

Company Registration Number - 4839075

The Charity Registration Number is :- 01102135

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

### Report and Accounts

31 December 2024

# HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

## Report and accounts for the year ended 31 December 2024

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## **HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED**

Company Registration Number - 4839075

### **Trustees' Annual Report for the year ended 31 December 2024**

The Trustees present their Report and Accounts for the year ended 31 December 2024, which also comprises the Directors' Report required by the Companies Act 2006.

#### **Reference and administrative details**

##### ***The charity name.***

The legal name of the charity is:- HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

The charity is also known by its operating name, HPBC

##### ***The charity's areas operation and UK charitable registration.***

The charity is registered in England & Wales with the Charity Commission in England & Wales (CCEW) with charity number 01102135

##### ***Legal structure of the charity***

The charity is constituted as a company limited by guarantee, registered under the Companies Acts. The governing document of the charity is the Memorandum and Articles of Association establishing the company under company legislation.

There are no restrictions in the governing documents on the operation of the Charity or on its investment powers other than those imposed by Charity Law.

By operation of law all, trustees are directors under the Companies Act 2006 and all directors are trustees under Charities legislation and have responsibilities, as such, under both company and charity legislation.

The trustees are all individuals.

##### **The principal operating address and web addresses of the charity are:-**

Elizabeth House

Pottery Road

Wigan

WN3 4EX

Web address [hpbc.org.uk](http://hpbc.org.uk)

The registered office of the charity for Companies Act purposes is:-

25 Manor Court

Salesbury Hall Road, Ribchester

Lancashire, PR3 3XR

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

Company Registration Number - 4839075

### Trustees' Annual Report for the year ended 31 December 2024

The Trustees in office on the date the report was approved were:-

The Reverend Dr S Ledbetter  
W Atherton  
K R Kennedy  
M Kitts  
L F Powell  
D Humphreys  
P Walker  
C Stephenson

The following persons served as Trustees during the year ended 31 December 2024 :-

The trustees who served as a trustee in the reporting period, and, if applicable, their dates of appointment or resignation during the year were:-.

<b>Name</b>	<b>Appointed</b>	<b>Resigned/Retired</b>
The Reverend Dr S Ledbetter		
W Atherton		
K R Kennedy		
M Kitts		
L F Powell		
D Humphreys	February 2024	July 2024
P Walker	December 2024	
C Stephenson	December 2024	

All the trustees are also members of the charity.

### Objects and activities of the charity

#### *The purposes of the charity as set out in its governing document.*

The principal object of the company is to make affordable homes available to persons in need.

#### *The main activities undertaken in relation to those purposes during the year.*

Following on from the award-winning Kingsley Rd/Alt St and St Bernard's 48 home developments in Liverpool, work got underway on the St William's project.

Based in Wigan this development comprises a church, Presbytery and land gifted to the Charity by the Liverpool Roman Catholic Archdiocese. Under the terms of the partnership agreement the land with planning approval for 27 new affordable homes was sold to Prima Housing Group.



## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

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### Trustees' Annual Report for the year ended 31 December 2024

#### ***The main activities undertaken during the year to further the charity's purpose for the public benefit.***

HPBC offers low income families, who meet the criteria set by the charity, the opportunity to purchase their own homes on a shared equity basis. There is no financial down payment required. Instead, partner families are expected to contribute 500 hours of 'sweat equity' that acts as £10,000 towards the deposit by participating in building their homes and their community.

Partner families purchase a share of the property by raising a mortgage from a bank or building society. On average the percentage purchased is over 50%.

Whilst Ince is not as culturally diverse as the geographical area HPBC has previously operated in, we recognise that diversity comes in many forms and home-partners who signed up come from a variety of backgrounds: different in ages and family units with a mix of blended families, more traditional families, single parents and individuals.

Previously 65% of the home-partners signed up were living in insecure private rental housing with poor conditions, 16% were couples with young children living in overcrowded conditions and 13% had been served Section 21 "no fault" eviction orders.

The identified needs in this area were for affordable home ownership opportunities for local people on low incomes who were denied a safe and stable home.

Due to the cost-of-living crisis, private rent costs escalating significantly and energy costs escalating, it is near impossible for many people in the area to save for a deposit.

With 84% of home-partners working in low paid sectors and of this, 42% being single parents, we put in place measures to ensure local residents were prioritised. This has allowed hardworking people in vulnerable positions to realise their dream of homeownership.

The creation of sustainable neighbourhoods is of paramount importance and to assist with this 100% of home-partners work in the Wigan borough.

The redevelopment of both the Presbytery and the Church followed a core ethos of retain, reuse, recycle, which significantly reduced embodied carbon across the project. This approach alone diverted over 1,000 tonnes of material from landfill.

The new homes benefit from sustainable heating systems which contribute to the longevity of energy efficiency for the new community of home owners.

