reflect the additional spend on staff costs in the year and higher than normal repairs spend. The upper quartile costs in the Global Accounts are £6,607, so we still have further improvements to make, but it is much more in line with our peers. Due to our size and client base, we would expect to be slightly more expensive than the average social housing provider, so we would not be expecting to improve this to the median or lower quartile benchmark.

Operating margin is split between social and overall. To ascertain the social margin only directly attributable costs of operating the affordable housing is included. The total margin includes total income from all sources and all operating costs. The operating margin of social letting compares favourably to the global accounts median benchmark of 21%. Overall margin is negative as we continue to make losses overall and the sector VfM measures do not allow for gains on investments to be included. The budget for 2024 shows losses decreasing as we make efficiency savings across the organisation, but significant improvements are still required. The lower quartile overall benchmark is 12.9%. Once again due to our size and client base we are not expecting to exceed this benchmark every year. Small organisations need to benchmark an average over a period of time as, due to the cyclical nature of our work, any one year is not a good reflection of our achievements.

The return on capital employed (ROCE) is the surplus generated from assets. As we are currently making losses, this is reflected in these measures. The lower quartile is 2.1% which for us would mean creating a surplus of £281k. We believe that this is not yet achievable but are working towards this as a goal.

2023 and 2024 have both been extraordinary years in Harrison Housing's history. Key Leadership roles became vacant during 2023 and were filled by interim staff and consultants for an extended period. Recruitment of a permanent Leadership Team took place in the first half of 2024 and the new Chief Executive started in May 2024. The Trustees and new Leadership Team have made significant improvements during 2024 as part of a wider improvement programme, but much is yet to be achieved to improve the value for money metrics.

Key financial metrics

In addition to the VfM metrics we closely monitor some key financial measures:

	2024	2023	2022	2021	2020
Number of properties owned	112	112	111	111	111
Number of properties managed	57	60	74	75	75
Average Occupancy Rate (%)	97.6%	98.3%	98.1%	98.5%	97.4%
Management Contract Income (£)	146,900	149,003	145,786	147,144	107,176
Percentage increase (decrease)	*-1%*	*2%*	*-1%*	*37%*	
Income excluding investments (£)	1,287,546	1,212,063	1,137,234	1,073,217	1,076,153
Percentage increase	*6.2%*	*6.6%*	*6.0%*	*-0.3%*	
Direct Operating Costs	762,178	1,208,428	610,405	891,662	610,848
Percentage increase (decrease)	*(36.9%)*	*98.0%*	*(31.5%)*	*46.0%*	
Support Costs	851,285	769,131	684,277	523,018	400,909
Percentage increase (decrease)	*10.7%*	*12.4%*	*30.8%*	*30.5%*	
Total Investments held (£)	5,615,966	5,591,490	5,560,931	6,369,698	5,905,904
Percentage increase (decrease)	*0.4%*	*0.5%*	*(12.7%)*	*7.9%*	
Investment management fees (£)	36,797	35,531	37,071	37,667	35,112
Investment mangement fees - % of fund	*0.7%*	*0.6%*	*0.7%*	*0.6%*	*0.6%*
Income from investments	165,819	144,011	141,920	140,806	139,973
Percentage increase	*15.1%*	*1.5%*	*0.8%*	*0.6%*	

The number of properties managed over the past 5 years has dropped, however due to inflationary increases management fee income has stayed largely the same. During 2024 we reviewed the cost of running each management contract and have made some adjustments to staff employed so that savings can be realised in 2025.

The average occupancy rate in 2024 was the lowest in five years. This was due to one flat being hard to let and a further property being used as a decant flat for some major works. No properties were let within our 21-day target. This is a key objective for 2025.

Income excluding investments is the weekly maintenance contributions (WMC), including service charges, net of voids. This amounted to £1,288k in 2024 (2023: £1,212k) an increase of 6.2%. The WMC element of the charges increased by 9.7% (2023:7.9%). This is due to the timing of increases during the year as the WMC increased by 7.7% from April 2024. Service charge levels were reviewed and increased in line with budgeted expenditure.

Direct operating costs were significantly reduced from 2023, largely due to staff costs as temporary staff were replaced by permanent (see note 13). Included in this figure are cyclical repairs at £73k (2023: £123k) and day to day repairs of £297k (2023: £255k). A significant spend on properties during 2024 was capital in nature as highlighted in the VfM measures above. In 2024 there has been significant work undertaken to survey all properties and to produce a revised schedule of works for the next 10 years and so we plan for day-to-day repairs to reduce over the same period.

The Charity's cash balances and investments generated slightly more income at £166k (2023: £144k). As per Note 16 the net realised and unrealised income on investments for the year was £312k (2023: £337k), despite the drawdown of £400k in the year. Financial markets recovered further from the world events and rising levels of inflation experienced in 2022, however by the end of 2024, going into 2025, they were once again more volatile, particularly the US markets.

Going Concern

Trustees place reliance on the following factors when assessing the Charity's ability to be able to continue to operate as planned for the foreseeable future:

- The Charity is not funded by donations. Income from letting properties should remain stable and predictable, subject to any temporary voids.
- A significant proportion of monthly income is received from local authorities in the form of housing benefit, or universal credit, for residents and, under current benefit legislation, this is unlikely to change in the short term.
- At the balance sheet date, the Charity held £352k in cash and short-term cash deposits (2023: £500k)
- The Charity has an investment portfolio worth in excess of £5.6m at the balance sheet date after £400k was withdrawn during the year to contribute to cyclical and capital works (2023: £5.6m). The underlying investments could be realised within a short timescale if the need arose, with the proceeds received in cash.
- Major expenditure is generally attributable to capital items or cyclical repairs which in many cases can be delayed in the short term should the need arise.

Further information on the financial performance of the Charity is contained in the accompanying financial statements.

Investment Policy and Environmental, Social, and Governance Approach (ESG)

The Investment Policy is reviewed annually in December. The overall objective of the investment policy for Harrison Housing is to achieve long term capital growth and income on a total return basis of CPI +3% with income rolled up and invested into capital.

The Charity's main Wealth Manager, Rathbones (previously Investec), operate a screening process on all investment prospects in respect of Environmental, Social and Governance considerations before investing the Charity's funds. The Trustees remain satisfied that their procedures and the checks and balances they have in place should guard against investment in companies whose activities could conflict with the aims of the Charity or otherwise bring it into disrepute. The Trustees are also aware of similar screening used by other Wealth Managers who invest on behalf of the Charity.

