

HOUSING INITIATIVES (U.K) LTD

England & Wales · Charity number 1112553

Details

Status Registered

Legal form Charitable company

Company number [04255958](#)

Registered 2005-12-19

Register [View on the Charity Commission register](#)

Contact

Address Housing Initiatives UK Ltd
149 Stanley Road
Bootle
L20 3DL

Phone 01519338534

Email home@housing-initiatives.org

Website www.housing-initiatives.org

Activities

Objects: 3. THE CHARITY'S OBJECTS (THE OBJECTS) ARE:3.1 TO FURTHER SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF DISABLED PEOPLE AS THE DIRECTORS SEE FIT IN PARTICULAR BUT NOT EXCLUSIVELY BY:3.1.1 PROVIDING HOUSING INITIATIVES WITH THE AIM OF MEETING THEIR INDIVIDUAL SUPPORTED HOUSING NEEDS WITHIN THE COMMUNITY AS A WHOLE AND WHERE POSSIBLE TO ASSIST THEM IN ALLYING WITH AN APPROPRIATE SUPPORT AGENCY (FOR THEIR BENEFIT) SO THAT THEIR CONDITIONS OF LIFE MAY BE IMPROVED;3.1.2 PROVIDING HOUSES, HOSTELS OR ANY OTHER HOUSING ACCOMMODATION AND ANY ASSOCIATED AMENITIES, SERVICES, ADVICE FOR SUCH PERSONS;3.1.3 PROVIDING SERVICES, ADVICE OR ASSISTANCE UPON TERMS APPROPRIATE TO THEIR MEANS TO SUCH PERSONS IN NEED THEREOF AND ARRANGING OR CARRYING OUT WORKS OF IMPROVEMENT REPAIR OR MAINTENANCE TO HOMES OCCUPIED BY THEM AND PROVIDING ANY ASSOCIATED AMENITIES SPECIALLY DESIGNED OR ADAPTED TO MEET THE DISABILITIES AND REQUIREMENTS OF SUCH PERSONS;3.1.4 PROVIDING FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION IN THE INTERESTS OF SOCIAL WELFARE FOR SUCH PERSONS WITH THE OBJECT OF IMPROVING THEIR CONDITIONS OF LIFE; AND3.2 TO FURTHER SUCH OTHER CHARITABLE PURPOSES AS THE DIRECTORS SEE FIT FROM TIME TO TIME FOR THE BENEFIT OF THE PUBLIC IN PARTICULAR (WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING) THE ADVANCEMENT OF EDUCATION AND THE RELIEF OF POVERTY.THE COMPANY SHALL NOT TRADE FOR PROFIT.

Activities: Providing supported housing to people with learning disabilities and other vulnerable people in the Greater Merseyside area.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Disability, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities, Other Defined Groups

Geography

- **Area of benefit:** SEFTON, WIRRAL, LIVERPOOL
- Liverpool City
- Sefton
- Wirral

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2025-03-31 | £211,451 | £122,787 | - | - |
| 2023-09-30 | £145,670 | £187,653 | - | - |
| 2022-09-30 | £150,121 | £177,615 | - | - |
| 2021-09-30 | £144,238 | £169,654 | - | - |
| 2020-09-30 | £162,154 | £163,130 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------------|------|------------|
| Ebrahim Piperdy | | 2024-06-05 |
| Mark Adrian Blanchard | | 2024-04-15 |
| Peter Neil Merity | | 2021-09-24 |

HOUSING INITIATIVES (U.K) LTD

England & Wales - Charity number 1112553

Accounts

REGISTERED COMPANY NUMBER: 04255958 (England and Wales)
REGISTERED CHARITY NUMBER:1112553

Report of the Trustees and
Unaudited Financial Statements for the 18-Month Period Ended 31 March 2025
for
Housing Initiatives (U.K.) Ltd

Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER

Housing Initiatives (U.K.) Ltd

Legal and Administrative Information
for the 18-Month Period Ended 31 March 2025

Trustees

P N Merity
M Ollivier
E Piperdy
M A Blanchard

Company Secretary

Mr. Terry Pritchard (appointed 10/09/25)

Charity Number

1112553

Company Number

04255958

Registered office

151 Stanley Road
Bootle
L20 3DL

Independent Examiner

Paul Burns BSc Hons BFP FCA
Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER

Bankers

Lloyds Bank plc
137 Telegraph Road
Heswall
Wirral
CH60 0AN

Housing Initiatives (U.K.) Ltd

Contents of the Financial Statements
for the 18-Month Period Ended 31 March 2025

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Housing Initiatives (U.K.) Ltd

Report of the Trustees for the 18-Months Period Ended 31 March 2025

The trustees present their report and financial statements for the 18-Months Period Ended 31 March 2025.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019).

Objectives and activities

Housing Initiatives (UK) Limited was founded in 2001, as a not-for-profit company. The aim of Housing Initiatives (UK) Limited is to provide supported housing to people with learning disabilities and other vulnerable people in the Greater Merseyside area.

The trustees in accordance with Section 4 of the 2006 Charities Act have taken due regard of the public benefit and acted accordingly.

Achievements and performance

Throughout the period Housing Initiatives held mandatory and non-mandatory accreditations and licenses via the Local Authorities which regulated the high standards of the properties; the application for HI to become a Registered Social Landlord (RSL) is ongoing, although has proved to be a much lengthier and more complex process than had been envisaged.

Many of our tenants are long-standing and this has had a stabilising effect on their lives and seen them become more integrated into their local communities.

Due to ongoing voids at Hougmomont Grove the trustees took the decision to sell the property during the year.

Reserves policy

The funding policy of the charity is to maintain within unrestricted funds at least 2 months' running costs to ensure that it can continue to meet its obligations. The trustees are of the opinion that cash-flow is sufficient to continue the on-going work of the charity.

Financial review

The charity does not receive any grant support towards the provision of accommodation, obtaining mortgages for properties and receiving rental income from tenants. However, the charity will continue to seek general unrestricted funds to further the charity reserves and develop the infrastructure of the charity.

Management reports are produced and are reviewed by the board at each board meeting to ensure that the charity properly manages the funds available.

Over the 18-month period (October 2023 - March 2025) the rental income has fluctuated due to the de-commissioning of services a couple of years ago and the filling of voids.

As of March 2025, voids are as follows:

- Gainford – 1 x voids
- St Edmunds– 1 x voids

Investment policy

The charity's investment policy currently is to hold any reserves at the bank.

Risk policy

The board of trustees has carried out risk assessments and aim to lessen the risks to the charity as far as possible.

Governance

The charity strives to ensure that there are adequate trustees with a diversity of skills.

Housing Initiatives (U.K.) Ltd

Report of the Trustees
for the 18-Month Period Ended 31 March 2025

External

The charity continues to maintain its profile within the local community, thus ensuring the charity is sensitive to the community's needs.

Financial

Financial procedures are in place and adhered to. Accounts are monitored regularly.

Operational

The charity ensures that suitably qualified/skilled staff are recruited.

Structure, governance and management

Housing Initiatives (UK) Limited was registered as a charity on 19 December 2005, charity number 1112553. In September 2019, Housing Initiatives merged with Expect Ltd.

The charity is governed under its Memorandum and Articles of Association incorporated on 20 July 2001, as amended by special resolution dated March 2016 and on 30 August 2019.

The trustees, who are also the directors for the purpose of company law, and who served during the period were:

Mr. Peter Neil Merity
Miss Margaret Ollivier
Mr. Mark Adrian Blanchard (appointed 15/4/24)
Mr. Ebrahim Piperdy (appointed 05/6/24)

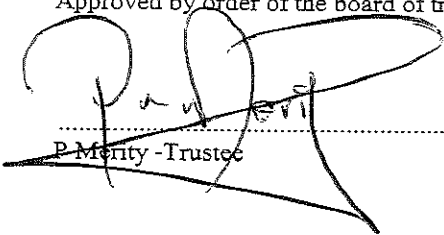
The Board of Trustees aims to ensure its members provide a good mix of skills, knowledge and experience in relation to providing governance and management for a charitable organisation. The existing Board members nominate candidates on their skill, abilities and experience in various capacities of their working and everyday life.

Small company provisions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

The trustees' report was approved by the Board of Trustees.

Approved by order of the board of trustees on 29/10/25 and signed on its behalf by:


.....
P. Merity - Trustee

Housing Initiatives (U.K.) Ltd

Statement of Trustees Responsibilities
for the 18-Month Period Ended 31 March 2025

The trustees, who are also the Directors of Housing Initiatives (UK) Limited for the purpose of company law, are responsible for preparing the Trustees Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare accounts for each financial year which gives a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 accounts comply with the Companies Act 2006. 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.

**Independent Examiner's Report to the Trustees of
Housing Initiatives (U.K.) Ltd**

Independent examiner's report to the trustees of Housing Initiatives (U.K.) Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the 18-Month Period Ended 31 March 2025

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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 accounts to be reached.

Paul Burns BSc Hons BFP FCA

Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER



Date: 29/10/25

Housing Initiatives (U.K.) Ltd

Statement of Financial Activities
Including Income and Expenditure Account
for the 18-Month Period Ended 31 March 2025

| | | 31.3.25 | 30.9.23 |
|------------------------------------|-------|----------------------------|----------------------------|
| | Notes | Unrestricted funds £ | Unrestricted funds £ |
| INCOME AND ENDOWMENTS FROM | | | |
| Charitable activities | | | |
| Property Rental Income | | 211,342 | 145,520 |
| Other income | | - | - |
| Investment income | 3 | <u>109</u> | <u>150</u> |
| Total | | <u>211,451</u> | <u>145,670</u> |
| EXPENDITURE ON | | | |
| Charitable activities | | | |
| Expenses and Governance costs | 3 | <u>122,787</u> | <u>187,653</u> |
| NET INCOME/(EXPENDITURE) | | 88,664 | (41,983) |
| RECONCILIATION OF FUNDS | | | |
| Total funds brought forward | | <u>569,012</u> | <u>610,995</u> |
| TOTAL FUNDS CARRIED FORWARD | | <u>657,676</u> | <u>569,012</u> |

Housing Initiatives (U.K.) Ltd

Balance Sheet
31 March 2025

| | Notes | 31.3.25 Unrestricted funds £ | 30.9.23 Unrestricted funds £ |
|--|-------|---------------------------------------|---------------------------------------|
| FIXED ASSETS | | | |
| Tangible assets | 7 | 962,706 | 1,138,505 |
| CURRENT ASSETS | | | |
| Debtors | 8 | 1,839 | 13,952 |
| Cash at bank | | <u>121,380</u> | <u>19,193</u> |
| | | 123,219 | 33,145 |
| CREDITORS | | | |
| Amounts falling due within one year | 9 | (73,790) | (113,503) |
| | | <u>49,429</u> | <u>(80,358)</u> |
| NET CURRENT (LIABILITIES)/ASSETS | | | |
| | | <u>49,429</u> | <u>(80,358)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 1,021,135 | 1,058,147 |
| CREDITORS | | | |
| Amounts falling due after more than one year | 10 | (354,459) | (489,135) |
| | | <u>657,676</u> | <u>569,012</u> |
| NET ASSETS | | | |
| | | <u>657,676</u> | <u>569,012</u> |
| FUNDS | 12 | | |
| Unrestricted funds | | <u>657,676</u> | <u>569,012</u> |
| TOTAL FUNDS | | <u>657,676</u> | <u>569,012</u> |

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the 18-Month Period Ended 31 March 2025

The members have not required the company to obtain an audit of its financial statements for the 18-Month Period Ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

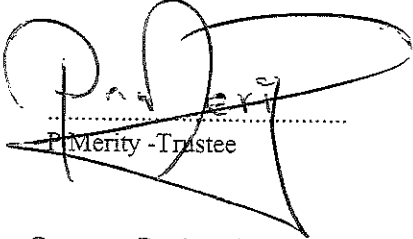
Housing Initiatives (U.K.) Ltd

Balance Sheet - continued

31 March 2025

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

The financial statements were approved by the Board of Trustees and authorised for issue on 29/10/25 and were signed on its behalf by:


.....
P. Merity - Trustee

Company Registration No. 04255958

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements
for the 18-Month Period Ended 31 March 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

Income

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

Income from government grants and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental income is included when receivable.