Sustainability was further supported by the prioritisation of local labour and materials. Approximately 85% of trade partners lived within walking distance of the site, contributing to a significantly lower carbon footprint. In total, the project will save an estimated 30,000 tonnes of carbon annually demonstrating that thoughtful design, heritage preservation, and environmental responsibility can go hand-in-hand to public benefit.

St William's Church and Presbytery were deemed to be historic buildings of a high architectural and communal value. Although not listed or within a conservation area they were non-designated heritage assets, but the derelict buildings and adjacent land had become a target for vandalism and anti-social behaviour. They were falling into disrepair and becoming a blot on the local landscape.

A fundamental aspect of the charity is that it encourages volunteers and integrates the sweat equity element. This helps keep costs down and also provides those who give up their time the opportunity to learn new skills, gain confidence, meet new people, boost their CV's or simply give something back to society. Our volunteers are a mix of individuals, students, corporate volunteers and community interest and faith groups. They get involved in nearly all aspects of construction under the supervision of our qualified staff.

Another key element of cost reductions are donations. The Charity is extremely grateful to Belmont Community Housing and their significant contribution toward costs and, subsequently, to progress future plans. The charity also received a donation from a private individual, which paid for the PPE required for the team builds and refreshments.

The charity enjoyed tremendous success with the St William's project winning four awards in 2024. This is testimony to strong partnerships and the charity's unique sweat equity model.

- 'Most Innovative Affordable Housing Project' at the Building Innovation Awards 2024
- 'Most Innovative Partnership' at the above Building Innovation Awards 2024
- 'Best Partnership' at the National Housing Awards 2024
- 'Best Affordable Housing Development Award – under £10m' at the Northern Housing Awards 2024

## **HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED**

Company Registration Number - 4839075

### **Trustees' Annual Report for the year ended 31 December 2024**

HPBC has also made a wider contribution to social housing issues as a member of the Greater Manchester Community Led Housing hub, engagement with the Faith and Public Life Team, Archbishops Council, RCAOL Land and Housing Network, along with offering support to other local, regional and national groups. Publicity included three articles in Wigan Today and close ties were forged with the Armed Forces, including HPBC signing the Armed Forces Covenant and developing a relationship with two Armed Forces Veterans Breakfast Club groups in Wigan and Garstang. The Charity also developed a relationship Wigan and Leigh College.

The trustees have had regard to the Charity Commission's guidance on public benefit in managing the activities of the charity.

#### **The main achievements and performance of the charity during the year.**

The St William's development is a powerful example of how adaptive reuse of historic local assets can be integrated with modern housing to breathe new life into a neglected landmark that had been earmarked for demolition.

By retaining and refurbishing St William's, the development not only preserved an important piece of local heritage, but also created 27 affordable homes that respect and complement the surrounding context.

The success of the charity and its sweat equity model provides an option for affordable housing that is replicable and needed within the wider society. This is evidenced by Wigan council's generous support of the charity and desire to transfer land for future projects.

The home partners, along with their family and friends, worked together to complete their sweat equity hours and build the homes. This has enabled them to bond together, get to know their neighbours before they've moved into their homes, and develop a strong community spirit where diversity is celebrated.

This model will be used again in the St Williams development with HPBC being responsible for the recruitment of the home partners.

#### ***The difference the charity's performance during the year has made to the beneficiaries of the charity, and to be benefit of wider society.***

28 home partners were recruited and 168 volunteers were engaged in building the homes and a new community. Together they worked on the sweat equity hours and the build progressed as predicted. This process was managed by the Charity ensuring that its social goals were met.

Team Builds days were organised on Saturdays on a fortnightly basis, where home partners worked alongside volunteers creating positive bonds and learning new skills.

Groups engaged in the Team Build days included Wigan and Garstang Armed Forces Veterans Breakfast Clubs, students from Wigan & Leigh College, Greater Manchester Community Led Homes, and Wigan Council



## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

Company Registration Number - 4839075

### Trustees' Annual Report for the year ended 31 December 2024

#### Structure, governance and management of the charity

##### *The methods used to recruit and appoint new charity trustees.*

The procedure for recruiting trustees begins by the existing board identifying the needs or gaps of expertise within the board. The Charity enjoys a wide network of individuals with a variety of skills. Initially, introductions and recommendations are made to the board. There is a three-meeting period whereby new members are required to be observers and if everyone is agreed a formal invitation to join the board is made. The board unanimously appoints new members.

#### Financial review

##### *The charity's financial position at the end of the year ended 31 December 2024*

The financial position of the charity at 31 December 2024 and comparatives for the prior period, as more fully detailed in the accounts, can be summarised as follows:-

	2024	2023
	£	£
Net income	143,368	296,832
Unrestricted Revenue Funds available for the general purposes of the charity	486,846	343,476
Total Funds	486,846	343,476

##### *Financial review of the position at the reporting date, 31 December 2024 .*

It has been a difficult period for HPBC after covid but the outlook is now extremely positive; the money it will receive from the St Williams site will ensure that HPBC has the resources to undertake several more developments.