The 2024 investment returns from the main Rathbones investment portfolio for the 12 months to December 2024 was marginally lower than the 2023 return at 8.3% (2023: 8.8%) and performed below the Benchmark Total Return of 9.55% (2023: 9.32%). A review of the portfolio's performance is due to be undertaken in 2025.

Harrison Housing and Christian Union Almshouses take a medium risk approach to investing. For the Portal Home for Ladies investments, a cautious investment policy has been adopted to minimise risk. Investments are monitored and reviewed by Trustees on a regular basis.

Reserves Policy
For Harrison Housing, designated reserves are maintained based on guidance issued by the Almshouse Association for the cyclical maintenance and repair of the properties and ratified by Trustees annually. Details of these designated reserves and restricted funds appear in the notes to the financial statements (Note 2.14).

Past policy approved by the Trustees created a Designated Tangible Fixed Asset Reserve to reflect the net book value of fixed assets, less other funds specifically related to fixed assets. This is split between restricted reserves and permanent endowments where required. The intended purpose is that this fund should not be used for any other purpose as it seeks to reflect the Charity's investment in fixed assets.

The Trustees consider it prudent to retain free reserves equivalent to 12 months expenditure. Operating costs for 2025 are forecast to exceed £1.6m, in addition cyclical repairs and capital expenditure are budgeted at £550k. Unrestricted General Reserves were approximately £3.4m at the balance sheet date and were above the free reserves target.

The Portal Home for Ladies designated reserves are maintained on the specification of the Trust Deed for expenditure on cyclical maintenance and extraordinary repairs of the Charity's property. There is also a permanent endowment fund which directly reflects the net book value of the property transferred in 2017.

The Christian Union Almshouses designated reserves are also maintained based on guidance issued by the Almshouse Association. They too have a permanent endowment fund which directly reflects the net book value of the property held.

The Trustees have reviewed the current reserves policies in the light of current budgets and plans and consider that there are sufficient reserves to meet running costs for the foreseeable future.

Plans for Future Periods

The 2025 budget forecasts a reduced loss of £105k (2024: £287k). In addition to this, planned Cyclical Repairs and budgeted Capital Expenditure has been set at £550k (2024: £510k) as the cyclical works and major repairs continue to be required after a preceding period of 5 years of reduced investment. There is an opportunity cost to this level of spending as further withdrawals from the investment portfolio are likely to be required.

Following the in-depth stock condition surveys carried out in 2024, a draft 10-year plan of major and

cyclical works has been created. During 2025 we will seek to understand how planned works may be timed to enjoy better value for money, whilst maintaining the investment portfolio, and therefore protecting the investment income.

Against a background of organisational change and the ongoing challenging worldwide operating environment, the Charity has paused its plans for developing any significant numbers of new properties.

The objectives have been set out for 2025 as:

Residents:

- Create a Resident engagement strategy.
- Create or update resident focused policies.
- Undertake occupancy audits to validate the accuracy of data held about our residents.
- Create a communications plan and create a new website.

Employees:

- Review the staffing structure to ensure the right people are doing the right things to deliver our strategy.
- Create and embed a Performance Management Framework, Learning & Development plan and staff induction training.
- Create an Equality, Diversity & Inclusion action plan, statement and policy.

Financial Sustainability:

- Increase Income – including implement "formula rent", actively seek grant funding, explore fundraising opportunities and review historical arrears.
- Review the cost base – specifically review service charges in consultation with residents.
- Complete the work on VAT liability and put a VAT group in place for the linked charities.
- Review the Investment portfolio - understand fees, returns in relation to the benchmark.
- Create a 30-year business plan and stress test.
- Seek new management contracts and review existing contracts.

Assets:

- Maintain compliance and safe homes 100% of the time.
- Create or update health & safety and asset focused policies.
- Assess existing properties for accessibility and sustainability over the long-term
- Undertake viability analysis of current properties.
- Sell the land holding at Bracknell.

Governance:

- Create Trustee Appraisal framework.
- Create, access and improve the Risk Appetite Statement
- Business continuity plan testing across all locations.
- Monitor and work towards 100% compliance with the NHF Code of Governance

Other:

- Increase the performance and use of the housing management system to create more efficiencies.
- Tender for new IT service provider

While these objectives are ambitious, and so may take longer than 12 months, we are determined to continue the pace and trajectory of the improvements that started during 2024.

Structure, Governance, Risk and Management

As a registered provider we continue to be regulated by the Regulator of Social Housing (RSH). It is a priority that we remain compliant with the RSH's Regulatory Framework, including the Governance and Financial Viability Standard. We comply with the Governance and Financial Viability Standard as at 31 December 2024 and there have been no material changes since that date. We also comply with the NHF Code of Governance (2020 edition).

Day-to-day management is delegated to the Chief Executive, who is responsible for ensuring that the Charity delivers the services specified and that key performance indicators are met. The Chief Executive is responsible for delivering the objectives set by the Trustees and for ensuring that staff continue to develop their skills and working processes in line with good practice.

The Leadership Team responsible for the day-to-day operations of the three charities is made up of the Chief Executive, the Finance Manager and the Head of Operations. During 2024 the role of Head of Operations was split between the former Asset Manager and the former Housing Manager. Remuneration for the Chief Executive is reviewed annually by the Finance, Risk and Audit Committee, along with proposed salary rates for all members of staff. The Charity aims to pay staff salaries which are fair and in line with rates paid by similar sized Almshouses and RPs. A salary benchmarking review will be undertaken in the later part of 2025. Trustees are not remunerated for their roles in the Charity.

Recruitment and Appointment of Trustees

Trustees are appointed by the Board. During the year two Trustee were recruited to enhance the financial management skills of the Board. No Trustees retired. Succession planning for Trustees involves identifying required skills and recruitment is focused on targeting individuals who can add those skills to the Board.

Details of current Trustees and changes in the composition of the Board are shown on page 1. Some Trustees also serve on the Charity's sub-committee or, from time to time, working groups in addition to their role on the main Board.