Investment income is recorded when receivable by the charity.

Expenditure

Expenditure is included in the Statement of Financial Activities on an accrual basis, inclusive of any VAT which cannot be recovered.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs represent costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination.

Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

| | |
|-----------------------|---------------|
| Freehold property | - 2% on cost |
| Long leasehold | - 2% on cost |
| Fixtures and fittings | - 30% on cost |

Taxation

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

Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued for the 18-Month Period Ended 31 March 2025

1. ACCOUNTING POLICIES - continued

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the period of the lease.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

3. INVESTMENT INCOME

| | 31.03.25 | 30.9.23 |
|--------------------------|------------|------------|
| | £ | £ |
| Deposit account interest | <u>109</u> | <u>150</u> |

CHARITABLE ACTIVITIES

| | 31.3.25 | 30.9.23 |
|--------------------------------|-----------------|----------|
| Wages | 58,978 | 73,100 |
| Social security | 6,164 | 15,633 |
| Pensions | 4 | 831 |
| Computer costs | 1,505 | 3,157 |
| Rates and water | 10,649 | 7,016 |
| Insurance | 4,677 | 1,225 |
| Services to tenants | 18,711 | 7,354 |
| Telephone | 660 | 458 |
| Repairs and maintenance | 19,988 | 11,082 |
| Bank charges | 444 | 382 |
| Sundries | 1,521 | 1,633 |
| Freehold property depreciation | 22,530 | 18,168 |
| Long leasehold depreciation | 19,652 | 13,102 |
| Training cost | 3,013 | - |
| Bad debts write off | 6,328 | - |
| Bank loan interest | 37,576 | 29,051 |
| Profit on disposal asset | <u>(99,715)</u> | <u>-</u> |
| | 112,685 | 182,192 |

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the 18-Month Period Ended 31 March 2025

Support costs

Governance costs

| | | |
|--------------------------|----------------|----------------|
| Accountancy fees | 4,500 | 4,200 |
| Legal fees | <u>5,602</u> | <u>1,261</u> |
| | <u>10,102</u> | <u>5,461</u> |
| Total resources expended | <u>122,787</u> | <u>187,653</u> |

Governance costs include payments to the accountant of which £895 (2023-£895) was in respect of independent examination fees.

4. NET INCOME/(EXPENDITURE)

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

| | | |
|-----------------------------|---------------|---------------|
| | 31.3.25 | 30.9.23 |
| | £ | £ |
| Depreciation - owned assets | <u>42,182</u> | <u>31,270</u> |

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the 18-Month Period Ended 31 March 2025 nor for the year ended 30 September 2023.

Trustees' expenses

There were no trustees' expenses paid for the 18-Month Period Ended 31 March 2025 nor for the year ended 30 September 2023.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the 18-Month Period Ended 31 March 2025

6. STAFF COSTS

| | | |
|-----------------------|---------------|---------------|
| | 31.3.25 | 30.9.23 |
| | £ | £ |
| Wages and salaries | 58,978 | 73,100 |
| Social security costs | 6,164 | 15,633 |
| Other pension costs | <u>4</u> | <u>831</u> |
| | <u>65,146</u> | <u>89,564</u> |

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

| | | |
|-----------------|----------|----------|
| | 31.3.25 | 30.9.23 |
| Property rental | <u>1</u> | <u>2</u> |

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

7. TANGIBLE FIXED ASSETS

| | Freehold property £ | Long leasehold £ | Fixtures and fittings £ | Totals £ |
|-----------------------|---------------------------|------------------------|----------------------------------|------------------|
| COST | | | | |
| At 1 October 2023 | 933,524 | 655,086 | 2,403 | 1,591,013 |
| Additions | - | - | - | - |
| Disposals | <u>(182,529)</u> | <u>-</u> | <u>-</u> | <u>(182,529)</u> |
| At 31 March 2025 | <u>750,995</u> | <u>655,086</u> | <u>2,403</u> | <u>1,408,484</u> |
| DEPRECIATION | | | | |
| At 1 October 2023 | 270,303 | 179,803 | 2,402 | 452,508 |
| Charge for year | 22,530 | 19,652 | - | 42,182 |
| Disposals | <u>(48,912)</u> | <u>-</u> | <u>-</u> | <u>(48,912)</u> |
| At 31 March 2025 | <u>243,921</u> | <u>199,455</u> | <u>2,402</u> | <u>445,778</u> |
| NET BOOK VALUE | | | | |
| At 31 March 2025 | <u>507,074</u> | <u>455,631</u> | <u>1</u> | <u>962,706</u> |
| At 30 September 2023 | <u>663,221</u> | <u>475,283</u> | <u>1</u> | <u>1,138,505</u> |

The freehold and leasehold properties were valued on 31 March 2009 by Collertons Surveyors and were valued at market value assuming vacant possession.

At 31 March 2025, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £571,183 (2023 - £585,799).

There is a first legal charge over 7 St Edmond's Road, 14/15 Tarbrock Court, 445 Stanley Road and 443 A/B Stanley Road. Social Investment Business (formerly Futurebuilders England Limited) has a first legal charge over 2-8 Gainsford Road. The bank loans secured on the properties amounted to £407,016 (2023: £537,761) which is 42% (2023 : 48%) of the net book value of the properties.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the 18-Month Period Ended 31 March 2025

| | | |
|--|----------------|----------------|
| 8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR | 31.3.25 | 30.9.23 |
| | £ | £ |
| Trade debtors | 1,410 | 12,237 |
| Prepayments and accrued income | <u>429</u> | <u>1,715</u> |
| | <u>1,839</u> | <u>13,952</u> |
| | | |
| 9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR | 31.3.25 | 30.9.23 |
| | £ | £ |
| Bank loans and overdrafts (see note 11) | 52,557 | 48,626 |
| Trade creditors | 176 | 2,246 |
| Social security and other taxes | 1,140 | 1,994 |
| Amounts owed to group undertakings | 10,895 | 56,204 |
| Other creditors | - | 233 |
| Accruals and deferred income | <u>9,022</u> | <u>4,200</u> |
| | <u>73,790</u> | <u>113,503</u> |
| | | |
| 10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR | 31.3.25 | 30.9.23 |
| | £ | £ |
| Bank loans (see note 11) | <u>354,459</u> | <u>489,135</u> |
| | | |
| 11. LOANS | | |
| An analysis of the maturity of loans is given below: | | |
| | 31.3.25 | 30.9.23 |
| | £ | £ |
| Amounts falling due within one year on demand: | | |
| Bank loans | <u>52,557</u> | <u>48,626</u> |
| Amounts falling between two and five years: | | |
| Bank loans | <u>263,985</u> | <u>222,040</u> |
| Amounts falling due in more than five years: | | |
| Repayable by instalments: | | |
| Bank loans more 5 yr by instal | <u>90,474</u> | <u>267,095</u> |

Security has been given in respect of bank loans and overdrafts of £407,016 (2023: £537,761). The bank borrowings with Lloyds Bank of £220,288 (2023: £333,186) are secured by a fixed and floating charge over the four of the freehold properties.

The bank borrowings with Social Investment Business (formerly Futurebuilders England Limited) of £186,728 (2023: £204,575) are secured by a fixed and floating charge over the leasehold properties.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the 18-Month Period Ended 31 March 2025

12. MOVEMENT IN FUNDS

| | At 30.9.23 £ | Net movement in funds £ | At 31.3.25 £ |
|---------------------------|--------------------|----------------------------------|--------------------|
| Unrestricted funds | | | |
| General fund | 217,412 | 102,343 | 319,755 |
| Revaluation reserve | <u>351,600</u> | <u>(13,679)</u> | <u>337,921</u> |
| | <u>569,012</u> | <u>88,664</u> | <u>657,676</u> |
| TOTAL FUNDS | <u>569,012</u> | <u>88,664</u> | <u>657,676</u> |

13. ULTIMATE PARENT COMPANY

Expect Limited is the parent company of Housing Initiatives (UK) Ltd, which draws up consolidated financial statements. The address of Expect Limited's registered office and principal place of business is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL. The Charity registration number of Expect Limited is 701331 and the Company registration number is 02357285.

Copies of consolidated accounts of Expect Limited may be obtained from the Administrator at 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

14. RELATED PARTY DISCLOSURES

The company has taken advantage of the disclosure exemptions to which it is entitled regarding transactions with its parent as a 100% owned subsidiary company within the group.

There are no other related party transactions during the current or previous periods.

15. COMPANY LIMITED BY GUARANTEE

The charitable company is limited by guarantee and has no share capital. In the event of the charitable company being wound up, the liability of the member in respect of their guarantee is limited to £10.

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

All of the assets and liabilities stated in the Balance Sheet consist of Unrestricted Funds.

Housing Initiatives (U.K.) Ltd

Detailed Statement of Financial Activities
for the 18-Month Period Ended 31 March 2025

| | 31.3.25 £ | 30.9.23 £ |
|---------------------------------|-----------------|-----------------|
| INCOME AND ENDOWMENTS | | |
| Investment income | | |
| Deposit account interest | 109 | 150 |
| Charitable activities | | |
| Charitable rental income | 208,603 | 145,026 |
| Other income | 2,739 | 496 |
| | <u>211,342</u> | <u>145,520</u> |
| Total incoming resources | 211,451 | 145,670 |
| EXPENDITURE | | |
| Charitable activities | | |
| Wages | 58,978 | 73,100 |
| Social security | 6,164 | 15,633 |
| Pensions | 4 | 831 |
| Computer costs | 1,505 | 3,157 |
| Rates and water | 10,649 | 7,016 |
| Insurance | 4,677 | 1,225 |
| Services to tenants | 18,711 | 7,354 |
| Telephone | 660 | 458 |
| Repairs and maintenance | 19,988 | 11,082 |
| Bank charges | 444 | 382 |
| Sundries | 1,521 | 1,633 |
| Freehold property depreciation | 22,530 | 18,168 |
| Long leasehold depreciation | 19,652 | 13,102 |
| Training cost | 3,013 | - |
| Bad debts write off | 6,328 | - |
| Bank loan interest | 37,576 | 29,051 |
| Profit on disposal assets | <u>(99,715)</u> | <u>-</u> |
| | 112,685 | 182,192 |
| Support costs | | |
| Governance costs | | |
| Accountancy fees | 4,500 | 4,200 |
| Legal fees | <u>5,602</u> | <u>1,261</u> |
| | <u>10,102</u> | <u>5,461</u> |
| Total resources expended | <u>122,787</u> | <u>187,653</u> |
| Net expenditure | <u>88,664</u> | <u>(41,983)</u> |

HOUSING INITIATIVES (U.K) LTD

England & Wales - Charity number 1112553

Accounts

REGISTERED COMPANY NUMBER: 04255958 (England and Wales)
REGISTERED CHARITY NUMBER:1112553

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 30 September 2023
for
Housing Initiatives (U.K.) Ltd

Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER

Housing Initiatives (U.K.) Ltd

Legal and Administrative Information
for the Year Ended 30 September 2023

Trustees

P N Merity

M Ollivier

G H C Roberts

Company Secretary

Mrs Jayne Lunt (appointed 6/10/23)

Charity Number

1112553

Company Number

04255958

Registered office

151 Stanley Road

Bootle

L20 3DL

Independent Examiner

Paul Burns BSc Hons BFP FCA

Alexander Myerson & Co Limited

Alexander House

61 Rodney Street

Liverpool

Merseyside

L1 9ER

Bankers

Lloyds Bank plc

137 Telegraph Road

Heswall

Wirral

CH60 0AN

Housing Initiatives (U.K.) Ltd

Contents of the Financial Statements
for the Year Ended 30 September 2023

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| Statement of Financial Activities | 5 |
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Housing Initiatives (U.K.) Ltd
Report of the Trustees
for the Year Ended 30 September 2023

The trustees present their report and financial statements for the period ended 30 September 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019).