##### *Policies on reserves.*

The trustees policy is to have sufficient unrestricted funds of the company to allow the charity to continue its activities for a period of six months in the event that its core funding has withdrawn. This would enable the directors to seek alternative funding in the interim period. This target has been achieved in 2023 following the conclusion of the agreement to develop the St Williams site with Prima Group.

##### *Availability and adequacy of assets of each of the funds*

Following the conclusion of the agreement with Prima Group to develop St Williams the board of trustees is satisfied that the charity's assets are adequate to fulfil its obligations.

## **HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED**

Company Registration Number - 4839075

### **Trustees' Annual Report for the year ended 31 December 2024**

#### **Details of The Independent Examiner**

Clive Lomax

Chartered Accountant

25 Manor Court

Salesbury Hall Road

Ribchester

Lancashire

PR3 3XR

#### **Statement of the Directors' and Trustees' Responsibilities**

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Companies Act 2006, the Charities Act 2011 and the Charities (Accounts and Reports) Regulations 2008. Notwithstanding the explicit requirement in the extant statutory regulations, the Charities (Accounts and Reports) Regulations 2008, to prepare the financial statements in accordance with the SORP 2005, in view of the fact that the SORP 2005 has been withdrawn, the Trustees determined to interpret this responsibility as requiring them to follow current best practice and prepare the accounts according to the FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015, (as amended by the Bulletin issued in February 2016), (The SORP), .

In particular, the Companies Act 2006 and charity law require the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit of the charity. In preparing those financial statements the Board is required to :-

- to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).
- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements;

The law requires that the trustees must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for the year.

The Trustees are also responsible for maintaining adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which are sufficient to show and explain the charity's transactions and enable them to ensure that the financial statements comply with the Companies Act 2006 and comply with regulations made under the Charities Act. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

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### Trustees' Annual Report for the year ended 31 December 2024

The Trustees are also responsible for the contents of the Trustees' report, and the statutory responsibility of the Independent Examiner in relation to the Trustees' report is limited to examining the report and ensuring that, on the face of the report, there are no material inconsistencies with the figures disclosed in the financial statements.

#### Method of preparation of accounts - Small company provisions

The financial statements are set out on pages 10 to 25.

The financial statements have been prepared implementing the FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015, (as amended by the Bulletin issued in February 2016), (The SORP), and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016)

These financial statements have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006, applicable to companies subject to the small companies regime.

This report was approved by the board of trustees on 26 September 2025.



The Reverend Dr S Ledbetter  
Director and Trustee

## **HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED**

### **Report of the Independent Examiner to the Trustees of the charitable company on the accounts for the year ended 31 December 2024**

I report to the Trustees on my examination of the financial statements of the charitable company on pages 10 to 25 for the year ended 31 December 2024 which have been prepared in accordance with the Charities Act 2011 (the Act) and with the Financial Reporting Standard 102, (effective 1st January 2016) as modified by FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015, (as amended by the Bulletin issued in February 2016), (The SORP), published by the Charity Commission in England & Wales (CCEW), and under the historical cost convention and the accounting policies set out on page 17.

#### **Respective responsibilities of the Trustees and the Independent Examiner and the basis of the report**

As described on page 6, you, the charitable company's Trustees, who are also the Directors of the Company for the purposes of Company law, are responsible for the preparation of the financial statements in accordance with the Companies Act 2006, the Charities Act 2011 and all other applicable law and with United Kingdom Generally Accepted Accounting Practice, applicable to smaller entities, and for being satisfied that the financial statements give a true and fair view.

The Trustees consider that the audit requirement of Section 144(1) of the Charities Act 2011 (the Act) does not apply, and that there is no requirement in the memorandum and articles of the charity for the conducting of an audit, and that the accounts do not require an audit in accordance with Part 16 of the Companies Act 2006 and that no member or members have requested an audit pursuant to Section 476 of the Companies Act 2006. As a consequence, the Trustees have elected that the financial statements be subject to independent examination.

Having satisfied myself that the financial statements are not required to be audited under any legal provision, or otherwise, and are eligible for independent examination, it is my responsibility to:-

- a) examine the financial statements of the charity under Section 145 of the Act;
- b) follow the applicable procedures in the Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Basis of Independent Examiner's Statement and scope of work undertaken**

Since the charitable company's gross income exceeded £250,000, the charitable company's examiner must be a member of a body listed in section 145 of the Act. I confirm that I am qualified to undertake the examination because I am an authorised member of Chartered Accountant, which is one of the listed bodies.

I report in respect of my examination of the charity's financial statements carried out under s145 of the Act. In carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act setting out the duties of an independent examiner in relation to the conducting of an independent examination. An independent examination includes a review of the accounting records kept by the charitable company and of the accounting systems employed by the charitable company and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you, as Trustees, concerning such matters. The purpose of the examination is to establish as far as possible that there have been no breaches of charity legislation and that, on a test basis of evidence relevant to the amounts and disclosures made, the financial statements comply with the SORP.