Trustee Induction and Training

When new Trustees join they are invited to familiarise themselves with the Charity and the context within which it operates. Briefing sessions are run, jointly led by the Chair of the Board and the Chief Executive of the Charity, covering:

- The obligations of Board members.
- The main documents which set out the operational framework for the Charity including the Memorandum and Articles of Association.
- Resourcing and the current financial position as set out in the latest statutory and management accounts.
- Future plans and objectives.
- Information from the various Charity Commission publications signposted through the Commission's guide "The Essential Trustee", together with the Charity's governing documents, its Memorandum and Articles of Association and the latest published statutory financial statements.

Related parties

The Charity is registered with the Regulator of Social Housing as a Private Registered Provider and is a member of the Almshouse Association. The Charity may from time to time obtain grants or loans from these organisations, or the related body that provides funding (i.e. Homes England), in connection with capital or refurbishment projects.

Harrison Housing, The Christian Union Almshouses, Tonge Houses the Portal Homes for Ladies, Howis Trust, Whicher and Kifford Almshouses, Letita Cornwall, Kifford's Almshouses, and Whicher's

Almshouses are all registered charities and are Linked Charities for the purposes of Part 4 (registration) and Part 8 (accounting) of the Charities Act 2011.

Harrison Housing Trustees Limited, a wholly owned subsidiary of Harrison Housing, was dormant during the year and has never traded.

Risk management

During 2024 a new robust Risk Management Policy was put in place. The Trustees have assessed the major risks to which the company is exposed and in particular those related to the operations and finances of the Charity and they are satisfied that systems are in place to mitigate exposure to the major risks.

The principal governance risks identified are as follows:

- Undertaking activities outside of the objectives of the Charity: we mitigate this risk by seeking legal and other advice before venturing into new areas of operation.
- Failing to respond to changes in legislation and best practice recommendations: we mitigate this risk by regularly reviewing policies and procedures in the light of changing requirements and engaging qualified professionals for compliance visits.
- Unable to fill Trustee vacancies with persons possessing appropriate skills to complement existing skills held by Board members: a nomination Committee exists who meet when vacancies arise and they are charged with undertaking such procedures that are considered necessary to find people with the skills that the Charity believes it requires.
- Financial risk: as inflation has increased operating costs significantly the Board is closely scrutinising costs and future plans that involve significant cash outlay. Life cycles of major components are also kept under review.

On a quarterly basis the Finance, Risk & Audit Committee reviews the identified key risks for the organisation. They consider whether the identified plans for improvement are adequate and appropriate as well as considering the need for any further risk mitigating action. They also review the operational risks separately. Following this detailed review of the risk register, it is also reviewed by the whole Board of Trustees.

Internal controls

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

Formal policies and procedures which have regard to both to the size and complexity of the Charity include:

a. The appointment of suitably experienced and qualified personnel to implement the systems set up, and the appropriate delegation of authority to officers, staff and consultants to achieve this.
b. The establishment of detailed procedures for accounting and financial functions and for the operation of essential controls in all areas.
c. The production of detailed and longer-term outline budgets and cash forecasts, and the submission of regular management accounts, to provide the information necessary to review and monitor the results of the organisation's operating activities and the financial position at any time.
d. The formal control of any new commitment, development or activity by setting up an appropriate sub-committee of the Trustees to authorise, record and monitor the project and the transactions involved.
e. An annual assessment of the Charity's risk appetite and a quarterly assessment of risk management, as described above.

Equality, Diversity and Inclusion (ED&I)
ED&I is a main principle of good governance running through both the National Housing Federation's (NHF) Code of Governance and Code of Conduct, as well as the Regulator of Social Housing's (RSH) Regulatory Standards.

We aim to collect ED&I data from residents and will strive to engage with a diverse range of residents through our Resident Engagement Strategy, which is to be developed during 2025.

On the back of this work, we will create an ED&I action plan, which will provide full transparency on how we are achieving our Strategy. During 2025 we will create the organisational ED&I statement and a new Board Diversity Statement.

Statement of the Board's Responsibilities
The Trustees, who are also directors of Harrison Housing for the purposes of company law, are responsible for preparing the Report of the Trustees 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 which give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including the income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently.
- make judgments and estimates that are reasonable and prudent.
- observe methods and principles in the Charities Statement of Recommended Practice:
- use the recommended accounting practices as set out in Statement of Recommended Practice for Charities (SORP) 2019 and FRS102 (the Financial Reporting Standard applicable in the UK and Republic of Ireland).
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Charity 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 Charity's auditor is 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.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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

Members of the Board

All Trustees of the Charity also become members of the Board and those who served in both capacities during the year are set out on page 1.

Auditor

Moore Kingston Smith are Auditors to the charitable company.

Approved by the Board on 11 June 2025 and signed on its behalf by

Ian Morrison CBE
Chair

Auditors Opinion

We have audited the financial statements of Harrison Housing ('the company') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including 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 financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

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 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 annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual 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.

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 there is 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.

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' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual 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 company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

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 or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the trustees' annual report and from preparing a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 8, 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.

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

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 judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 purposes of expressing an opinion on the effectiveness of the charitable company's 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 charitable company'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 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 charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the 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.

Explanation as to what extent 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.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the charitable company and considered that the most significant are the Companies Act 2006, the

Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council

- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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 company'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 any party other than the charitable company and charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Moore Kingston Smith LLP

Luke Holt (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

Date:18 June 2025

6th Floor,
9 Appold Street
London
EC2A 2AP

HARRISON HOUSING
STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31st DECEMBER 2024

	Note	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total funds 2024 £	Total funds 2023 £
Income from:						
Donations	**4**	16,730	-	-	16,730	2,427
Charitable activities	**5, 6**	1,041,494	415,434	-	1,456,928	1,384,902
Investments	**7**	142,466	23,354	-	165,819	144,011
Total Income		1,200,689	438,788	-	1,639,477	1,531,339
Expenditure on:						
Raising funds	**8**	30,860	5,937	-	36,797	35,531
Charitable activities	**9, 10**	1,560,040	197,644	48,456	1,806,140	1,891,242
Total Expenditure		1,590,900	203,581	48,456	1,842,937	1,926,773
Net gains/(losses) on investments	**16**	289,114	23,354	-	312,468	337,481
Net income/(expenditure)		(101,096)	258,560	(48,456)	109,008	(57,952)
Transfers between funds		(142,770)	142,770	-	-	-
Actuarial gains/(losses) on defined benefit pension scheme	**27**	8,000	-	-	8,000	5,000
Net Movement in Funds		(235,866)	401,330	(48,456)	117,008	(52,952)
RECONCILIATION OF FUNDS						
Total funds brought forward		3,585,442	7,075,544	2,570,381	13,231,367	13,284,319
TOTAL FUNDS CARRIED FORWARD	**20**	3,349,576	7,476,874	2,521,925	13,348,375	13,231,367

All income and expenditure derive from continuing activities.