Objectives and activities

Housing Initiatives (UK) Limited was founded in 2001, as a not-for-profit company. The aim of Housing Initiatives (UK) Limited is to provide supported housing to people with learning disabilities and other vulnerable people in the Greater Merseyside area.

The trustees in accordance with Section 4 of the 2006 Charities Act have taken due regard of the public benefit and acted accordingly.

Achievements and performance

Throughout the period Housing Initiatives held mandatory and non-mandatory accreditations and licenses via the Local Authorities which regulated the high standards of the properties; the application for HI to become a Registered Social Landlord (RSL) is ongoing, although has proved to be a much lengthier and more complex process than had been envisaged.

Many of our tenants are long-standing and this has had a stabilising effect on their lives and seen them become more integrated into their local communities.

Due to ongoing voids at Hougoumont Grove trustees took the decision to put the property up for sale.

Reserves policy

The funding policy of the charity is to maintain within unrestricted funds at least 2 months' running costs to ensure that it can continue to meet its obligations. The trustees are of the opinion that cash-flow is sufficient to continue the on-going work of the charity. The value of the properties has increased due to a rise in housing demand with an estimated value of £1.5 million. The charity will seek to get up to date RICS valuations for all its properties.

Financial review

The charity does not receive any grant support towards the provision of accommodation, obtaining mortgages for properties and receiving rental income from tenants. However, the charity will continue to seek general unrestricted funds to further the charity reserves and develop the infrastructure of the charity.

Management reports are produced and are reviewed by the board at each board meeting to ensure that the charity properly manages the funds available.

Over the 12-month period (October 2022 - September 2023) the rental income has fluctuated due to the de-commissioning of services a couple of years ago and the filling of voids.

As of September 2023, voids are as follows:

- Gainford Road – 3 x voids
- Hougoumont Grove – 2 x voids

Investment policy

The charity's investment policy currently is to hold any reserves at the bank.

Risk policy

The board of trustees has carried out risk assessments and aim to lessen the risks to the charity as far as possible.

Governance

The charity strives to ensure that there are adequate trustees with a diversity of skills.

Housing Initiatives (U.K.) Ltd

Report of the Trustees
for the Year Ended 30 September 2023

External

The charity continues to maintain its profile within the local community, thus ensuring the charity is sensitive to the community's needs.

Financial

Financial procedures are in place and adhered to. Accounts are monitored regularly.

Operational

The charity ensures that suitably qualified/skilled staff are recruited.

Structure, governance and management

Housing Initiatives (UK) Limited was registered as a charity on 19 December 2005, charity number 1112553. In September 2019, Housing Initiatives merged with Expect Ltd.

The charity is governed under its Memorandum and Articles of Association incorporated on 20 July 2001, as amended by special resolution dated March 2016 and on 30 August 2019.

The trustees, who are also the directors for the purpose of company law, and who served during the period were:

Mr. A Gilmore (resigned 25/7/22)
Mr. Peter Neil Merity
Mr. Gareth Howell Clarke Roberts (resigned 15/2/24)
Miss Margaret Ollivier (appointed 1/8/23)

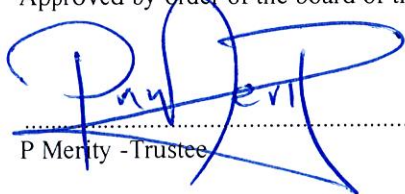
The Board of Trustees aims to ensure its members provide a good mix of skills, knowledge and experience in relation to providing governance and management for a charitable organisation. The existing Board members nominate candidates on their skill, abilities and experience in various capacities of their working and everyday life.

Small company provisions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

The trustees' report was approved by the Board of Trustees.

Approved by order of the board of trustees on 27/6/24 and signed on its behalf by:


.....
P Merity - Trustee

Housing Initiatives (U.K.) Ltd

**Statement of Trustees Responsibilities
for the Year Ended 30 September 2023**

The trustees, who are also the Directors of Housing Initiatives (UK) Limited for the purpose of company law, are responsible for preparing the Trustees Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare accounts for each financial year which gives a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 accounts comply with the Companies Act 2006. 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.

**Independent Examiner's Report to the Trustees of
Housing Initiatives (U.K.) Ltd**

Independent examiner's report to the trustees of Housing Initiatives (U.K.) Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2023.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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 accounts to be reached.

Paul Burns BSc Hons BFP FCA

Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER



Date: 27/6/24

Housing Initiatives (U.K.) Ltd

Statement of Financial Activities
Including Income and Expenditure Account
for the Year Ended 30 September 2023

| | | 30.9.23 | 30.9.22 |
|------------------------------------|---|----------------|----------------|
| | | Unrestricted | Total |
| | | funds | funds |
| | | £ | £ |
| INCOME AND ENDOWMENTS FROM | | | |
| Charitable activities | | | |
| Property Rental Income | | 145,520 | 150,112 |
| Other income | | - | - |
| Investment income | 3 | <u>150</u> | <u>9</u> |
| Total | | <u>145,670</u> | <u>150,121</u> |
| | | | |
| EXPENDITURE ON | | | |
| Charitable activities | | | |
| Expenses and Governance costs | 3 | <u>187,653</u> | <u>177,615</u> |
| | | | |
| NET INCOME/(EXPENDITURE) | | (41,983) | (27,494) |
| | | | |
| RECONCILIATION OF FUNDS | | | |
| Total funds brought forward | | <u>610,995</u> | <u>638,489</u> |
| | | | |
| TOTAL FUNDS CARRIED FORWARD | | <u>569,012</u> | <u>610,995</u> |

Housing Initiatives (U.K.) Ltd

Balance Sheet
30 September 2023

| | Notes | 30.9.23 Unrestricted funds £ | 30.9.22 Total funds £ |
|--|-------|---------------------------------------|--------------------------------|
| FIXED ASSETS | | | |
| Tangible assets | 7 | 1,138,505 | 1,144,645 |
| CURRENT ASSETS | | | |
| Debtors | 8 | 13,952 | 16,704 |
| Cash at bank | | <u>19,193</u> | <u>48,592</u> |
| | | 33,145 | 65,296 |
| CREDITORS | | | |
| Amounts falling due within one year | 9 | (113,503) | (61,185) |
| | | <u> </u> | <u> </u> |
| NET CURRENT (LIABILITIES)/ASSETS | | <u>(80,358)</u> | <u>4,111</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 1,058,147 | 1,148,756 |
| CREDITORS | | | |
| Amounts falling due after more than one year | 10 | (489,135) | (537,761) |
| | | <u> </u> | <u> </u> |
| NET ASSETS | | <u>569,012</u> | <u>610,995</u> |
| FUNDS | 13 | | |
| Unrestricted funds | | <u>569,012</u> | <u>610,995</u> |
| TOTAL FUNDS | | <u>569,012</u> | <u>610,995</u> |

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2023 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

Housing Initiatives (U.K.) Ltd

Balance Sheet - continued
30 September 2023

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

The financial statements were approved by the Board of Trustees and authorised for issue on27/6/24..... and were signed on its behalf by:


.....
P Merity - Trustee

Company Registration No. 04255958

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements for the Year Ended 30 September 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

Income

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

Income from government grants and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental income is included when receivable.

Investment income is recorded when receivable by the charity.

Expenditure

Expenditure is included in the Statement of Financial Activities on an accrual basis, inclusive of any VAT which cannot be recovered.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs represent costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination.

Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

| | |
|-----------------------|---------------|
| Freehold property | - 2% on cost |
| Long leasehold | - 2% on cost |
| Fixtures and fittings | - 30% on cost |

Taxation

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

Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2023

1. ACCOUNTING POLICIES - continued

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the period of the lease.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

3. INVESTMENT INCOME

| | 30.9.23 | 30.9.22 |
|--------------------------|------------|----------|
| | £ | £ |
| Deposit account interest | <u>150</u> | <u>9</u> |

CHARITABLE ACTIVITIES

| | 30.9.23 | 30.9.22 |
|--------------------------------|---------------|---------------|
| Wages | 73,100 | 71,350 |
| Social security | 15,633 | 6,352 |
| Pensions | 831 | 966 |
| Computer costs | 3,157 | - |
| Rates and water | 7,016 | 7,719 |
| Insurance | 1,225 | 4,225 |
| Services to tenants | 7,354 | 11,212 |
| Telephone | 458 | 239 |
| Repairs and maintenance | 11,082 | 9,946 |
| Bank charges | 382 | 366 |
| Sundries | 1,633 | 920 |
| Freehold property depreciation | 18,168 | 18,168 |
| Long leasehold depreciation | 13,102 | 13,102 |
| Bank loan interest | <u>29,051</u> | <u>23,799</u> |
| | 182,192 | 168,364 |

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2023

Support costs

Governance costs

| | | |
|--------------------------|----------------|----------------|
| Accountancy fees | 4,200 | 4,692 |
| Legal fees | <u>1,261</u> | <u>4,559</u> |
| | <u>5,461</u> | <u>9,251</u> |
| Total resources expended | <u>187,653</u> | <u>177,615</u> |

Governance costs include payments to the accountant of which £895 (2022-£895) was in respect of independent examination fees.

4. NET INCOME/(EXPENDITURE)

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

| | | |
|-----------------------------|----------|----------|
| | 30.9.23 | 30.9.22 |
| | £ | £ |
| Depreciation - owned assets | 31,270 | 31,270 |
| Other operating leases | <u>-</u> | <u>-</u> |

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2023 nor for the year ended 30 September 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2023 nor for the year ended 30 September 2022.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2023

6. STAFF COSTS

| | 30.9.23 | 30.9.22 |
|-----------------------|----------------------|----------------------|
| | £ | £ |
| Wages and salaries | 73,100 | 71,350 |
| Social security costs | 15,633 | 6,352 |
| Other pension costs | <u>831</u> | <u>966</u> |
| | <u><u>89,564</u></u> | <u><u>78,668</u></u> |

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

| | 30.9.23 | 30.9.22 |
|-----------------|-----------------|-----------------|
| Property rental | <u><u>2</u></u> | <u><u>2</u></u> |

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

7. TANGIBLE FIXED ASSETS

| | Freehold property £ | Long leasehold £ | Fixtures and fittings £ | Totals £ |
|-----------------------|---------------------------|------------------------|----------------------------------|-------------------------|
| COST | | | | |
| At 1 October 2022 | 908,394 | 655,086 | 2,403 | 1,565,883 |
| Additions | <u>25,130</u> | <u>-</u> | <u>-</u> | <u>25,130</u> |
| At 30 September 2023 | <u><u>933,524</u></u> | <u><u>655,086</u></u> | <u><u>2,403</u></u> | <u><u>1,591,013</u></u> |
| DEPRECIATION | | | | |
| At 1 October 2022 | 252,135 | 166,701 | 2,402 | 421,238 |
| Charge for year | <u>18,168</u> | <u>13,102</u> | <u>-</u> | <u>31,270</u> |
| At 30 September 2023 | <u><u>270,303</u></u> | <u><u>179,803</u></u> | <u><u>2,402</u></u> | <u><u>452,508</u></u> |
| NET BOOK VALUE | | | | |
| At 30 September 2023 | <u><u>663,221</u></u> | <u><u>475,283</u></u> | <u><u>1</u></u> | <u><u>1,138,505</u></u> |
| At 30 September 2022 | <u><u>656,259</u></u> | <u><u>488,385</u></u> | <u><u>1</u></u> | <u><u>1,144,645</u></u> |

The freehold and leasehold properties were valued on 31 March 2009 by Collertons Surveyors and were valued at market value assuming vacant possession.

At 30 September 2023, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £585,799 (2022 - £608,758).