The procedures undertaken do not provide all the evidence that would be required in an audit, and information supplied by the Trustees in the course of the examination is not subjected to audit tests or enquiries and does not cover all the matters that an auditor would consider in arriving at an opinion. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide

Consequently, I do not express an audit opinion on the view given by the financial statements, and in particular, I express no opinion as to whether the financial statements give a true and fair view of the affairs of the charity, and my report is limited to the matters set out in the statement below.



## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

I planned and performed my examination so as to satisfy myself that the objectives of the independent examination are achieved and before finalising the report I obtained written assurances from the Trustees of all material matters.

### Independent Examiner's Statement, Report and Opinion

Subject to the limitations upon the scope of my work as detailed above, I have completed my examination: and can confirm that:-

The accounts of this charitable company are not required to be audited under Part 16 of the Companies Act 2006;

The gross income of the charitable company in the year ended 31 December 2024 appears to exceed the sum specified in Section 145(3) of the Act, namely £250000, and that I am qualified to act as Independent Examiner in accordance with that section by virtue of my being a qualified member of Chartered Accountant;

This is a report in respect of an examination carried out under 145 of the Act and in accordance with Directions given by the Charity Commission under section 145(5)(b) of the Act which may be applicable;

and that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:-

accounting records were not kept in respect of the charity as required by Section 386 of the Companies Act 2006 and Section 130 of The Charities Act 2011;

the financial statements do not accord with those records; or

the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in section 396 of the Companies Act 2006 other than any requirement that the accounts give a 'true and fair' view, which is not a matter considered as part of an independent examination;

have not been prepared in accordance with the methods and principles set out in the FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015, (as amended by the Bulletin issued in February 2016), (The SORP).

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

Signed:-



Clive Lomax - Independent Examiner

Chartered Accountant

25 Manor Court  
Salesbury Hall Road  
Ribchester  
Lancashire  
PR3 3XR

This report was signed on 26 September 2025



**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Statement of Financial Activities for the year ended 31 December 2024**

***Statement of Financial Activities (including the Income and Expenditure Account for the year ended 31 December 2024, as required by the Companies Act 2006)***

	SORP Ref	Current year Unrestricted Funds	Current year Restricted Funds	Current year Total Funds	Prior Year Total Funds
		2024 £	2024 £	2024 £	2023 £
<b>Income &amp; Endowments from:</b>					
Charitable activities	A2	254,299	-	254,299	90,399
Investments	A4	4,945	-	4,945	1,553
Other	A5	-	-	-	283,165
<b>Total income</b>	<b>A</b>	<b>259,244</b>	<b>-</b>	<b>259,244</b>	<b>375,117</b>
<b>Expenditure on:</b>					
Charitable activities	B2	115,876	-	115,876	78,285
<b>Total expenditure</b>	<b>B</b>	<b>115,876</b>	<b>-</b>	<b>115,876</b>	<b>78,285</b>
<b>Net income for the year</b>		<b>143,368</b>	<b>-</b>	<b>143,368</b>	<b>296,832</b>
<b>Net income after transfers</b>	<b>A-B-C</b>	<b>143,368</b>	<b>-</b>	<b>143,368</b>	<b>296,832</b>
<b>Net movement in funds</b>		<b>143,368</b>	<b>-</b>	<b>143,368</b>	<b>296,832</b>
<b>Reconciliation of funds:-</b>					
<b>Total funds brought forward</b>	<b>E</b>	<b>343,476</b>	<b>-</b>	<b>343,476</b>	<b>46,643</b>
<b>Total funds carried forward</b>		<b>486,844</b>	<b>-</b>	<b>486,844</b>	<b>343,475</b>

The 'SORP Ref' indicated above is the classification of income set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the Balance Sheet.

A Statement of Total Recognised Gains and Losses is included as a primary statement in these accounts.

All the prior year transactions were unrestricted items, and no further analysis is required

All activities derive from continuing operations

**The notes attached on pages 17 to 25 form an integral part of these accounts.**

**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Statement of Financial  
Activities for the year ended 31 December 2024**

	SORP Ref	Prior Year Unrestricted Funds 2023 £	Prior Year Restricted Funds 2023 £	Prior Year Total Funds 2023 £
<b>Income from:</b>				
Charitable activities	A2	90,399	-	<b>90,399</b>
Investments	A4	1,554	-	<b>1,554</b>
Other	A5	283,165	-	<b>283,165</b>
<b>Total income</b>	<b>A</b>	<b>375,118</b>	<b>-</b>	<b>375,118</b>
<b>Expenditure on:</b>				
Charitable activities	B2	78,285	-	<b>78,285</b>
<b>Total expenditure</b>	<b>B</b>	<b>78,285</b>	<b>-</b>	<b>78,285</b>
<b>Net income for the year</b>		<b>296,833</b>	<b>-</b>	<b>296,833</b>
<b>Net income after transfers</b>		<b>296,833</b>	<b>-</b>	<b>296,833</b>
<b>Net movement in funds</b>		<b>296,833</b>	<b>-</b>	<b>296,833</b>
<b>Reconciliation of funds:-</b>	<b>E</b>			
<b>Total funds brought forward</b>		<b>46,643</b>	<b>-</b>	<b>46,643</b>
<b>Total funds carried forward</b>		<b>343,476</b>	<b>-</b>	<b>343,476</b>