The Statement of Financial Activities includes all gains and losses recognised in the year.

HARRISON HOUSING
BALANCE SHEET
AS AT 31st DECEMBER 2024

	Note	2024 £	2024 £	2023 £	2023 £
FIXED ASSETS					
Tangible assets	**15**		7,572,393		7,398,425
Investments	**16**		5,630,966		5,606,490
			13,203,359		13,004,915
CURRENT ASSETS					
Debtors: amounts falling due within one year	**17**	85,158		113,013	
Investments	**18**	48,672		47,386	
Cash at bank		352,146		500,411	
		485,976		660,810	
CREDITORS					
Amounts falling due within one year	**19**	(291,943)		(363,341)	
NET CURRENT ASSETS/(LIABILITIES)			194,033		297,469
TOTAL ASSETS LESS CURRENT LIABILITIES			13,397,392		13,302,384
Defined benefit pension scheme liability	**27**		(49,017)		(71,017)
NET ASSETS			13,348,375		13,231,367
CHARITY FUNDS					
Endowment funds	**20**		2,521,925		2,570,381
Restricted funds	**20**		7,476,874		7,075,544
Unrestricted funds	**20**		3,349,576		3,585,442
			13,348,375		13,231,367

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

The financial statements were approved by the Board of Trustees on 11 June 2025
and were signed on its behalf by:

.....
I Morrison CBE (Chair)

HARRISON HOUSING
CASH FLOW STATEMENT
FOR THE YEAR ENDED 31st DECEMBER 2024

	2024 £	2023 £
Cash flows from operating activities		
Net cash used in operating activities	(184,920)	(211,370)
Cash flows from investing activities		
Investment income	165,819	144,011
Purchase of tangible fixed assets	(415,870)	(79,729)
Proceeds from sale of investments	3,715,698	1,747,744
Purchase of investments	(3,431,560)	(1,635,096)
Movement on investments cash account	3,854	194,274
Net cash provided by investing activities	37,942	371,204
Net cash used in financing	-	-
Change in cash and cash equivalents in the year	(146,979)	159,834
Cash and cash equivalents at the beginning of the year	547,797	387,963
Cash and cash equivalents at the end of the year	400,818	547,797

Reconciliation of net expenditure to net cash flow from operating activities

1 GENERAL INFORMATION

Harrison Housing is a company limited by guarantee and is registered with the Charity Commission as an Almshouse Charity (Charity Registered number 1101143), the Registrar of Companies (Company Registration Number 4932686) and with The Regulator of Social Housing as a private registered provider (Regulator of Social Housing A4410).

The company was incorporated on 15 October 2003 and commenced its activities on 1 April 2004, when the assets and liabilities of The Harrison Homes were transferred to Harrison Housing.

The members of the Charity are the Trustees named on page 1. In the event of the Charity being wound up, the liability in respect of the guarantee is limited to £10 per member of the Charity.

The address of the registered office is given in the Charity information on page 1 of these financial statements. The nature of the Charity's operations and principal activities are detailed in the Trustees' Report.

2 ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS102) - 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 (FRS102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Harrison Housing meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are presented in sterling, which is the functional currency of the Charity, and are rounded to the nearest pound.

2.2 Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. A large part of the charity's income is paid by local Councils in the form of Housing Benefit which is reasonably secure. It is generally possible for the charity to determine the timing of major expenditure such as cyclical repairs and large capital expenditure which would provide flexibility should cash flow become tight. Investments are valued at more than £5m which can be comparatively easily liquidated if an emergency was to arise. The value of the investments would cover operating costs (excluding major capital/cyclical works) for approximately 3 years even with no income which in itself would be highly unlikely. For these reasons, the Trustees believe the charity to be a going concern for at least 12 months from the date of signature of these financial statements.

ACCOUNTING POLICIES (Continued)

2.3 Income

All income is recognised when the Charity has entitlement to the income, when it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income from housing represents housing contributions (including service charge income), income from the provision of management services and charitable income.

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

Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed where the amount of the grant has been determined. Grants are reflected in the Fixed Asset Fund; all fixed assets are treated as restricted with depreciation on grant funded assets reducing this fund.

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

ACCOUNTING POLICIES (Continued)

2.5 Taxation

The Charity is considered to meet the definition of a charitable company for UK corporation tax purposes. Accordingly, to the extent that income and gains fall within Part 11 of the Corporation Tax Act 2010 and section 256 of the Taxation of Chargeable Gains Acts 1992, the charity is exempt from UK taxation on such income and gains provided they are applied for charitable purposes.

2.6 Tangible fixed assets and depreciation

Tangible fixed assets costing £5,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

The estimated useful lives are as follows:

Buildings	100 years
Roofs	70 years
Windows	30 years
Boilers	15 years
Kitchens	15 years
Bathrooms	15 years
Mechanical elements	30 years
Electrics	40 years
Lifts	20 years
Fixtures and fittings	10 years

2.7 Investments

Fixed asset investments are a form of basic financial instrument are initially recognised at their transaction value and subsequently measured at their fair value using the closing quoted market price or the share of the Net Asset Value of the fund (if unlisted). All gains and losses are taken to the Statement of Financial Activities as they arise.

The Statement of Financial Activities includes all net gains and losses arising on revaluation and disposals throughout the year. As investments are revalued to fair value continuously, no realised gains or losses arise.

2.8 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

ACCOUNTING POLICIES (Continued)

2.9 Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.10 Loans and borrowing

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is messured at present value.

2.11 Liabilities

Liabilities and provisions are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement and the amount of the settlement can be estimated reliably.

Liabilites are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effects of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The undwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.12 Financial instruments

The Charity only holds basic financial instruments. The financial assets and financial liabilites of the Charity are as follows:

Debtors - trade and other debtors (including accrued income) are basic financial instruments and are debt instruments measured at amortised cost as detailed in Note 17. Prepayments are not financial instruments.

Cash at bank - is classifed as a basic financial instrument and is measured at face value.