There is a first legal charge over 7 St Edmond's Road, 14/15 Tarbrock Court, 445 Stanley Road, 443 A/B Stanley Road and 1 Hougoumont Grove. Social Investment Business (formerly Futurebuilders England Limited) has a first legal charge over 2-8 Gainsford Road. The bank loans secured on the properties amounted to £537,761 (2022 : £585,193) which is 48% (2022 : 51%) of the net book value of the properties.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2023

| | | |
|--|----------------|----------------|
| 8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR | 30.9.23 £ | 30.9.22 £ |
| Trade debtors | 12,237 | 15,205 |
| Amounts owed by group undertakings | - | 1,127 |
| Prepayments and accrued income | <u>1,715</u> | <u>372</u> |
| | <u>13,952</u> | <u>16,704</u> |
| | | |
| 9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR | 30.9.23 £ | 30.9.22 £ |
| Bank loans and overdrafts (see note 11) | 48,626 | 47,432 |
| Trade creditors | 2,246 | 5,639 |
| Social security and other taxes | 1,994 | 1,948 |
| Amounts owed to group undertakings | 56,204 | - |
| Other creditors | 233 | 1,966 |
| Accruals and deferred income | <u>4,200</u> | <u>4,200</u> |
| | <u>113,503</u> | <u>61,185</u> |
| | | |
| 10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR | 30.9.23 £ | 30.9.22 £ |
| Bank loans (see note 11) | <u>489,135</u> | <u>537,761</u> |
| | | |
| 11. LOANS | | |
| An analysis of the maturity of loans is given below: | | |
| | 30.9.23 £ | 30.9.22 £ |
| Amounts falling due within one year on demand: | | |
| Bank loans | <u>48,626</u> | <u>47,432</u> |
| Amounts falling between two and five years: | | |
| Bank loans | <u>222,040</u> | <u>210,835</u> |
| Amounts falling due in more than five years: | | |
| Repayable by instalments: | | |
| Bank loans more 5 yr by instal | <u>267,095</u> | <u>326,926</u> |

Security has been given in respect of bank loans and overdrafts of £537,761 (2022: £585,193). The bank borrowings with Lloyds Bank of £333,186 (2022: £368,843) are secured by a fixed and floating charge over the four of the freehold properties.

The bank borrowings with Social Investment Business (formerly Futurebuilders England Limited) of £204,575 (2021: £216,350) are secured by a fixed and floating charge over the leasehold properties.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2023

12. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

| | 30.9.23 | 30.9.22 |
|-----------------|----------|----------|
| | £ | £ |
| Within one year | <u>-</u> | <u>-</u> |

13. MOVEMENT IN FUNDS

| | At 1.10.22 | Net movement in funds | At 30.9.23 |
|---------------------------|----------------|-----------------------------|----------------|
| | £ | £ | £ |
| Unrestricted funds | | | |
| General fund | 251,085 | (33,673) | 217,412 |
| Revaluation reserve | <u>359,910</u> | <u>(8,310)</u> | <u>351,600</u> |
| | <u>610,995</u> | <u>(41,983)</u> | <u>569,012</u> |
| TOTAL FUNDS | <u>610,995</u> | <u>(41,983)</u> | <u>569,012</u> |

14. ULTIMATE PARENT COMPANY

Expect Limited is the parent company of Housing Initiatives (UK) Ltd, which draws up consolidated financial statements. The address of Expect Limited's registered office and principal place of business is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL. The Charity registration number of Expect Limited is 701331 and the Company registration number is 02357285.

Copies of consolidated accounts of Expect Limited may be obtained from the Administrator at 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

15. RELATED PARTY DISCLOSURES

The company has taken advantage of the disclosure exemptions to which it is entitled regarding transactions with its parent as a 100% owned subsidiary company within the group.

There are no other related party transactions during the current or previous periods.

16. COMPANY LIMITED BY GUARANTEE

The charitable company is limited by guarantee and has no share capital. In the event of the charitable company being wound up, the liability of the member in respect of their guarantee is limited to £10.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

All of the assets and liabilities stated in the Balance Sheet consist of Unrestricted Funds.

Housing Initiatives (U.K.) Ltd

Detailed Statement of Financial Activities
for the Year Ended 30 September 2023

| | 30.9.23 | 30.9.22 |
|---------------------------------|-----------------|-----------------|
| | £ | £ |
| INCOME AND ENDOWMENTS | | |
| Investment income | | |
| Deposit account interest | 150 | 9 |
| Charitable activities | | |
| Charitable rental income | 145,026 | 150,112 |
| Other income | <u>494</u> | <u>-</u> |
| | <u>145,520</u> | <u>150,112</u> |
| Total incoming resources | 145,670 | 150,121 |
| EXPENDITURE | | |
| Charitable activities | | |
| Wages | 73,100 | 71,350 |
| Social security | 15,633 | 6,352 |
| Pensions | 831 | 966 |
| Computer costs | 3,157 | - |
| Rates and water | 7,016 | 7,719 |
| Insurance | 1,225 | 4,225 |
| Services to tenants | 7,354 | 11,212 |
| Telephone | 458 | 239 |
| Repairs and maintenance | 11,082 | 9,946 |
| Bank charges | 382 | 366 |
| Sundries | 1,633 | 920 |
| Freehold property | 18,168 | 18,168 |
| Long leasehold | 13,102 | 13,102 |
| Bank loan interest | <u>29,051</u> | <u>23,799</u> |
| | 182,192 | 168,364 |
| Support costs | | |
| Governance costs | | |
| Accountancy fees | 4,200 | 4,692 |
| Legal fees | <u>1,261</u> | <u>4,559</u> |
| | <u>5,461</u> | <u>9,251</u> |
| Total resources expended | <u>187,653</u> | <u>177,615</u> |
| Net expenditure | <u>(41,983)</u> | <u>(27,494)</u> |

HOUSING INITIATIVES (U.K) LTD

England & Wales - Charity number 1112553

Accounts

REGISTERED COMPANY NUMBER: 04255958 (England and Wales)
REGISTERED CHARITY NUMBER:1112553

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 30 September 2022
for
Housing Initiatives (U.K.) Ltd

Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER

Housing Initiatives (U.K.) Ltd

Legal and Administrative Information
for the Year Ended 30 September 2022

Trustees

P N Merity Trustee
G H C Roberts Trustee

Company Secretary

S Dewhurst

Charity Number

1112553

Company Number

04255958

Registered office

151 Stanley Road
Bootle
L20 3DL

Independent Examiner

Paul Burns BSc Hons BFP FCA
Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER

Bankers

Lloyds Bank plc
137 Telegraph Road
Heswall
Wirral
CH60 0AN

Housing Initiatives (U.K.) Ltd

**Contents of the Financial Statements
for the Year Ended 30 September 2022**

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| Statement of Trustees Responsibilities | 3 |
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| Statement of Financial Activities | 5 |
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Housing Initiatives (U.K.) Ltd

Report of the Trustees **for the Year Ended 30 September 2022**

The trustees present their report and financial statements for the period ended 30 September 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2019).

Objectives and activities

Housing Initiatives (UK) Limited was founded in 2001, as a not for profit company. The aim of Housing Initiatives (UK) Limited is to provide supported housing to people with learning disabilities and other vulnerable people in the Greater Merseyside area.

The trustees in accordance with Section 4 of the 2006 Charities Act have taken due regard of the public benefit and acted accordingly.

Achievements and performance

Throughout the period Housing Initiatives held mandatory and non-mandatory accreditations and licenses via the Local Authorities which regulated the high standards of the properties; an application has also been made for HI to become a Registered Social Landlord (RSL) and should this be achieved it would provide the charity with many more opportunities to provide housing that enables vulnerable people and those with learning disabilities, to continue to live more independent lives with the provision of support.

Many of our tenants are long-standing and this has had a stabilising effect on their lives and seen them become more integrated into their local communities.

Reserves policy

The funding policy of the charity is to maintain within unrestricted funds at least 2 months' running costs to ensure that it can continue to meet its obligations. The trustees are of the opinion that cash-flow is sufficient to continue the on-going work of the charity. The value of the properties have increased due to a rise in housing demand with an estimated value of £1.5 million. The charity will seek to get up-to-date RICS valuations for all its properties.

Financial review

The charity does not receive any grant support towards the provision of accommodation, obtaining mortgages for properties and receiving rental income from tenants. However the charity will continue to seek general unrestricted funds to further the charity reserves and develop the infrastructure of the charity.

Management reports are produced and are reviewed by the board at each board meeting to ensure that the charity properly manages the funds available.

Over the 12 month period (October 2021 - September 2022) the rental income has fluctuated due to the de-commissioning of services a couple of years ago and the filling of voids.

As of September 2022, voids are as follows:

- Gainford Road – 3 x voids
- Hougoumont Grove – 2 x voids (Out of Housing Initiatives control due to the nature of the tenants currently residing and layout of property)
- St Edmonds Road – 1 x voids

Investment policy

The charity's investment policy currently is to hold any reserves at the bank.

Risk policy

The board of trustees has carried out risk assessments and aim to lessen the risks to the charity as far as possible.

• Governance

The charity strives to ensure that there are adequate trustees with a diversity of skills.

Housing Initiatives (U.K.) Ltd
Report of the Trustees
for the Year Ended 30 September 2022

• **External**

The charity continues to maintain its profile within the local community, thus ensuring the charity is sensitive to the community's needs.

• **Financial**

Financial procedures are in place and adhered to. Accounts are monitored regularly.

• **Operational**

The charity ensures that suitably qualified/skilled staff are recruited.

Structure, governance and management

Housing Initiatives (UK) Limited was registered as a charity on 19 December 2005, charity number 1112553. In September 2019, Housing Initiatives merged with Expect Ltd.

The charity is governed under its Memorandum and Articles of Association incorporated on 20 July 2001, as amended by special resolution dated March 2016 and on 30 August 2019.

The trustees, who are also the directors for the purpose of company law, and who served during the period were:

Mr. A Gilmore (Appointed 1 September 2019)

Mr. Peter Neil Merity (Appointed 21st September 2021)

Mr. Gareth Howell Clarke Roberts (Appointed 21st September 2021)

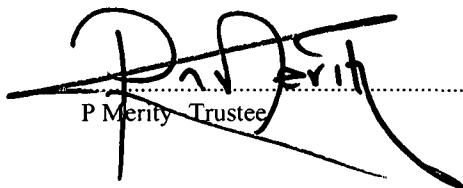
The Board of Trustees aims to ensure its members provide a good mix of skills, knowledge and experience in relation to providing governance and management for a charitable organisation. The existing Board members nominate candidates on their skill, abilities and experience in various capacities of their working and everyday life.

Small company provisions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

The trustees' report was approved by the Board of Trustees.

Approved by order of the board of trustees on 27/7/23 and signed on its behalf by:


P Merity Trustee

Housing Initiatives (U.K.) Ltd

**Statement of Trustees Responsibilities
for the Year Ended 30 September 2022**

The trustees, who are also the Directors of Housing Initiatives (UK) Limited for the purpose of company law, are responsible for preparing the Trustees Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare accounts for each financial year which gives a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- Prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 accounts comply with the Companies Act 2006. 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.

**Independent Examiner's Report to the Trustees of
Housing Initiatives (U.K.) Ltd**

Independent examiner's report to the trustees of Housing Initiatives (U.K.) Ltd ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 30 September 2022.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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 accounts to be reached.