**All activities derive from continuing operations**

**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Statement of Financial Activities for the year ended 31 December 2024**

**Statement of Total Recognised Gains and Losses for the year ended 31 December 2024**

	2024 £	2023 £
<b>Surplus for the year :-</b>		
Net excess of income over expenditure from operations before tax	143,368	13,667
Realised gains on the disposal of tangible fixed assets	-	283,165
<b><i>Income from operations before tax in the Statement of Financial Activities</i></b>	<b>143,368</b>	<b>296,832</b>
<b>Net Movement in funds before taxation</b>	<b>143,368</b>	<b>296,832</b>
<b>Funds generated in the year as shown on Statement of Financial Activities</b>	<b>143,368</b>	<b>296,832</b>

The notes attached on pages 17 to 25 form an integral part of these accounts.



**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Statement of Financial  
Activities for the year ended 31 December 2024**

**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Resources applied in the  
year ended 31 December 2024 towards fixed assets for Charity use:-**

	2024 £	2023 £
Funds generated in the year as detailed in the SOFA	143,368	296,832
Resources applied on functional fixed assets	(1,161)	(374,060)
<b>Net resources available to fund charitable activities</b>	<b>142,207</b>	<b>(77,228)</b>

The notes attached on pages 17 to 25 form an integral part of these accounts.

**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Statement of Financial  
Activities for the year ended 31 December 2024**

**Movements in revenue and capital funds for the year ended 31 December 2024**

**Revenue accumulated funds**

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Last year Total Funds 2023 £
Accumulated funds brought forward	343,476	-	343,476	46,643
Recognised gains and losses before transfers	143,368	-	143,368	296,832
	<b>486,844</b>	<b>-</b>	<b>486,844</b>	<b>343,475</b>
<b>Closing revenue funds</b>	<b>486,844</b>	<b>-</b>	<b>486,844</b>	<b>343,475</b>

**Summary of funds**

	Unrestricted and Designated funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Last Year Total Funds 2023 £
Revenue accumulated funds	486,844	-	486,844	343,475

The notes attached on pages 17 to 25 form an integral part of these accounts.

**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Statement of Financial  
Activities for the year ended 31 December 2024**

**HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED  
Income and Expenditure Account for the year ended 31 December 2024 as required by  
the Companies Act 2006**

	2024 £	2023 £
<b>Income</b>		
Income from operations	254,299	90,399
Investment income		
Interest receivable	4,945	1,553
<b>Gross income in the year before exceptional items</b>	<b>259,244</b>	<b>91,952</b>
<b>Exceptional items:</b>		
Realised gains on disposals of tangible fixed assets held for the charity's own use	-	283,165
<b>Gross income in the year including exceptional items</b>	<b>259,244</b>	<b>375,117</b>
<b>Expenditure</b>		
Charitable expenditure, excluding depreciation and amortisation	115,876	78,049
Depreciation and amortisation	-	236
Realised losses on disposals of social investments which are programme related	-	-
<b>Total expenditure in the year</b>	<b>115,876</b>	<b>78,285</b>
<b>Net income before tax in the financial year</b>	<b>143,368</b>	<b>296,832</b>
Tax on surplus on ordinary activities	-	-
<b>Net income after tax in the financial year</b>	<b>143,368</b>	<b>296,832</b>
<b>Retained surplus for the financial year</b>	<b>143,368</b>	<b>296,832</b>

All activities derive from continuing operations

In accordance with the provisions of the Companies Act 2006, the headings and subheadings used in the Income and Expenditure account have been adapted to reflect the special nature of the charity's activities.

**The notes attached on pages 17 to 25 form an integral part of these accounts.**



# HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED - Balance Sheet as at 31 December

		SORP		
	Note	Ref	2024	2023
			£	£
<b>Fixed assets</b>		A		
Tangible assets	10	A2	1,479	318
<b>Current assets</b>		B		
Stocks		B1	3,000	3,000
Debtors	12	B2	24,347	62,882
Cash at bank and in hand		B4	521,429	337,736
<b>Total current assets</b>			548,776	403,618
<b>Creditors: amounts falling due within one year</b>	13	C1	(8,409)	(5,460)
<b>Net current assets</b>			540,367	398,158
<b>Total assets less current liabilities</b>			541,846	398,476
Creditors: amounts falling due after more than one year	14	C2	(55,000)	(55,000)
<b>The total net assets of the charity</b>			486,846	343,476

The total net assets of the charity are funded by the funds of the charity, as follows:-

## Restricted funds

## Unrestricted Funds

Unrestricted Revenue Funds	19	D3	486,846	343,476
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## Designated Funds

<b>Total charity funds</b>			486,846	343,476
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The 'SORP Ref' indicated above is the classification of Balance Sheet items as set out in the formal SORP documents. As required by paragraph 4.60 of the SORP, the brought forward and carried forward funds above have been agreed to the SOFA..