Liabilites - trade creditors, accruals and other creditors will be classified as financial instruments, and are measured at amortised cost as detailed in Notes 19 and 20. Taxation and social security are not included in the financial instruments disclosure. Deferred income is not deemed to be a financial liability, as in the cash settlement has already taken place and there is simply an obligation to deliver charitable services rather than cash or another financial instrument.

2.13 Pensions

The charity's employees are entitled to join TPT Retirement Solutions (formerly The Pensions Trust)-Social Housing Pension Scheme, a multi-employer defined benefit scheme. The Charity has adopted the Financial Reporting Council guidance 'Amendments to FRS102 multi-employer defined benefit plans' and the scheme has been accounted for as a defined benefit scheme from 1 January 2019.

ACCOUNTING POLICIES (Continued)

Pension scheme assets are measured at fair value and liabilities are measured on an actuarial basis using the projected unit method and discounted at a rate equivalent to the current rate of return on a high quality corporate bond of equivalent term and currency to the liabilities. The actuarial valuations are performed triennially and are updated at each reporting date.

The amount charged to the operating surplus are the current service costs and gains and losses on settlements and curtailments together with any change in the net defined benefit liability arising from employee service and are included as part of staff costs. Net interest on the defined benefit pension liability is shown as part of interest payable in the Statement of Financial Activities. Actuarial gains and losses on re-measurement of the defined benefit pension liability are reported within the Statement of Financial Activities.

2.14 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. The aim and use of each designated fund is set out in the notes to the financial statements.

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

Permanent endowment funds are fixed assets which are held in trust for the benefit of the charity over the long term and are subject to restrictions as regards how they may be used. The return arising from these assets are accounted for as unrestricted funds unless the donor has placed restrictions on the use of that income.

Investment income, gains and losses are allocated to the appropriate fund.

2.15 CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGMENT

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

- Depreciation rates for tangible fixed assets
- Allocation of support costs
- Rent recoverable (or bad debt)

The Charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Critical areas of judgment

- Useful economic lives of assets
- Defined Benefit Pension Scheme

The Charity has an obligation to fund the pension benefits of its employees who are current or past members of the pension scheme. The cost of the benefits and the present value of the obligation depend on a number of factors, including life expectancy, asset valuations, and the discount rate on corporate bonds. Management estimates these factors in determining the net pension liability in the Balance Sheet. The assumptions reflect historical experience and current trends. See Note 28 for the disclosures relating to the defined benefit pension scheme.

4 DONATIONS

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Donations	16,730	-	**16,730**
Grants	-	-	-
	16,730	-	16,730

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Donations	*2,427*	-	***2,427***
Grants	-	-	-
	2,427	-	*2,427*

5 INCOME FROM CHARITABLE ACTIVITIES- BY FUND

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
Housing activities	1,041,494	415,434	1,456,928

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total funds 2023 £
Housing activities	*993,069*	*391,833*	*1,384,902*

6 INCOME FROM CHARITABLE ACTIVITIES- BY TYPE

	2024	2023
	£	£
Housing activities		
Rental income receivable	903,287	*823,287*
Service charges receivable	424,147	*413,623*
Gross rental income	1,327,434	*1,236,910*
Losses from void accommodation	(39,888)	*(24,846)*
	1,287,546	*1,212,063*
Management fees	146,900	*149,003*
Other rental income	22,482	*23,836*
Total	1,456,928	*1,384,902*

Rental income includes £62,366 (2023: £61,268) restricted income from the Greenwoods Almshouse, £134,998 (2023: £92,872) restricted to Christian Union Almshouses, £70,389 (2023: £60,103) restricted to Tonge Houses, Portal Homes for Ladies and £70,389 (2023: £58,550) restricted to Whicher & Kifford.

7 INCOME FROM INVESTMENTS

	Unrestricted funds 2024	Restricted funds 2024	Total funds 2024
	£	£	£
Dividend income	133,085	23,354	**156,439**
Bank deposit and bond interest	9,381	-	**9,381**
	142,466	23,354	**165,819**

	Unrestricted funds 2023	Restricted funds 2023	Total funds 2023
	£	£	£
Dividend income	*114,284*	*18,556*	***132,840***
Bank deposit and bond interest	*11,171*	-	***11,171***
	125,455	*18,556*	*144,011*

All of the Charity's income from investments arises from money held in stocks, shares and interest bearing deposit accounts with Investec Wealth Management, M&G, Brown Shipley and CCLA.

8 EXPENDITURE ON RAISING FUNDS

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment Funds 2024 £	Total funds 2024 £
Investment management fees	30,860	5,937		36,797

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment Funds 2023 £	Total funds 2023 £
Investment management fees	*30,184*	*5,347*		*35,531*

9 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES- BY FUND

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment Funds 2024 £	Total funds 2024 £
Housing activities	1,560,040	197,644	48,456	1,806,140

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment Funds 2023 £	Total funds 2023 £
Housing activities	*1,657,612*	*189,934*	*43,696*	*1,891,242*

10 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES- BY TYPE

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £
Housing activities	954,855	851,285	**1,806,140**

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £
Housing activities	*1,122,111*	*769,131*	***1,891,242***

10 ANALYSIS OF EXPENDITURE ON CHARITABLE ACTIVITIES- BY TYPE (CONTINUED)

Analysis of direct costs	Total funds 2024 £	Total funds 2023 £
Direct staff costs	392,791	*440,115*
Depreciation	213,629	*210,362*
Routine repairs and maintenance	296,861	*254,903*
Cyclical repairs and maintenance	72,526	*123,637*
	975,806	*1,029,018*

Analysis of support costs	Total funds 2024 £	Total funds 2023 £
Defined benefit pension scheme finance cost	-	-
Support staff costs	165,509	*118,401*
Legal and other professional fees	74,984	*76,105*
Governance costs	29,052	*24,230*
Other staff costs	192,845	*187,840*
Premise costs	245,107	*259,780*
Other costs	104,850	*79,778*
Bank charges and interest payable	1,565	*1,492*
Bad debt write off	37,373	*21,506*
	851,285	*769,131*

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

	2024 £	2023 £
Rent payable under operating leases	1,132	*1,205*
Auditor's remuneration:		
Audit	29,052	*24,230*
Accounts	-	-
	29,052	*24,230*