Paul Burns BSc Hons BFP FCA

Alexander Myerson & Co Limited
Alexander House
61 Rodney Street
Liverpool
Merseyside
L1 9ER



Date: 27/7/23

Housing Initiatives (U.K.) Ltd

Statement of Financial Activities
Including Income and Expenditure Account
for the Year Ended 30 September 2022

| | Notes | 30.9.22 Unrestricted funds £ | 30.9.21 Total funds £ |
|------------------------------------|-------|---------------------------------------|--------------------------------|
| INCOME AND ENDOWMENTS FROM | | | |
| Charitable activities | | | |
| Property Rental Income | | 150,112 | 140,403 |
| Other income | | - | 3,824 |
| Investment income | 3 | <u>9</u> | <u>11</u> |
| Total | | <u>150,121</u> | <u>144,238</u> |
| | | | |
| EXPENDITURE ON | | | |
| Charitable activities | 3 | | |
| Expenses and Governance costs | | <u>177,615</u> | <u>169,654</u> |
| | | | |
| NET INCOME/(EXPENDITURE) | | (27,494) | (25,416) |
| | | | |
| RECONCILIATION OF FUNDS | | | |
| Total funds brought forward | | <u>638,489</u> | <u>663,905</u> |
| | | | |
| TOTAL FUNDS CARRIED FORWARD | | <u>610,995</u> | <u>638,489</u> |

Housing Initiatives (U.K.) Ltd

Balance Sheet
30 September 2022

| | Notes | 30.9.22 Unrestricted funds £ | 30.9.21 Total funds £ |
|--|-------|---------------------------------------|--------------------------------|
| FIXED ASSETS | | | |
| Tangible assets | 7 | 1,144,645 | 1,175,915 |
| CURRENT ASSETS | | | |
| Debtors | 8 | 16,704 | 14,455 |
| Cash at bank | | <u>48,592</u> | <u>94,755</u> |
| | | 65,296 | 109,210 |
| CREDITORS | | | |
| Amounts falling due within one year | 9 | (61,185) | (59,986) |
| | | <u>4,111</u> | <u>49,224</u> |
| NET CURRENT ASSETS | | | |
| | | | |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 1,148,756 | 1,225,139 |
| CREDITORS | | | |
| Amounts falling due after more than one year | 10 | (537,761) | (586,650) |
| | | <u>610,995</u> | <u>638,489</u> |
| NET ASSETS | | | |
| | | | |
| FUNDS | 13 | | |
| Unrestricted funds | | <u>610,995</u> | <u>638,489</u> |
| TOTAL FUNDS | | <u>610,995</u> | <u>638,489</u> |

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for:

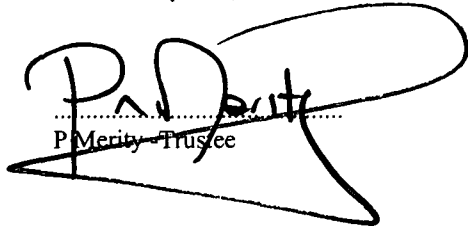
- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

Housing Initiatives (U.K.) Ltd

Balance Sheet - continued
30 September 2022

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

The financial statements were approved by the Board of Trustees and authorised for issue on 27/7/23 and were signed on its behalf by:


.....
P Merity - Trustee

Company Registration No. 04255958

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements
for the Year Ended 30 September 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

Income

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

Income from government grants and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental income is included when receivable.

Investment income is recorded when receivable by the charity.

Expenditure

Expenditure is included in the Statement of Financial Activities on an accrual basis, inclusive of any VAT which cannot be recovered.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs represent costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination.

Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

| | |
|-----------------------|---------------|
| Freehold property | - 2% on cost |
| Long leasehold | - 2% on cost |
| Fixtures and fittings | - 30% on cost |

Taxation

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

Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2022

1. ACCOUNTING POLICIES - continued

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the period of the lease.

Pension costs and other post-retirement benefits

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

2. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

3. INVESTMENT INCOME

| | 30.9.22 | 30.9.21 |
|--------------------------|----------|-----------|
| | £ | £ |
| Deposit account interest | <u>9</u> | <u>11</u> |

CHARITABLE ACTIVITIES

| | 30.9.22 | 30.9.21 |
|--------------------------------|---------------|---------------|
| Wages | 71,350 | 56,429 |
| Social security | 6,352 | 1,365 |
| Pensions | 966 | - |
| Other operating leases | - | 145 |
| Rates and water | 7,719 | 12,757 |
| Insurance | 4,225 | 3,442 |
| Services to tenants | 11,212 | 4,097 |
| Telephone | 239 | 295 |
| Repairs and maintenance | 9,946 | 22,071 |
| Bank charges | 366 | 330 |
| Sundries | 920 | 4,855 |
| Freehold property depreciation | 18,168 | 18,168 |
| Long leasehold depreciation | 13,102 | 13,102 |
| Bank loan interest | <u>23,799</u> | <u>24,978</u> |
| | 168,364 | 162,034 |

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2022

Support costs

| | | |
|------------------------------|--------------------|--------------------|
| Governance costs | | |
| Accountancy fees | 4,692 | 5,028 |
| Legal fees | <u>4,559</u> | <u>2,592</u> |
| | <u>9,251</u> | <u>7,620</u> |
| Total resources expended | <u>177,615</u> | <u>169,654</u> |

Governance costs include payments to the accountant of which £895 (2021-£895) was in respect of independent examination fees.

4. NET INCOME/(EXPENDITURE)

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

| | | |
|-----------------------------|----------|------------|
| | 30.9.22 | 30.9.21 |
| | £ | £ |
| Depreciation - owned assets | 31,270 | 31,270 |
| Other operating leases | <u>-</u> | <u>145</u> |

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 September 2022 nor for the year ended 30 September 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 September 2022 nor for the year ended 30 September 2021.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2022

6. STAFF COSTS

| | 30.9.22 | 30.9.21 |
|-----------------------|----------------------|----------------------|
| | £ | £ |
| Wages and salaries | 71,350 | 56,429 |
| Social security costs | 6,352 | 1,365 |
| Other pension costs | <u>966</u> | <u>-</u> |
| | <u><u>78,668</u></u> | <u><u>57,794</u></u> |

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

| | 30.9.22 | 30.9.21 |
|-----------------|-----------------|-----------------|
| Property rental | <u><u>2</u></u> | <u><u>2</u></u> |

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

7. TANGIBLE FIXED ASSETS

| | Freehold property £ | Long leasehold £ | Fixtures and fittings £ | Totals £ |
|---|---------------------------|------------------------|----------------------------------|-------------------------|
| COST | | | | |
| At 1 October 2021 and 30 September 2022 | <u>908,394</u> | <u>655,086</u> | <u>2,403</u> | <u>1,565,883</u> |
| DEPRECIATION | | | | |
| At 1 October 2021 | 233,967 | 153,599 | 2,402 | 389,968 |
| Charge for year | <u>18,168</u> | <u>13,102</u> | <u>-</u> | <u>31,270</u> |
| At 30 September 2022 | <u>252,135</u> | <u>166,701</u> | <u>2,402</u> | <u>421,238</u> |
| NET BOOK VALUE | | | | |
| At 30 September 2022 | <u><u>656,259</u></u> | <u><u>488,385</u></u> | <u><u>1</u></u> | <u><u>1,144,645</u></u> |
| At 30 September 2021 | <u><u>674,427</u></u> | <u><u>501,487</u></u> | <u><u>1</u></u> | <u><u>1,175,915</u></u> |

The freehold and leasehold properties were valued on 31 March 2009 by Collertons Surveyors and were valued at market value assuming vacant possession.

At 30 September 2022, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £608,758 (2021 - £627,761).

There is a first legal charge over 7 St Edmond's Road, 14/15 Tarbrock Court, 445 Stanley Road, 443 A/B Stanley Road and 1 Hougoumont Grove. Social Investment Business (formerly Futurebuilders England Limited) has a first legal charge over 2-8 Gainsford Road. The bank loans secured on the properties amounted to £585,193 (2021 : £634,251) which is 51% (2021 : 54%) of the net book value of the properties.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2022

| | | |
|--|----------------|----------------|
| 8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR | 30.9.22 | 30.9.21 |
| | £ | £ |
| Trade debtors | 15,205 | 11,876 |
| Amounts owed by group undertakings | 1,127 | 1,127 |
| Prepayments and accrued income | <u>372</u> | <u>1,452</u> |
| | <u>16,704</u> | <u>14,455</u> |
| | | |
| 9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR | 30.9.22 | 30.9.21 |
| | £ | £ |
| Bank loans and overdrafts (see note 11) | 47,432 | 47,601 |
| Trade creditors | 5,639 | 7,614 |
| Social security and other taxes | 1,948 | 866 |
| Other creditors | 1,966 | - |
| Accruals and deferred income | <u>4,200</u> | <u>3,905</u> |
| | <u>61,185</u> | <u>59,986</u> |
| | | |
| 10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR | 30.9.22 | 30.9.21 |
| | £ | £ |
| Bank loans (see note 11) | <u>537,761</u> | <u>586,650</u> |
| | | |
| 11. LOANS | | |
| An analysis of the maturity of loans is given below: | | |
| | 30.9.22 | 30.9.21 |
| | £ | £ |
| Amounts falling due within one year on demand: | | |
| Bank loans | <u>47,432</u> | <u>47,601</u> |
| Amounts falling between two and five years: | | |
| Bank loans | <u>210,835</u> | <u>210,496</u> |
| Amounts falling due in more than five years: | | |
| Repayable by instalments: | | |
| Bank loans more 5 yr by instal | <u>326,926</u> | <u>376,154</u> |

Security has been given in respect of bank loans and overdrafts of £585,193 (2021: £634,251).

The bank borrowings with Lloyds Bank of £368,843 (2021 : £403,040) are secured by a fixed and floating charge over the four of the freehold properties.

The bank borrowings with Social Investment Business (formerly Futurebuilders England Limited) of £216,350 (2021 : £231,211) are secured by a fixed and floating charge over the leasehold properties.

Housing Initiatives (U.K.) Ltd

Notes to the Financial Statements - continued
for the Year Ended 30 September 2022

12. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

| | | |
|-----------------|----------|--------------|
| | 30.9.22 | 30.9.21 |
| | £ | £ |
| Within one year | <u>-</u> | <u>4,080</u> |

13. MOVEMENT IN FUNDS

| | At 1.10.21 £ | Net movement in funds £ | At 30.9.22 £ |
|---------------------------|--------------------|----------------------------------|--------------------|
| Unrestricted funds | | | |
| General fund | 266,312 | (15,227) | 251,085 |
| Revaluation reserve | <u>372,177</u> | <u>(12,267)</u> | <u>359,910</u> |
| | <u>638,489</u> | <u>(27,494)</u> | <u>610,995</u> |
| TOTAL FUNDS | <u>638,489</u> | <u>(27,494)</u> | <u>610,995</u> |

14. ULTIMATE PARENT COMPANY

Expect Limited is the parent company of Housing Initiatives (UK) Ltd, which draws up consolidated financial statements. The address of Expect Limited's registered office and principal place of business is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL. The Charity registration number of Expect Limited is 701331 and the Company registration number is 02357285.

Copies of consolidated accounts of Expect Limited may be obtained from the Administrator at 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

15. RELATED PARTY DISCLOSURES

The company has taken advantage of the disclosure exemptions to which it is entitled regarding transactions with its parent as a 100% owned subsidiary company within the group.

There are no other related party transactions during the current or previous periods.

16. COMPANY LIMITED BY GUARANTEE

The charitable company is limited by guarantee and has no share capital. In the event of the charitable company being wound up, the liability of the member in respect of their guarantee is limited to £10.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

All of the assets and liabilities stated in the Balance Sheet consist of Unrestricted Funds.

HOUSING INITIATIVES (U.K) LTD

England & Wales - Charity number 1112553

Accounts

Charity registration number 1112553

Company registration number 04255958 (England and Wales)

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
LEGAL AND ADMINISTRATIVE INFORMATION**

| | | |
|-----------------------------|--|--|
| Trustees | Mr A Gilmore Mr P Merity Mr G Roberts | (Appointed 24 September 2021) (Appointed 24 September 2021) |
| Secretary | Mr S Dewhurst | |
| Charity number | 1112553 | |
| Company number | 04255958 | |
| Registered office | 151 Stanley Road Bootle Liverpool Merseyside L20 3DL | |
| Independent examiner | Mr Peter Taaffe FCA CTA DChA BWM Suite 5.1 12 Tithebarn Street Liverpool L2 2DT | |
| Bankers | Lloyds Bank plc 137 Telegraph Road Heswall Wirral CH60 0AN | |

HOUSING INITIATIVES (U.K.) LTD COMPANY LIMITED BY GUARANTEE CONTENTS

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| Statement of financial activities | 6 |
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HOUSING INITIATIVES (U.K.) LTD COMPANY LIMITED BY GUARANTEE TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 30 SEPTEMBER 2021

The trustees present their annual report and financial statements for the year ended 30 September 2021.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

Housing Initiatives (UK) Limited was founded in 2001, as a not for profit company. The aim of Housing Initiatives (UK) Limited is to provide supported housing to people with learning disabilities and other vulnerable people in the Greater Merseyside area.