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The charity is subject to Independent Examination under charity legislation, and the report of the Independent Examiner is on page 9.

The financial statements have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006, applicable to companies subject to the small companies regime.

  
The Reverend Dr S Ledbetter

Trustee

Approved by the board of trustees on 26 September 2025

The notes attached on pages 17 to 25 form an integral part of these accounts.

# HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

## Notes to the Accounts for the year ended 31 December 2024

### 1 Accounting policies

#### *Policies relating to the production of the accounts.*

##### **Basis of preparation and accounting convention**

The accounts have been prepared on the accruals basis, under the historical cost convention, and in accordance with the Financial Reporting Standard 102, (effective 1st January 2016) and 'FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015, (as amended by the Bulletin issued in February 2016), (The SORP), published by the Charity Commission in England & Wales (CCEW) , effective January 2016, , and in accordance with all applicable law in the charity's jurisdiction of registration, except that the charity has prepared the financial statements in accordance with the FRS 102 SORP (Statement of Recommended Practice for Accounting and Reporting by Charities) 2015, (as amended by the Bulletin issued in February 2016), (The SORP), in preference to the previous SORP, the SORP 2005, which has been withdrawn, notwithstanding the fact that the extant statutory regulations, the Charities (Accounts and Reports) Regulations 2008 refer explicitly to the SORP 2005. This has been done to accord with current best practice.

##### **Risks and future assumptions**

The charity is a public benefit entity and monitors the risks associated with the activities of the charity on an ongoing basis.

#### *Policies relating to categories of income and income recognition.*

#### *Policies relating to expenditure on goods and services provided to the charity.*

#### *Policies relating to assets, liabilities and provisions and other matters.*

##### **Tangible fixed assets**

Tangible fixed assets are measured at their original cost value, or subsequent revaluation, or if donated, as described above. Cost value includes all costs expended in bringing the asset into its intended working condition.

Depreciation has been provided at the following rates in order to write off the assets to their anticipated residual value over their estimated useful lives.

Freehold premises	0 % straight line
Leasehold premises	2 % straight line
Plant and machinery	20 % straight line
Motor vehicles	25 % straight line

A regular annual review of the likelihood of asset impairment is undertaken.

##### **Stocks and work in progress**

Stock is valued at the lower of cost and net realisable value.

##### **Debtors**

Debtors are measured at their recoverable amounts at the balance sheet date.

##### **Pensions - defined contribution schemes**

The charity operates a defined contribution pension scheme. Contributions are charged to the profit and loss account as they become payable in accordance with the rules of the scheme.

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

### Notes to the Accounts for the year ended 31 December 2024

#### Fund Accounting

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

#### 2 Liability to taxation

The Trustees consider that the charity satisfies the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by chapter 3 part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively on the specific charitable objects of the charity and for no other purpose.

#### 3 Winding up or dissolution of the charity

If upon winding up or dissolution of the charity there remain any assets, after the satisfaction of all debts and liabilities, the assets represented by the accumulated fund shall be transferred to some other charitable body or bodies having similar objects to the charity.

#### 4 Significance of financial instruments to the charity's position

There are no significant implications of financial instruments to the charity's financial position or performance.

#### 5 Net surplus before tax in the financial year

	2024	2023
	£	£

The net surplus before tax in the financial year is stated after charging:-

Depreciation of owned fixed assets	-	236
Pension costs	1,306	1,162

#### 6 The contribution of volunteers

The charity depends on the support of its volunteers, which is much appreciated. The charity had 112 Volunteers who donated 1,847 hours of their time stewarding events. Other volunteers undertook 40 hours of mailings and distributions and two specialist volunteers with DBS checks, spent 475 hours a year supporting the weekly children's and young people's writing groups. It is estimated that without the help of volunteers, the Festival would need to find the equivalent of over £20,000 to obtain similar services. The arrangements with volunteers are difficult to value precisely in monetary terms and have not been recognised in the Statement of Financial Activities. The volunteers and the charity accept and agree that no contract of employment is created by these arrangements.



# HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

## Notes to the Accounts for the year ended 31 December 2024

### 7 Staff costs and emoluments

<b>Salary costs</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Gross Salaries excluding trustees and key management personnel	60,353	55,076
Employer's operating costs of defined contribution pension schemes	1,306	1,162
<b>Total salaries, wages and related costs</b>	<b>61,659</b>	<b>56,238</b>

<b>Numbers of full time employees or full time equivalents</b>	<b>2024</b>	<b>2023</b>
The average number of total staff employed in the year was	<u>1</u>	<u>-</u>
The average number of part time staff employed in the year was	1	-

Neither the trustees nor any persons connected with them have received any remuneration from the charity or any related entity, either in the current or prior year.