12 AUDITORS' REMUNERATION

	2024 £	2023 £
2024 under/(over) accrual audit and accounts	5,453	*50,499*
2024 accrual audit and accounts	29,052	*24,230*
	34,505	*74,729*

13 STAFF COSTS

	2024	2023
	£	£
Wages and salaries	498,691	355,585
Social security costs	55,464	36,458
Employers pension costs	16,807	21,946
	570,963	*413,989*

Particulars of employees

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

	2024	2023
Operating staff- Full time	3	*2*
Operating staff- Part time	2	*3*
Administrative staff- Full time	4	*2*
Administrative staff- Part time	3	*3*
	12	*10*

There were a number of temporary staff paid through agents during the year at a cost of £159,115 (2023: £294,733)

The remuneration of key management personnel (including pension, bonus and employers national insurance) in the year amounted to:

2024	2023
£	£
313,005	*216,777*

Remuneration payable to the highest paid employed Director in relation to the year ended 31 December 2024, excluding pension contributions was the Chief Executive at £61,635.70 (2023: £87,155). They left in June 2023 and were replaced by the current Chief Executive (£55,771) Both Chief Executives were members of the Social Housing Pension Scheme (SHPS).

There was one interim Director employed as a consultant through to May 2025 before taking on the Chief Executieve position. They were not paid through payroll, but acted as key management personnel. The amount of £56,450 was paid to Alison Robson-Young Ltd.

The number of employees (FTE) who received total remuneration in the following bands were:

	2024	2023
£70,000 - £79,999	-	-
£80,000 - £89,999	-	*1*

14 Trustee's remuneration and expenses

During the year, no Trustees received received any remuneration or other benefits (2023: nil).

During the year ended 31 December 2024, Trustee expenses of £27.30 were incurred (2023: nil).

15 TANGIBLE FIXED ASSETS

	Freehold property £	Fixtures and fittings £	Office equipment £	Totals £
COST				
At 1st January 2024	10,532,112	345,188	19,933	10,897,233
Reclassification				-
Additions	415,870			415,870
Disposals	(82,125)			(82,125)
At 31st December 2024	10,865,857	345,188	19,933	11,230,978
DEPRECIATION				
At 1st January 2024	3,292,856	190,666	15,287	3,498,809
Reclassification				-
Charge for the year	195,943	15,380	2,306	213,629
Eliminated on disposal	(53,853)			(53,853)
At 31st December 2024	3,434,946	206,046	17,593	3,658,585
NET BOOK VALUE				
At 31st December 2024	7,430,911	139,142	2,340	7,572,393
At 31st December 2023	*7,239,256*	*154,522*	*4,647*	*7,398,425*

The Trustees believe that the value of the housing properties is substantially in excess of cost, based on reinstatement values for insurance purposes. In the event that any housing property should be sold, a liability may arise for the repayment, at least in part, of grants received.

1. Reclassification of freehold land
The Charity owns freehold land at Newell Hall which has been re-classified as a property investment as it is held with a view to be sold at some future date. Currently the land has no planning nor development rights and has been valued at £15,000 (2023: £15,000) and it produces no income. The land has been included with investments in these financial statements and is valued at estimated market value.

Accommodation in management

At the end of the year accommodation in management for each class of accommodation was as detailed below.

	2024 Number	2023 Number
General housing	46	*46*
Supported housing and housing for older people	123	*126*
Total	169	*172*
Owned and managed	**112**	***112***
Managed, but not owned	57	*60*
Total	169	*172*

16 FIXED ASSET INVESTMENTS

Quoted Investments - Fair value	2024 £	2023 £
At 1st January	5,591,490	*5,560,931*
Additions	3,431,560	*1,635,096*
Disposals	(3,715,698)	*(1,747,744)*
(Losses)/gains	312,468	*337,481*
At 31st December	5,619,820	*5,785,764*
Cash Movement	(3,854)	*(194,274)*
	5,615,966	*5,591,490*
Freehold Investment Land		
Reclassification from tangible fixed assets	15,000	*15,000*
Total Value of Investments at 31 December	5,630,966	*5,606,490*
Book value of quoted investments		
At 31 December	4,597,416	*4,597,416*

All the fixed asset investments are held in the UK

The the majority of quoted investments are managed listed securities held with Investec Wealth & Investment and Browne Shipley. The balance of funds are held in M&G Charity Investment Funds. All funds are invested within listed companies for which there is a readily available market value. The historic valuation of the M&G holdings include £2,509 representing a permanent endowment fund which formed part of Greenwood's Almshouses Trust and £2,669 for Christian Union Almshouse.

The Charity owns freehold land at Newall Hall. The land is derelict and produces no income but is held for the long term with a view to maximising its ultimate value. It has been included in these financial statements at estimated market value.

Harrison Housing also has a £1 investment in its wholly owned subsidiary Harrison Housing Trustees Limited.

17 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Maintenance contributions - housing	87,779	*83,274*
Less : Bad Debt Provision	(47,551)	*(38,450)*
Other debtors	2,119	*23,892*
Prepayments and accrued income	42,811	*44,297*
	85,158	*113,013*

18 CURRENT ASSET INVESTMENTS

	2024	2023
	£	£
Short term bank deposits	48,672	*47,386*
	48,672	*47,386*

19 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	59,255	*172,267*
Other taxation and social security	19,252	*13,751*
Other creditors	64,316	*31,603*
Accruals and deferred income	149,120	*145,719*
	291,943	*363,341*

20 STATEMENT OF FUNDS

Statement of funds - current year	Balance at 1 January 2024 £	Income £	Expenditure £	Transfers in/out	Gains/ (Losses) £	Balance at 31 December 2024 £
Designated funds						
Cyclical Maintenance Fund	1,317,323	-	(69,466)	500,000	-	1,747,856
Revaluation Reserve	15,000	-	-	-	-	15,000
	1,332,323	-	(69,466)	500,000	-	1,762,856
General funds						
General Reserve	2,324,285	1,200,689	(1,521,434)	(656,919)	289,114	1,635,737
Pension Reserve	(71,166)	-	-	14,149	8,000	(49,017)
	2,253,119	1,200,689	(1,521,434)	(642,770)	297,114	1,586,720
Restricted funds						
Greenwoods	276,977	62,366	(28,843)	(11,115)	883	300,268
Howis Trust	221,350	110,124	(51,076)	(22,230)	-	258,168
Whicher & Kifford	482,445	60,910	(28,593)	(11,115)	-	503,648
Fixed asset fund	4,828,043	-	-	222,425	-	5,050,469
Portal	392,524	70,389	(37,211)	(12,967)	10,109	422,844
CUA	874,204	134,998	(57,858)	(22,230)	12,361	941,476
	7,075,544	438,788	(203,581)	142,770	23,354	7,476,874
Permanent Endowment funds						
Portal	576,269		(7,572)			568,697
CUA	1,994,113		(40,885)			1,953,228
	2,570,381	-	(48,456)	-	-	2,521,925
Total funds	13,231,367	1,639,477	(1,842,937)	-	320,468	13,348,375