The trustees in accordance with Section 4 of the 2006 Charities Act have taken due regard of the public benefit and acted accordingly.

Achievements and performance

Throughout the period Housing Initiatives held mandatory and non-mandatory accreditations and licenses via the Local Authorities which regulated the high standards of the properties. Bearing in mind the impact that Covid-19 had on contractors/ visitors entering the properties from March 2020 onwards, the charity continued to carry out essential maintenance in line with government guidelines. Over the period the charity have maintained a consistent level of high quality housing. This enables our tenants, who are vulnerable and have learning disabilities, to continue to live more independent lives with the provision of support.

Many of our tenants have been with us for over 5 years, and some for over 9 years. This has impacted their lives and has had a stabilising effect with fewer disruptions. There has also been a decrease in disruptive behaviour and tenants are integrating with the local community. This is leading to an improvement in social skills and health and wellbeing.

At the start of the period there was 2 x voids in St Edmonds Road. The charity have been working in partnership with a number of external agencies, we had a number of referrals over the course of the year with the property being full at one stage. At the end of the period the charity had four out of five voids filled with referrals lined up to fill the remaining one. There were 2 voids in Hougoumont Rd, the charity is working with the support agency managing the property to fill the 2 remaining voids.

Housing Initiatives had their largest project at Gainford Road de-commissioned by Liverpool City Council resulting in a total of 8 x voids. Housing Initiatives started working in partnership with Veterans HQ to re-house veterans with learning and mental health issues with the support coming in from Veterans HQ. Referrals came in from Veterans HQ and once the first referrals applications were being produced, LCC had issues with the claims and decided not to grant exempt accommodation rule through Housing Benefit and advised the charity to claim the rent from Universal Credit. An appeal was put in and the charity as well as Veterans HQ are waiting for the outcome.

Financial review

The charity does not receive any grant support towards the provision of accommodation, obtaining mortgages for properties and receiving rental income from tenants. However the charity will continue to seek general unrestricted funds to further the charity reserves and develop the infrastructure of the charity.

Management reports are produced and are reviewed by the board at each board meeting to ensure that the charity properly manages the funds available.

Over the 12 month period (October 2020 - September 2021) the rental income has fluctuated due to the de-commissioning of services in the prior year and the filling of voids.

As of September 2021, voids are as follows:

- Gainford Road – 5 x voids
- Hougoumont Grove – 2 x voids (Out of Housing Initiatives control due to the nature of the tenants currently residing and layout of property)
- St Edmonds Road – 2 x voids

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

Reserves policy

The funding policy of the charity is to maintain within unrestricted funds at least 2 months' running costs to ensure that it can continue to meet its obligations. The trustees are of the opinion that cash-flow is sufficient to continue the on-going work of the charity. The value of the properties have increased due to a rise in housing demand with an estimated value of £1.5 million. The charity will seek to get up-to-date RICS valuations for all its properties.

Investment policy

The charity's investment policy currently is to hold any surplus reserves at the bank.

Risk policy

The board of trustees has carried out risk assessment and aim to lessen the risks to the charity as far as possible.

- **Governance**

The charity strives to ensure that there are adequate trustees with a diversity of appropriate skills.

- **External**

The charity continues to maintain its profile within the local community, thus ensuring the charity is sensitive to the community's needs.

- **Financial**

Financial procedures are in place and adhered to. Accounts are monitored regularly.

- **Operational**

The charity ensures that suitably qualified/skilled staff are recruited.

Structure, governance and management

Housing Initiatives (UK) Limited was registered as a charity on 19 December 2005, charity number 1112553.

The charity is governed under its Memorandum and Articles of Association incorporated on 20 July 2001, as amended by special resolution dated March 2016 and on 30 August 2019.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

| | |
|--------------|-------------------------------|
| Ms P Murphy | (Resigned 1 November 2020) |
| Mrs C Smith | (Resigned 1 November 2020) |
| Ms G Danher | (Resigned 1 November 2020) |
| Mr A Gilmore | |
| Mr P Merity | (Appointed 24 September 2021) |
| Mr G Roberts | (Appointed 24 September 2021) |

The Board of Trustees aims to ensure its members provide a good mix of skills, knowledge and experience in relation to providing governance and management for a charitable organisation. The existing Board members nominate candidates on their skill, abilities and experience in various capacities of their working and everyday life.

Small company provisions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board of trustees

Mr A Gilmore

Trustee

Dated: 22 July 2022

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

The trustees, who are also the directors of Housing Initiatives (UK) Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 accounts comply with the Companies Act 2006. 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 INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF HOUSING INITIATIVES (U.K.) LTD**

I report to the trustees on my examination of the financial statements of Housing Initiatives (U.K.) Ltd (the charity) for the year ended 30 September 2021.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My examination has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an Independent Examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Mr Peter Taaffe FCA CTA DChA

BWM
Chartered Accountants
Suite 5.1
12 Tithebarn Street
Liverpool
L2 2DT

Dated: 29 July 2022

**HOUSING INITIATIVES (U.K.) LTD
 COMPANY LIMITED BY GUARANTEE
 STATEMENT OF FINANCIAL ACTIVITIES
 INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 30 SEPTEMBER 2021

| | Notes | Unrestricted funds 2021 £ | Unrestricted funds 2020 £ |
|--|----------|------------------------------------|------------------------------------|
| <u>Income from:</u> | | | |
| Income from Charitable activities | 3 | 144,227 | 162,072 |
| Investments | 4 | 11 | 82 |
| | | <hr/> | <hr/> |
| Total income | | 144,238 | 162,154 |
| | | <hr/> | <hr/> |
| <u>Expenditure on:</u> | | | |
| Charitable activities | 5 | 169,654 | 163,130 |
| | | <hr/> | <hr/> |
| Net expenditure for the year/ Net movement in funds | | (25,416) | (976) |
| Fund balances at 1 October 2020 | | 663,905 | 664,881 |
| | | <hr/> | <hr/> |
| Fund balances at 30 September 2021 | | 638,489 | 663,905 |
| | | <hr/> <hr/> | <hr/> <hr/> |

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
BALANCE SHEET**

AS AT 30 SEPTEMBER 2021

| | Notes | 2021 | | 2020 | |
|--|-------|----------|-----------|----------|-----------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 9 | | 1,175,915 | | 1,207,184 |
| Current assets | | | | | |
| Debtors | 11 | 14,455 | | 4,289 | |
| Cash at bank and in hand | | 94,755 | | 142,286 | |
| | | | 109,210 | | 146,575 |
| Creditors: amounts falling due within one year | 12 | (59,986) | | (59,348) | |
| Net current assets | | | 49,224 | | 87,227 |
| Total assets less current liabilities | | | 1,225,139 | | 1,294,411 |
| Creditors: amounts falling due after more than one year | 13 | | (586,650) | | (630,506) |
| Net assets | | | 638,489 | | 663,905 |
| Income funds | | | | | |
| <u>Unrestricted funds</u> | | | | | |
| General unrestricted funds | | 266,312 | | 271,449 | |
| Revaluation reserve | 19 | 372,177 | | 392,456 | |
| | | | 638,489 | | 663,905 |
| | | | 638,489 | | 663,905 |

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
BALANCE SHEET (CONTINUED)**

AS AT 30 SEPTEMBER 2021

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 September 2021.

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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 Trustees on 22 July 2022

Mr A Gilmore
Trustee

Company Registration No. 04255958

HOUSING INITIATIVES (U.K.) LTD COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2021

1 Accounting policies

Charity information

Housing Initiatives (U.K.) Ltd is a private company limited by guarantee incorporated in England and Wales. The registered office is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold and leasehold properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental income is included when receivable.

Investment income is recorded when receivable by the charity.

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021

1 Accounting policies **(Continued)**

1.5 Expenditure

Expenditure is included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs represent costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

| | |
|--------------------------------|-----------------------------|
| Freehold property | 2% per annum straight line |
| Long Leasehold property | 2% per annum straight line |
| Fixtures, fittings & equipment | 30% per annum straight line |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

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

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Gains and losses

Gains and losses on disposal or revaluation of assets are charged or credited to the SOFA at the date on disposal or revaluation.

1.14 Taxation

The charity benefits from various exemptions from taxation afforded by tax legislation and is not liable to corporation tax on income and gains falling within those exemptions.

The charity is not able to recover Value Added Tax. Expenditure is recorded in the accounts inclusive of VAT.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021

3 Income from Charitable activities

| | Property rental income | Property rental income |
|--------------------------|---------------------------|---------------------------|
| | 2021 | 2020 |
| | £ | £ |
| Charitable rental income | 140,403 | 155,000 |
| Other income | 3,824 | 7,072 |
| | <u>144,227</u> | <u>162,072</u> |

4 Investments

| | Unrestricted funds | Unrestricted funds |
|---------------------|-----------------------|-----------------------|
| | 2021 | 2020 |
| | £ | £ |
| Interest receivable | 11 | 82 |
| | <u>11</u> | <u>82</u> |

5 Charitable activities

| | Unrestricted funds | Unrestricted funds |
|--|-----------------------|-----------------------|
| | 2021 | 2020 |
| | £ | £ |
| Staff costs | 57,794 | 54,255 |
| Depreciation and impairment | 31,270 | 31,270 |
| Services to tenants | 4,097 | 9,951 |
| Land & building lease | 145 | 439 |
| Repairs & maintenance | 22,071 | 12,688 |
| Insurance | 3,442 | 2,870 |
| Rent, rates & water | 12,757 | 14,153 |
| Telephone | 295 | 1,223 |
| Bank charges & interest | 330 | 308 |
| Other expenses | 4,855 | 1,361 |
| Bank loan interest | 24,978 | 27,302 |
| | <u>162,034</u> | <u>155,820</u> |
| Share of governance costs (see note 6) | 7,620 | 7,310 |
| | <u>169,654</u> | <u>163,130</u> |

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021

| 6 Support costs | Support costs £ | Governance costs £ | 2021 £ | Support costs £ | Governance costs £ | 2020 £ |
|------------------------|--------------------|-----------------------|-----------|--------------------|-----------------------|-----------|
| Accountancy | - | 5,028 | 5,028 | - | 5,422 | 5,422 |
| Legal and professional | - | 2,592 | 2,592 | - | 1,888 | 1,888 |
| | - | 7,620 | 7,620 | - | 7,310 | 7,310 |
| Analysed between | | | | | | |
| Charitable activities | - | 7,620 | 7,620 | - | 7,310 | 7,310 |

Governance costs include payments to the accountant of which £895 (2020 - £850) was in respect of independent examination fees.

7 Trustees

No trustees received remuneration or were reimbursed for expenses (2020 - none).

8 Employees

Number of employees

The average monthly number employees during the year was:

| | 2021 Number | 2020 Number |
|-----------------|----------------|----------------|
| Property rental | 2 | 2 |

Employment costs

| | 2021 £ | 2020 £ |
|-----------------------|-----------|-----------|
| Wages and salaries | 56,429 | 53,013 |
| Social security costs | 1,365 | 1,242 |
| | 57,794 | 54,255 |

There were no employees whose annual remuneration was £60,000 or more.

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021

9 Tangible fixed assets

| | Freehold property | Long Leasehold property | Fixtures, fittings & equipment | Total |
|------------------------------------|----------------------|-------------------------------|--------------------------------------|-----------|
| | £ | £ | £ | £ |
| Cost or valuation | | | | |
| At 1 October 2020 | 908,394 | 655,086 | 2,403 | 1,565,883 |
| At 30 September 2021 | 908,394 | 655,086 | 2,403 | 1,565,883 |
| Depreciation and impairment | | | | |
| At 1 October 2020 | 215,799 | 140,497 | 2,402 | 358,698 |
| Depreciation charged in the year | 18,168 | 13,102 | - | 31,270 |
| At 30 September 2021 | 233,967 | 153,599 | 2,402 | 389,968 |
| Carrying amount | | | | |
| At 30 September 2021 | 674,427 | 501,487 | 1 | 1,175,915 |
| At 30 September 2020 | 692,595 | 514,588 | 1 | 1,207,184 |

The freehold and leasehold properties were valued on 31 March 2009 by Collertons Surveyors and were valued at market value assuming vacant possession.