No employees received emoluments (excluding pension costs) in excess of £60,000 per annum.

**The pension details of such higher paid staff were :-**

	<b>£</b>	<b>£</b>
	<b>No</b>	<b>No</b>
<b>Numbers of such staff to whom benefits are accruing :-</b>		
Under money purchase pension schemes	1	-
	<u>1</u>	<u>-</u>

### 8 Defined contribution pension schemes

The charity operates a defined contribution pension scheme, the costs of which are shown above. Any liabilities and assets associated with the scheme are shown under debtors and creditors.

### 9 Remuneration and payments to Trustees and persons connected with them

No trustees or persons connected with them received any remuneration from the charity, or any related entity.

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

### Notes to the Accounts for the year ended 31 December 2024

#### 10 Tangible fixed assets

	Fixtures and Fittings	Motor Vehicles	Total
	£	£	£
<b>Cost</b>			
At 1 January 2024	7,720	3,058	10,778
Additions	1,161	-	1,161
<b>At 31 December 2024</b>	<b>8,881</b>	<b>3,058</b>	<b>11,939</b>
<b>Depreciation</b>			
At 1 January 2024	7,402	3,058	10,460
<b>At 31 December 2024</b>	<b>7,402</b>	<b>3,058</b>	<b>10,460</b>
<b>Net book value</b>			
At 31 December 2024	1,479	-	1,479
At 31 December 2023	318	-	318

#### 11 Stocks & Work in Progress

	2024	2023
	£	£
Stocks before write downs	3,000	3,000
	<u>3,000</u>	<u>3,000</u>

#### Analysis of the carrying value of stocks and work in progress by activities

	Work in Progress		Stocks	
	2024	2023	2024	2023
	£	£	£	£
<b>Activity</b>				
Direct charitable	-	-	3,000	3,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

#### 12 Debtors

	2024	2023
	£	£
Trade debtors	17,221	54,103
Prepayments and accrued income	669	669
Other debtors	6,457	8,110
	<u>24,347</u>	<u>62,882</u>

# HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

## Notes to the Accounts for the year ended 31 December 2024

13 Creditors: amounts falling due within one year	2024	2023
	£	£
Accruals	4,115	2,415
PAYE, NIC VAT and other taxes	4,037	2,819
Other creditors	257	226
	<b>8,409</b>	<b>5,460</b>

14 Creditors: amounts falling due after one year	2024	2023
	£	£
Other creditors	55,000	55,000

### 15 Loans to trustees included in debtors

The charity has made no loans to its trustees.

### 16 Guarantees made by the charity on behalf of trustees

The charity has made no guarantees on behalf of its trustees.

17 Income and Expenditure account summary	2024	2023
	£	£
At 1 January 2024	343,475	46,643
Surplus after tax for the year	143,368	296,832
At 31 December 2024	<b>486,843</b>	<b>343,475</b>

### 18 Particulars of how particular funds are represented by assets and liabilities

At 31 December 2024	Unrestricted funds	Designated funds	Restricted funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	1,479	-	-	1,479
Current Assets	548,776	-	-	548,776
Current Liabilities	(8,409)	-	-	(8,409)
Long Term Liabilities	(55,000)	-	-	(55,000)
	<b>486,846</b>	<b>-</b>	<b>-</b>	<b>486,846</b>

At 1 January 2024	Unrestricted funds	Designated funds	Restricted funds	Total Funds
	£	£	£	£
Tangible Fixed Assets	318	-	-	318
Current Assets	403,618	-	-	403,618
Current Liabilities	(5,460)	-	-	(5,460)
Long Term Liabilities	(55,000)	-	-	(55,000)
	<b>343,476</b>	<b>-</b>	<b>-</b>	<b>343,476</b>

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

### Notes to the Accounts for the year ended 31 December 2024

#### 19 Change in total funds over the year as shown in Note 18 , analysed by individual funds

	Funds brought forward from 2023	Movement in funds in 2024	Transfers between funds in 2024	Funds carried forward to 2025
	£	See Note 20 £	£	£
<b>Unrestricted and designated funds:-</b>				
Unrestricted Revenue Funds	343,476	143,368	-	486,844
<b>Total unrestricted and designated funds</b>	<b>343,476</b>	<b>143,368</b>	<b>-</b>	<b>486,844</b>
<b>Total charity funds</b>	<b>343,476</b>	<b>143,368</b>	<b>-</b>	<b>486,844</b>

#### 20 Analysis of movements in funds over the year as shown in Note 19

	Income	Expenditure	Other Gains & Losses	Movement in funds
	2024 £	2024 £	2024 £	2024 £
<b>Unrestricted and designated funds:-</b>				
Unrestricted Revenue Funds	259,244	(115,876)	-	143,368

#### 21 The purposes for which the funds as detailed in note 19 are held by the charity are:-

##### **Unrestricted Revenue Funds**

These funds are held for the meeting the objectives of the charity, and to provide reserves for future activities, and , subject to charity legislation, are free from all restrictions on their use.