20 STATEMENT OF FUNDS

Statement of funds - prior year	Balance at 1 January 2023 £	Income £	Expenditure £	Transfers in/out	Gains/ (Losses) £	Balance at 31 December 2023 £
Designated funds						
Cyclical Maintenance Fund	*1,040,960*	-	*(123,637)*	*400,000*	-	*1,317,323*
Revaluation Reserve	*15,000*	-	-	-	-	*15,000*
	1,055,960	-	*(123,637)*	*400,000*	-	*1,332,323*
General funds						
General Reserve	*2,380,241*	*1,120,951*	*(1,631,151)*	*135,319*	*318,925*	*2,324,285*
Pension Reserve	*(87,193)*	-	-	*11,027*	*5,000*	*(71,166)*
	2,293,048	*1,120,951*	*(1,631,151)*	*146,345*	*323,925*	*2,253,119*
Restricted funds						
Greenwoods	*233,191*	*61,268*	*(19,867)*	*2,015*	*371*	*276,977*
Howis Trust	*147,994*	*97,515*	*(28,189)*	*4,030*	-	*221,350*
Whicher & Kifford	*439,863*	*58,550*	*(17,983)*	*2,015*	-	*482,445*
Fixed asset fund	*5,388,829*	-	-	*(560,786)*	-	*4,828,043*
Portal	*342,863*	*67,645*	*(26,582)*	*2,351*	*6,247*	*392,524*
CUA	*768,493*	*125,411*	*(35,668)*	*4,030*	*11,938*	*874,204*
	7,321,233	*410,389*	*(128,289)*	*(546,345)*	*18,556*	*7,075,544*
Permanent Endowment funds						
Portal	*582,709*		*(6,440)*			*576,269*
CUA	*2,031,369*		*(37,256)*			*1,994,113*
	2,614,077	-	*(43,696)*	-	-	*2,570,381*
Total funds	*13,284,319*	*1,531,339*	*(1,926,773)*	*0*	*342,481*	*13,231,367*

20 STATEMENT OF FUNDS (CONTINUED)

General funds

The Pension reserve has been created to separately identify the defined benefit pension scheme liability.

Designated funds

Cyclical maintenance of the company's housing properties is carried out in accordance with a defined programme, dealing with internal decorations (flats and communal areas), and external decorations every seven years, and five years respectively. During the year, transfers have been made out of restricted funds and into the cyclical maintenance fund to top up the funds readily available to carry out these repairs.

The annual transfer from income and expenditure shown above represents the estimated annualised cost of the cyclical maintenance programme.

Amounts transferred each year from the designated reserves to income and expenditure account correspond with the cost of cyclical maintenance carried out during the year.

The balance on the cyclical maintenance designated reserves at the year end represents the total of the aggregate annualised charges for projects within each maintenance cycle.

Restricted funds

The Charity's restricted reserves represent the net assets acquired under schemes sanctioned by the Charity Commission in June and July 2007 in relation to Greenwood's Almshouses Trust and the Howis Trust. The net surplus or deficit for the period represents the surplus or deficit of income less expenditure attributable to the Greenwoods Trust and the Howis Trust in respect of the period following their acquisition.

The restricted refurbishment reserve represents funds specifically for the purpose of refurbishing the properties at 1 and 2 Stanley Close belonging to Whicher and Kifford Almshouses.

The Fixed Asset Fund reflects the amount that was paid to construct the buildings in tangible fixed assets and is restricted as the amounts would be repayable if the buildings were ever sold or demolished.

The adjustment in the year is to bring the value of the Fixed Asset fund, together with the total permanent endowments, to the same value as the net book value of the Tangible Fixed Assets (Note 15).

The Charity's restricted reserves include the net surplus of income less expenditure for Christian Union Almshouses and The Tonge, The Portal Home for Ladies in respect of the period following their acquisition.

Permanent Endowment Funds

Permanent endowment funds are capital funds which are held in trust for the benefit of the charity over the long term and are subject to restrictions as regards how they may be used.

In 2017 Harrison Housing acquired the assets of Christian Union Almshouses and The Tonge, The Portal Home for Ladies. In the Charities Commission Scheme it is mentioned in the objects that the land should be retained by the Trustees to for use for the objects of the Charity. This means the properties were considered to be Permenent Endowments.

Both properties were valued at the point of Acquistion and they are held at the net present value. No further valuations have been required or taken place.

21 ANALYSIS OF NET ASSETS BETWEEN FUNDS

Analysis of net assets between funds - Current year	**Unrestricted Funds £**	**Restricted Funds £**	**Endowment Funds £**	**Total Funds £**
Tangible fixed assets	**15,000**	**5,035,468**	**2,521,925**	**7,572,393**
Fixed asset investments	**3,488,106**	**2,142,860**	**-**	**5,630,966**
Current assets	**187,430**	**298,546**	**-**	**485,976**
Creditors due within one year	**(291,943)**	**-**	**-**	**(291,943)**
Creditors due in more than one year	**(49,017)**	**-**	**-**	**(49,017)**
Total	**3,349,576**	**7,476,874**	**2,521,925**	**13,348,375**

Analysis of net assets between funds - Prior year	***Unrestricted Funds £***	***Restricted Funds £***	***Restated Endowment Funds £***	***Total Funds £***
Tangible fixed assets	*15,000*	*4,813,044*	*2,570,381*	*7,398,425*
Fixed asset investments	*3,642,536*	*1,963,954*	*-*	*5,606,490*
Current assets	*362,264*	*298,546*	*-*	*660,810*
Creditors due within one year	*(363,341)*	*-*	*-*	*(363,341)*
Creditors due in more than one year	*(71,017)*	*-*	*-*	*(71,017)*
Total	*3,585,442*	*7,075,544*	*2,570,381*	*13,231,367*