At 30 September 2021, had the revalued assets been carried at historic cost less accumulated depreciation and accumulated impairment losses, their carrying amount would have been approximately £627,761 (2020 - £632,384).

There is a first legal charge over 7 St Edmond's Road, 14/15 Tarbrock Court, 445 Stanley Road, 443 A/B Stanley Road and 1 Hougoumont Grove. Social Investment Business (formerly Futurebuilders England Limited) has a first legal charge over 2-8 Gainsford Road. The bank loans secured on the properties amounted to £634,251 (2020: £679,173) which is 54% (2020: 56%) of the net book value of the properties.

10 Financial instruments

| | 2021 | 2020 |
|---|---------|---------|
| | £ | £ |
| Carrying amount of financial assets | | |
| Debt instruments measured at amortised cost | 107,758 | 146,575 |
| Carrying amount of financial liabilities | | |
| Measured at amortised cost | 645,770 | 688,985 |

11 Debtors

| | 2021 | 2020 |
|---|--------|-------|
| | £ | £ |
| Amounts falling due within one year: | | |
| Trade debtors | 11,876 | 4,289 |
| Amount owed by parent undertaking | 1,127 | - |
| Prepayments and accrued income | 1,452 | - |
| | 14,455 | 4,289 |

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021

12 Creditors: amounts falling due within one year

| | Notes | 2021 £ | 2020 £ |
|------------------------------------|-------|---------------|---------------|
| Bank loans | 14 | 47,601 | 48,667 |
| Other taxation and social security | | 866 | 869 |
| Trade creditors | | 7,614 | 2,720 |
| Amount owed to parent undertaking | | - | 405 |
| Accruals and deferred income | | 3,905 | 6,687 |
| | | <u>59,986</u> | <u>59,348</u> |

13 Creditors: amounts falling due after more than one year

| | Notes | 2021 £ | 2020 £ |
|------------|-------|----------------|----------------|
| Bank loans | 14 | 586,650 | 630,506 |
| | | <u>586,650</u> | <u>630,506</u> |

14 Loans and overdrafts

| | 2021 £ | 2020 £ |
|---|----------------|----------------|
| Bank loans | 634,251 | 679,173 |
| | <u>634,251</u> | <u>679,173</u> |
| Payable within one year | 47,601 | 48,667 |
| Payable after one year | 586,650 | 630,506 |
| | <u>634,251</u> | <u>679,173</u> |
| Amounts included above which fall due after five years: | | |
| Payable by instalments | 376,154 | 427,850 |
| | <u>376,154</u> | <u>427,850</u> |

Security has been given in respect of bank loans and overdrafts of £634,251 (2020: £679,173).

The bank borrowings with Lloyds Bank of £403,040 (2020: £435,835) are secured by a fixed and floating charge over four of the freehold properties.

The bank borrowings with Social Investment Business (formerly Futurebuilders England Limited) of £231,211 (2020: £243,339) are secured by a fixed and floating charge over the leasehold properties.

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021

15 Analysis of net assets between funds

| | Unrestricted funds 2021 £ | Unrestricted funds 2020 £ |
|--|--|------------------------------------|
| Fund balances at 30 September 2021 are represented by: | | |
| Tangible assets | 1,175,915 | 1,207,184 |
| Current assets/(liabilities) | 49,224 | 87,227 |
| Long term liabilities | (586,650) | (630,506) |
| | <u>638,489</u> | <u>663,905</u> |

16 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

| | 2021 £ | 2020 £ |
|----------------------------|-------------------|-------------------|
| Within one year | 4,080 | 5,439 |
| Between two and five years | - | 4,080 |
| | <u>4,080</u> | <u>9,519</u> |

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

17 Related party transactions

The company has taken advantage of the disclosure exemptions to which it is entitled regarding transactions with its parent as a 100% owned subsidiary company within the group.

There are no other related party transactions during the current or previous periods.

18 Ultimate Parent Company

Expect Limited is the parent company of Housing Initiatives (UK) Ltd, which draws up consolidated financial statements. The address of Expect Limited's registered office and principal place of business is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL. The Charity registration number of Expect Limited is 701331 and the Company registration number is 02357285.

Copies of the consolidated accounts of Expect Limited may be obtained from the Administrator at 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

19 Statement of movement on revaluation reserve

| | 2021 |
|---|-------------|
| | £ |
| Balance as at 1 October 2020 | 392,456 |
| Depreciation on revalued property transferred to general unrestricted funds | (20,279) |
| | <hr/> |
| Balance as at 30 September 2021 | 372,177 |
| | <hr/> <hr/> |

20 Company limited by guarantee

The charitable company is limited by guarantee and has no share capital. In the event of the charitable company being wound up, the liability of the member in respect of their guarantee is limited to £10.

HOUSING INITIATIVES (U.K) LTD

England & Wales - Charity number 1112553

Accounts

Charity Registration No. 1112553

Company Registration No. 04255958 (England and Wales)

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2020

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
LEGAL AND ADMINISTRATIVE INFORMATION**

| | |
|-----------------------------|---|
| Trustees | Mr A Gilmore |
| Secretary | Mr S Dewhurst |
| Charity number | 1112553 |
| Company number | 04255958 |
| Registered office | 151 Stanley Road Bootle Liverpool Merseyside L20 3DL |
| Independent examiner | Mr Peter Taaffe FCA CTA DChA BWM Castle Chambers 43 Castle Street Liverpool L2 9SH |
| Bankers | Lloyds Bank plc 137 Telegraph Road Heswall Wirral CH60 0AN |

HOUSING INITIATIVES (U.K.) LTD COMPANY LIMITED BY GUARANTEE CONTENTS

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| Statement of financial activities | 6 |
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HOUSING INITIATIVES (U.K.) LTD COMPANY LIMITED BY GUARANTEE TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) FOR THE YEAR ENDED 30 SEPTEMBER 2020

The trustees present their report and financial statements for the year ended 30 September 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's memorandum and articles of association, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016).

Objectives and activities

Housing Initiatives (UK) Limited was founded in 2001, as a not for profit company. The aim of Housing Initiatives (UK) Limited is to provide supported housing to people with learning disabilities and other vulnerable people in the Greater Merseyside area.

The trustees in accordance with Section 4 of the 2006 Charities Act have taken due regard of the public benefit and acted accordingly.

Achievements and performance

Throughout the year Housing Initiatives held mandatory and non-mandatory accreditations and licenses via the Local Authorities which regulated the high standards of the properties. Bearing in mind the impact that Covid-19 had on contractors/visitors entering the properties from March 2020 onwards, the charity continued to carry out essential maintenance in line with government guidelines.

At the start of the year there were 5 x voids in St Edmonds Road due to it being de-commissioned by Sefton Council in March 2019. After renovating and building relationships with various support providers, vacancies started to be filled from June 2020 onwards. At the end of the year the charity had three out of five voids filled with referrals lined up to fill the remaining two.

Towards the end of the year (July 2020) Housing Initiatives had their largest project at Gainsford Road de-commissioned by Liverpool City Council resulting in total of 8 x voids. Housing Initiatives as above, started conversations with various other organisations such as Housing First and Community Independent Living, the charity received positive feedback around starting a new project in the property tackling the likes of homelessness, and mental health.

Financial review

The charity does not receive any grant support towards the provision of accommodation, obtaining mortgages for properties and receiving rental income from tenants. However, the charity will continue to seek general unrestricted funds to further the charity reserves and develop the infrastructure of the charity.

Management reports are produced and are reviewed by the board at each board meeting to ensure that the charity properly manages the funds available.

Over the 12-month period (October 2019 - September 2020) the rental income has fluctuated due to the de-commissioning of services and the filling of voids.

As of September 2020, voids are as follows:

- Gainsford Road – 8 x voids
- Hougoumont Grove – 2 x voids (Out of Housing Initiatives control due to the nature of the tenants currently residing and the layout of the property)
- St Edmonds Road – 2 x voids

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

Reserves policy

The funding policy of the charity is to maintain within unrestricted funds at least 2 months' running costs to ensure that it can continue to meet its obligations. The trustees are of the opinion that cash-flow is sufficient to continue the on-going work of the charity. The value of the properties have increased due to a rise in housing demand with an estimated value of £1.5 million.

Investment policy

The charity's investment policy currently is to hold any reserves at the bank.

Risk policy

The board of trustees has carried out risk assessment and aim to lessen the risks to the charity as far as possible.

- **Governance**

The charity ensures that there are adequate trustees with a diversity of skills. The trustees identify their own training needs and structures are in place to ensure a proactive approach. Training in governance has been undertaken.

- **External**

The charity continues to maintain its profile within the local community, thus ensuring the charity is sensitive to the community's needs.

- **Financial**

Financial procedures are in place and adhered to. Accounts are monitored regularly.

- **Operational**

The charity ensures that suitably qualified/skilled staff are recruited.

Structure, governance and management

Housing Initiatives (UK) Limited was registered as a charity on 19 December 2005, charity number 1112553. In September 2019, Housing Initiatives merged with Expect Ltd.

The charity is governed under its Memorandum and Articles of Association incorporated on 20 July 2001, as amended by special resolution dated March 2016 and on 30 August 2019.

The trustees, who are also the directors for the purpose of company law, and who served during the year were:

| | |
|--------------|----------------------------|
| Ms P Murphy | (Resigned 1 November 2020) |
| Mrs C Smith | (Resigned 1 November 2020) |
| Ms G Danher | (Resigned 1 November 2020) |
| Mr A Gilmore | |

The Board of Trustees aims to ensure its members provide a good mix of skills, knowledge and experience in relation to providing governance and management for a charitable organisation. The existing Board members nominate candidates on their skill, abilities and experience in various capacities of their working and everyday life.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)
*FOR THE YEAR ENDED 30 SEPTEMBER 2020***

Small company provisions

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board of trustees

Mr A Gilmore

Trustee

Dated: 29 July 2021

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

The trustees, who are also the directors of Housing Initiatives (UK) Limited for the purpose of company law, are responsible for preparing the Trustees' Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

In preparing these accounts, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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 accounts comply with the Companies Act 2006. 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 INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF HOUSING INITIATIVES (U.K.) LTD**

I report to the trustees on my examination of the financial statements of Housing Initiatives (U.K.) Ltd (the charity) for the year ended 30 September 2020.

This report is made solely to the charity's trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My examination has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in an Independent Examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 (the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Mr Peter Taaffe FCA CTA DChA

BWM
Chartered Accountants
Castle Chambers
43 Castle Street
Liverpool
L2 9SH

Dated: 29 July 2021

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT**

FOR THE YEAR ENDED 30 SEPTEMBER 2020

| | | Unrestricted funds 2020 £ | Unrestricted funds 2019 £ |
|---|--------------|------------------------------------|------------------------------------|
| | Notes | | |
| <u>Income from:</u> | | | |
| Donations and legacies | 3 | - | 3,132 |
| Income from Charitable activities | 4 | 162,072 | 270,508 |
| Investments | 5 | 82 | 164 |
| Total income | | <u>162,154</u> | <u>273,804</u> |
| <u>Expenditure on:</u> | | | |
| Charitable activities | 6 | 163,130 | 262,965 |
| Losses on disposal of tangibles | 10 | - | 2,233 |
| Total expenditure | | <u>163,130</u> | <u>265,198</u> |
| Net movement in funds | | (976) | 8,606 |
| Fund balances at 1 October 2019 | | <u>664,881</u> | <u>656,275</u> |
| Fund balances at 30 September 2020 | | <u><u>663,905</u></u> | <u><u>664,881</u></u> |

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
BALANCE SHEET**

AS AT 30 SEPTEMBER 2020

| | Notes | 2020 | | 2019 | |
|--|-------|----------|-----------|----------|-----------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 11 | | 1,207,184 | | 1,238,455 |
| Current assets | | | | | |
| Debtors | 13 | 4,289 | | 6,247 | |
| Cash at bank and in hand | | 142,286 | | 146,376 | |
| | | | | | |
| | | 146,575 | | 152,623 | |
| Creditors: amounts falling due within one year | 14 | (59,348) | | (50,285) | |
| Net current assets | | | 87,227 | | 102,338 |
| Total assets less current liabilities | | | 1,294,411 | | 1,340,793 |
| Creditors: amounts falling due after more than one year | 15 | | (630,506) | | (675,912) |
| Net assets | | | 663,905 | | 664,881 |
| Income funds | | | | | |
| <u>Unrestricted funds</u> | | | | | |
| General unrestricted funds | | 271,449 | | 264,071 | |
| Revaluation reserve | 20 | 392,456 | | 400,810 | |
| | | | 663,905 | | 664,881 |
| | | | 663,905 | | 664,881 |

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
BALANCE SHEET (CONTINUED)**

AS AT 30 SEPTEMBER 2020

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 September 2020.