#### 22 Ultimate controlling party

The charity is under the control of its legal members.



## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

Detailed analysis of income and expenditure for the year ended 31 December 2024 as required by the SORP 2015

*This analysis is classified by conventional nominal descriptions and not by activity.*

### 23 Income from charitable activities - Trading Activities

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
<b>Primary purpose and ancillary trading</b>				
Sundry sales	74,299	-	74,299	87,607
Donations and gifts	180,000	-	180,000	2,612
Other income	-	-	-	180
<b>Total Primary purpose and ancillary trading</b>	<b>254,299</b>	<b>-</b>	<b>254,299</b>	<b>90,399</b>

### 24 Total Income from charitable activities

	Current year Unrestricted Funds £ 2024	Current year Restricted Funds £ 2024	Current year Total Funds £ 2024	Prior Year Total Funds £ 2023
Total income from charitable trading	254,299	-	254,299	90,399
<b>Total from charitable activities</b>	<b>A2 254,299</b>	<b>-</b>	<b>254,299</b>	<b>90,399</b>

### 25 Investment income

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
Bank Interest Receivable	4,945	-	4,945	1,553
<b>Total investment income</b>	<b>A4 4,945</b>	<b>-</b>	<b>4,945</b>	<b>1,553</b>

### 26 Other income and gains

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
<b>Summary of Realised Gains</b>				
Realised gains on disposals of tangible fixed assets held for the charity's own use	-	-	-	283,165
<b>Total other income</b>	<b>A5 -</b>	<b>-</b>	<b>-</b>	<b>283,165</b>

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

Detailed analysis of income and expenditure for the year ended 31 December 2024 as required by the SORP 2015

### 27 Expenditure on charitable activities - Charitable trading

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
Insurance	271	-	271	591
Bad debt written off	887	-	887	-
Reallocated from support costs	114,719	-	114,719	77,694
<b>Total charitable trading costs</b>	<b>B2b 115,877</b>	<b>-</b>	<b>115,877</b>	<b>78,285</b>

### 28 Support costs for charitable activities

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
<b><i>Employee costs not included in direct costs</i></b>				
Defined contribution pension costs - Other salaries	1,306	-	1,306	1,162
Salaries	60,353	-	60,353	55,076
<b><i>Premises Expenses</i></b>				
Rates and water charges	-	-	-	680
Room Hire	2,941	-	2,941	-
Premises repairs, renewals and maintenance	-	-	-	781
<b><i>Administrative overheads</i></b>				
Telephone, fax and internet	1,560	-	1,560	1,467
Postage	1,178	-	1,178	1,086
Travel and subsistence	2,693	-	2,693	873
Marketing	9,126	-	9,126	3,124
Sundry expenses	6,128	-	6,128	1,129
<b><i>Professional fees paid to the Auditor or Independent Examiner in addition to audit and examination fees</i></b>				
As detailed in Note 29	1,700	-	1,700	1,700
<b><i>Professional fees paid to advisors other than the auditor or examiner</i></b>				
Professional fees	27,733	-	27,733	10,380
<b><i>Financial costs</i></b>				
Depreciation & Amortisation in total for the	-	-	-	236
<b>Support costs before reallocation</b>	<b>114,718</b>	<b>-</b>	<b>114,718</b>	<b>77,694</b>
<b><i>Less support costs reallocated to specific activities</i></b>				

## HOUSING PEOPLE, BUILDING COMMUNITIES LIMITED

Detailed analysis of income and expenditure for the year ended 31 December 2024 as required by the SORP 2015

To charitable trading costs	(114,719)	-	(114,719)	(77,694)
<b>Total support costs</b>	<b>(1)</b>	<b>-</b>	<b>(1)</b>	<b>-</b>

The basis of allocation of costs between activities is described under accounting policies

### 29 Other Expenditure - Governance costs

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
<i>Professional fees paid to the Auditor or Independent Examiner in addition to audit and examination fees</i>				
			2024 £	2023 £
Fees paid to the examiner's firm	1,700	-	1,700	1,700
<b>Total additional fees included in support costs at Note 28</b>	<b>1,700</b>	<b>-</b>	<b>1,700</b>	<b>1,700</b>

### 30 Total Charitable expenditure

	Current year Unrestricted Funds 2024 £	Current year Restricted Funds 2024 £	Current year Total Funds 2024 £	Prior Year Total Funds 2023 £
Total charitable trading costs	B2b 115,877	-	115,877	78,285
Total support costs	B2d (1)	-	(1)	-
<b>Total charitable expenditure</b>	<b>B2 115,876</b>	<b>-</b>	<b>115,876</b>	<b>78,285</b>