22 Reconciliation of net movement in funds to net cash flow from operating activities

	2024 £	2023 £
Net income/(Loss) for the year (as per the Statement of Financial Activities)	**117,008**	*(52,952)*
Adjustments for:		
Depreciation charges	213,629	*208,532*
Loss on the sale of fixed assets	28,272	*3,679*
(Gains)/Losses on investments	(312,468)	*(337,481)*
Investment income	(165,819)	*(144,011)*
Decrease/(increase) in debtors	27,856	*9,592*
Increase/(decrease) in creditors	(71,398)	*119,124*
Defined benefit pension scheme employer contributions payable	(18,999)	*(18,852)*
Defined benefit pension scheme finance cost	5,000	*6,000*
Defined benefit pension scheme actuarial (gains)/losses	(8,000)	*(5,000)*
Net cash used in operating activities	***(184,920)***	***(211,370)***

23 Analysis of cash and cash equivalents

	2024 £	2023 £
Cash in hand	352,146	*500,411*
Short term bank deposits	48,672	*47,386*
Total cash and cash equivalents	**400,818**	***547,797***

24 Analysis of net debt

	At 1 January 2024 £	Cash flows £	At 31 December 2024 £
Cash at bank and in hand	**500,411**	(148,265)	**352,146**
Liquid investments	**47,386**	1,286	**48,672**
	547,797	**(146,979)**	**400,818**

25 CONTINGENT LIABILITIES

Other than the potential employer debt on the Pension Scheme (Note 27) and the potential VAT liability (Note 29) there were no other contingent liabilities at the balance sheet date (2023: £nil).

26 SOCIAL HOUSING GRANT

The total Social Housing Grant received for the Harrison Housing charitable company as at the 31 December 2024, was £4,645,318 (2023 - £4,645,318), made up as follows:

	£
Capital grant	**4,604,327**
Revenue grant	**40,991**
Total	**4,645,318**
Grant relating to components disposed of as at 01/01/2024	**228,454**
Disposals during 2024	**-**
	228,454

This liability is reflected within the Restricted Fixed Asset fund.

27 PENSION COMMITMENTS

Harrison Housing participates in the scheme, a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK. The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out with an effective date of 30 September 2023. The actuarial valuation showed assets of £2,570m, liabilities of £3,263m and a deficit of £693m.

27 PENSION COMMITMENTS (CONTINUED)

Principal actuarial assumptions at the Balance Sheet date:

	At 31 December 2024	At 31 December 2023
	%	%
Discount rate	5.20	4.69
Inflation (RPI)	3.33	3.17
Inflation (CPI)	2.74	2.57
Salary Growth	3.74	3.57
Allowance for commutation of pension for cash at retirement - of maximum allowance	75.00	75.00

The mortality assumptions adopted at 31 December 2024 imply the following life expectancies:

	At 31 December 2024	At 31 December 2023
Mortality rates (in years)		
- for a male aged 65 now	20.5	*21*
- at 65 for a male aged 45 now	23.0	*23.4*
- for a female aged 65 now	21.8	*22.2*
- at 65 for a female aged 45 now	24.4	*24.9*

The Charity's share of the assets in the scheme was:	**At 31 December 2024**	At 31 December 2023
	£	£
Global Equity	35,000	*25,000*
Absolute Return	-	*6,000*
Distressed Opportunities	-	*10,000*
Credit Relative Value	-	*10,000*
Alternative Risk Premia	-	*5,000*
Liquid Alternatives	55,000	-
Emerging Markets Debt	-	*5,000*
Risk Sharing	-	*18,000*
Insurance-Linked Securities	1,000	*2,000*
Property	14,000	*12,000*
Infrastructure	-	*29,000*
Real Assets	35,000	-
Private Debt	-	*12,000*
Opportunistic Illiquid Credit	-	*14,000*
Private Credit	39,000	
Credit Relative Value	11,000	
Investment Grade Credit	8,000	
Cash	2,000	*4,000*
Long Lease Property	-	*9,000*
Secured Income	5,000	*8,000*
Liability Driven Investment	98,000	*140,000*
Currency Hedging	-	*1,000*
Net Current Assets	1,000	*1,000*
Total Assets	**304,000**	*311,000*

The actual return on plan assets (including any changes in share of assets) over the period from 31 December 2023 to 31 December 2024 was £11,000.

27 PENSION COMMITMENTS (CONTINUED)

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

The amounts recognised in the Statement of Financial Activities are as follows:

	2024	2023
	£	£
Interest income	14,000	*14,000*
Interest cost	(17,000)	*(18,000)*
Administrative expenses	(2,000)	*(2,000)*
Total amount recognised in the Statement of Financial Activities	(5,000)	*(6,000)*

Movements in the fair value of the Charity's share of scheme assets were as follows:

	2024	2023
	£	£
Opening defined benefit scheme assets	382,000	*375,000*
Interest cost and administration expenses	19,000	20,000
Actuarial losses/(gains)	(11,000)	23,000
Benefits paid	(37,000)	(36,000)
Closing defined benefit obligation	353,000	*382,000*

Defined benefit costs recognised in the Statement of Financial Activities are as follows:

Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(3,000)	*28,000*
Experience gains and losses arising on the plan liabilities - gain (loss)	(6,000)	*(15,000)*
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	8,000	*2,000*
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	9,000	*(10,000)*
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	8,000	*5,000*

The present values of the defined benefit obligation, fair value of assets and defined benefit liability:

	2024	2023
	£	£
Fair value of plan assets	304,000	*311,000*
Present value of defined benefit obligation	(353,000)	*(382,000)*
Defined (liability) to be recognised	(49,000)	*(71,000)*

28 OPERATING LEASE COMMITMENTS

	2024 £	2023 £
Less than 1 year	**1,456**	*1,155*
Between 1 and 5 years	**1,456**	-
Greater than 5 years	**-**	-
	2,912	*1,155*

29 CONTINGENT LIABILITY

During 2024, the VAT status of a number of transactions between Harrison Housing and its linked Charities were reviewed and the Charity has approached HMRC for clarification in relation to the treatment of these transactions. As at the date of signing of these financial statements, it is not possible to quantify as a reasonable estimate any potential inflow/outflow from these transactions nor the probability of these inflows/outflows crystallising. Consequential no provision has been made in these financial statements in relation to these amounts.