The trustees acknowledge their responsibilities for ensuring that the charity keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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 Trustees on 29 July 2021

Mr A Gilmore
Trustee

Company Registration No. 04255958

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2020

1 Accounting policies

Charity information

Housing Initiatives (U.K.) Ltd is a private company limited by guarantee incorporated in England and Wales. The registered office is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's Memorandum and Articles, the Companies Act 2006 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention modified to include freehold and leasehold properties at deemed cost. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have considered the impact of Covid-19 on the company and the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

The charity has continued to operate throughout the pandemic and no government grants have been applied for during the year.

The accounting period for the financial statements for the period ended 30 September 2019 was extended from 31 March 2019 to 30 September 2019 in order to match the financial year with that of the parent company, Expect Limited and its subsidiaries. As a result of this extension of the prior period end to 30 September 2019, the current period results for the 12 month period to 30 September 2020 are not directly comparable.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Income from government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental income is included when receivable.

Investment income is recorded when receivable by the charity.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

1 Accounting policies (Continued)

1.5 Expenditure

Expenditure is included in the Statement of Financial Activities on an accruals basis, inclusive of any VAT which cannot be recovered.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs represent costs associated with meeting the constitutional and statutory requirements of the charity and include the independent examination.

1.6 Tangible fixed assets

Tangible fixed assets are measured at cost (or deemed cost for land and buildings held at valuation at the date of transition to FRS102), net of depreciation and any impairment losses.

Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

| | |
|--------------------------------|-----------------------------|
| Freehold property | 2% per annum straight line |
| Leasehold property | 2% per annum straight line |
| Fixtures, fittings & equipment | 30% per annum straight line |

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

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

**HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2020**

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

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

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

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged as an expense on a straight line basis over the term of the relevant lease.

1.13 Gains and losses

Gains and losses on disposal or revaluation of assets are charged or credited to the SOFA at the date on disposal or revaluation.

1.14 Taxation

The charity benefits from various exemptions from taxation afforded by tax legislation and is not liable to corporation tax on income and gains falling within those exemptions.

The charity is not able to recover Value Added Tax. Expenditure is recorded in the accounts inclusive of VAT.

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2020

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

3 Donations and legacies

| | Unrestricted funds | Unrestricted funds |
|-----------|---------------------------|---------------------------|
| | 2020 | 2019 |
| | £ | £ |
| ILM grant | - | 3,132 |
| | <u> </u> | <u> </u> |

4 Income from Charitable activities

| | Property rental income | Property rental income |
|--------------------------|-------------------------------|-------------------------------|
| | 2020 | 2019 |
| | £ | £ |
| Charitable rental income | 155,000 | 270,508 |
| Other income | 7,072 | - |
| | <u>162,072</u> | <u>270,508</u> |

5 Investments

| | Unrestricted funds | Unrestricted funds |
|---------------------|---------------------------|---------------------------|
| | 2020 | 2019 |
| | £ | £ |
| Interest receivable | 82 | 164 |
| | <u> </u> | <u> </u> |

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2020

6 Charitable activities

| | Unrestricted funds 2020 £ | Unrestricted funds 2019 £ |
|--|------------------------------------|------------------------------------|
| Staff costs | 54,255 | 72,574 |
| Depreciation and impairment | 31,270 | 46,904 |
| Services to tenants | 9,951 | 16,680 |
| Land & building lease | 439 | - |
| Repairs & maintenance | 12,688 | 40,169 |
| Insurance | 2,870 | 4,500 |
| Rent, rates & water | 14,153 | 22,256 |
| Telephone | 1,223 | 2,245 |
| Bank charges & interest | 308 | 487 |
| Other expenses | 1,361 | 3,019 |
| Bank loan interest | 27,302 | 45,485 |
| | <u>155,820</u> | <u>254,319</u> |
| Share of governance costs (see note 7) | 7,310 | 8,646 |
| | <u>163,130</u> | <u>262,965</u> |

7 Support costs

| | Support costs £ | Governance costs £ | 2020 £ | Support costs £ | Governance costs £ | 2019 £ |
|--|-----------------------|--------------------------|--------------|-----------------------|--------------------------|--------------|
| Independent examination & Accountancy fees | - | 5,422 | 5,422 | - | 6,498 | 6,498 |
| Legal and professional | - | 1,888 | 1,888 | - | 2,148 | 2,148 |
| | <u>-</u> | <u>7,310</u> | <u>7,310</u> | <u>-</u> | <u>8,646</u> | <u>8,646</u> |
| Analysed between Charitable activities | - | 7,310 | 7,310 | - | 8,646 | 8,646 |

Governance costs include payments to the accountant of which £850 (2019 - £750) was in respect of independent examination fees.

8 Trustees

No trustees received remuneration or were reimbursed for expenses (2019 - none).

**HOUSING INITIATIVES (U.K.) LTD
 COMPANY LIMITED BY GUARANTEE
 NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
 FOR THE YEAR ENDED 30 SEPTEMBER 2020**

9 Employees

Number of employees

The average monthly number employees during the year was:

| | 2020 | 2019 |
|-----------------|-------------------|-------------------|
| | Number | Number |
| Property rental | 2 | 2 |
| | <u> </u> | <u> </u> |

Employment costs

| | 2020 | 2019 |
|-----------------------|-------------------|-------------------|
| | £ | £ |
| Wages and salaries | 53,013 | 70,729 |
| Social security costs | 1,242 | 930 |
| Other pension costs | - | 915 |
| | <u> </u> | <u> </u> |
| | <u>54,255</u> | <u>72,574</u> |

There were no employees whose annual remuneration was £60,000 or more.

10 Losses on disposal of tangibles

| | Unrestricted | Unrestricted |
|---|---------------------|---------------------|
| | funds | funds |
| | 2020 | 2019 |
| | £ | £ |
| Net loss on disposal of tangible fixed assets | - | 2,233 |
| | <u> </u> | <u> </u> |

HOUSING INITIATIVES (U.K.) LTD
COMPANY LIMITED BY GUARANTEE
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 30 SEPTEMBER 2020

11 Tangible fixed assets

| | Freehold property | Leasehold property | Fixtures, fittings & equipment | Total |
|------------------------------------|----------------------|-----------------------|--------------------------------------|-----------|
| | £ | £ | £ | £ |
| Cost or valuation | | | | |
| At 1 October 2019 | 908,394 | 655,086 | 2,403 | 1,565,883 |
| At 30 September 2020 | 908,394 | 655,086 | 2,403 | 1,565,883 |
| Depreciation and impairment | | | | |
| At 1 October 2019 | 197,631 | 127,396 | 2,402 | 327,429 |
| Depreciation charged in the year | 18,168 | 13,102 | - | 31,270 |
| At 30 September 2020 | 215,799 | 140,498 | 2,402 | 358,699 |
| Carrying amount | | | | |
| At 30 September 2020 | 692,595 | 514,588 | 1 | 1,207,184 |
| At 30 September 2019 | 710,764 | 527,690 | 1 | 1,238,455 |

There is a first legal charge over 7 St Edmond's Road, 14/15 Tarbrock Court, 445 Stanley Road, 443 A/B Stanley Road and 1 Hougoumont Grove. The bank loans secured on the properties amounted to £679,173 which is 56% of the net book value of the properties. Social Investment Business (formerly Futurebuilders England Limited) has a first legal charge over 2-8 Gainsford Road.

Comparable historical cost for the land and buildings included at deemed cost:

| | 2020 | 2019 |
|--------------------------|-----------|-----------|
| | £ | £ |
| Cost | 963,243 | 963,243 |
| Accumulated depreciation | (330,859) | (311,595) |
| At 30 September 2020 | 632,384 | 651,648 |

All other tangible fixed assets are stated at historical cost.

12 Financial instruments

| | 2020 | 2019 |
|---|---------|---------|
| | £ | £ |
| Carrying amount of financial assets | | |
| Debt instruments measured at amortised cost | 146,576 | 152,623 |
| Carrying amount of financial liabilities | | |
| Measured at amortised cost | 688,985 | 725,583 |

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| | | | |
|---|--------------|-------------------|-------------------|
| 13 Debtors | | 2020 | 2019 |
| | | £ | £ |
| Amounts falling due within one year: | | | |
| Trade debtors | | 4,289 | 6,247 |
| | | <u> </u> | <u> </u> |
| 14 Creditors: amounts falling due within one year | | 2020 | 2019 |
| | Notes | £ | £ |
| Bank loans | 16 | 48,667 | 44,090 |
| Other taxation and social security | | 869 | 614 |
| Trade creditors | | 2,720 | 435 |
| Amount owed to parent undertaking | | 405 | - |
| Accruals and deferred income | | 6,687 | 5,146 |
| | | <u> </u> | <u> </u> |
| | | 59,348 | 50,285 |
| | | <u> </u> | <u> </u> |
| 15 Creditors: amounts falling due after more than one year | | 2020 | 2019 |
| | Notes | £ | £ |
| Bank loans | 16 | 630,506 | 675,912 |
| | | <u> </u> | <u> </u> |
| 16 Loans and overdrafts | | 2020 | 2019 |
| | | £ | £ |
| Bank loans | | 679,173 | 720,002 |
| | | <u> </u> | <u> </u> |
| Payable within one year | | 48,667 | 44,090 |
| Payable after one year | | 630,506 | 675,912 |
| | | <u> </u> | <u> </u> |
| Amounts included above which fall due after five years: | | | |
| Payable by instalments | | 427,850 | 481,221 |
| | | <u> </u> | <u> </u> |

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17 Operating lease commitments

At the reporting end date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

| | 2020 | 2019 |
|----------------------------|--------------|---------------|
| | £ | £ |
| Within one year | 5,439 | 5,439 |
| Between two and five years | 4,080 | 9,519 |
| | <u>9,519</u> | <u>14,958</u> |

18 Related party transactions

The company has taken advantage of the disclosure exemptions to which it is entitled regarding transactions with its parent as a 100% owned subsidiary company within the group.

There are no other related party transactions during the current or previous periods.

19 Ultimate Parent Company

Expect Limited is the parent company of Housing Initiatives (UK) Ltd, which draws up consolidated financial statements. The address of Expect Limited's registered office and principal place of business is 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL. The Charity registration number of Expect Limited is 701331 and the Company registration number is 02357285.

Copies of the consolidated accounts of Expect Limited may be obtained from the Administrator at 151 Stanley Road, Bootle, Liverpool, Merseyside, L20 3DL.

20 Statement of movement on revaluation reserve

| | 2020 |
|---|----------------|
| | £ |
| Balance as at 1 October 2019 | 400,810 |
| Depreciation on revalued property transfer to P&L reserve | (8,354) |
| Balance as at 30 September 2020 | <u>392,456</u> |

21 Company limited by guarantee

The charitable company is limited by guarantee and has no share capital. In the event of the charitable company being wound up, the liability of the member in respect of their guarantee is limited to £10.