

EASY HOUSING ASSOCIATION

England & Wales - Charity number 1115721

Details

Other names	EASY HOUSING
Status	Registered
Legal form	Charitable company
Company number	05439373
Registered	2006-08-08
Register	View on the Charity Commission register

Contact

Address	St. Georges Community Hub Sg 16 Great Hampton Row Birmingham B19 3JG
Phone	01213288436
Email	info@easyhousingassociation.co.uk
Website	www.easyhousingassociation.co.uk

Activities

Objects: THE RELIEF OF POVERTY AND UNEMPLOYMENT, THE ADVANCEMENT OF EDUCATION AND THE PROMOTION OF GOOD HEALTH AMONG HOMELESS PEOPLE WITH PARTICULAR REFERENCE TO THE ECONOMICALLY AND SOCIALLY DISADVANTAGED MEMBERS OF THE SOCIETY SUCH AS THE MINORITY ETHNIC COMMUNITY, MENTAL HEALTH PATIENTS, ELDERLY PEOPLE, THOSE WITH DISABILITIES, EX-OFFENDERS, OTHER VULNERABLE GROUPS AND YOUNG PEOPLE IN THE UNITED KINGDOM BY THE PROVISION OF ACCOMMODATIONS AND QUALIFIED SUPPORT, ADVICE AND TRAINING.HE FAUNA AND FLORA OF ORCHARDS.

Activities: THE RELIEF OF POVERTY & UNEMPLOYMENT, THE ADVANCEMENT OF EDUCATION & THE PROMOTION OF GOOD HEALTH AMONG HOMELESS PEOPLE WITH PARTICULAR REFERENCE TO THE ECONOMICAL & SOCIAL DISADVANTAGED MEMBER OF SOCIETY, SUCH AS THE MINORITY ETHIC COMMUNITY, MENTAL HEALTH PATIENTS, ELDERLY PEOPLE, DISABLED & THE PROVISION OF SOCIAL HOUSING AND SUPPORT.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities, Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin

Geography

- **Area of benefit:** THE UNITED KINGDOM
- Birmingham City
- Coventry City
- Throughout London

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£5,387,709	£5,360,480	£636,399	16
2024-03-31	£3,030,152	£3,012,637	-	-
2023-03-31	£0	£2,392,393	£644,919	25
2022-03-31	£2,168,625	£2,155,538	£379,382	11
2021-03-31	£1,859,856	£1,805,435	£366,281	10

Trustees

Name	Role	Appointed
Abdullah Farhad		2026-03-26
Ahmed Abdi Mohamed		2024-10-07
Anjum Khan		2026-03-26
Mohammad Abu sayeed Haris		2025-08-07
Mohammed waseem butt		2025-08-07
Musa Noor		2023-11-20
Nicole seymour		2025-08-07

EASY HOUSING ASSOCIATION

England & Wales - Charity number 1115721

Accounts

Easy Housing Association
Company limited by guarantee
Financial Statements
For the Year Ended 31 March 2025

Company registration number: 05439373

RSL Number 4670

Charity number 11157211

**Easy Housing Association
Company limited by guarantee**

Financial Statements

For the Year Ended 31 March 2025

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**Easy Housing Association
Company limited by guarantee
Financial Statements**

For the Year Ended 31 March 2025

Company registration number: 05439373

Status: An exempt Charitable Association registered under the Companies Act 2006.

Trustees: Musa Yusuf Noor
Mohammed Waseem Butt (Appointed 7 August 2025)
Mohammad Abu Sayeed Haris (Appointed 7 August 2025)
Dr Mohamed Noor Ibrahim (Appointed 25 April 2024)
Ahmed Abdi Mohamed (Appointed 7 October 2024)
Nicole Seymour (Appointed 7 August 2025)
Yusuf Hersi Ahmed (Resigned 25 August 2025)
Loretta Ezikwa (Resigned 13 September 2024)

Registered Office: St Georges Community Hub
Sg 16, Great Hampton Row
Birmingham
England
B19 3JG

Auditor: Burrows Scarborough Ltd
Chartered Accountants
Sovereign House
12-14 Warwick House
Earlsdon
Coventry
CV5 6ET

Bankers: Barclays Bank plc
Wembley & Park Royal 2
Leicester
LE87 2BB

**Easy Housing Association
Company limited by guarantee
Trustees' Report**

For the Year Ended 31 March 2025

The Trustees present their report, including the audited financial statements of Easy Housing Association for the year ended 31 March 2025. This report forms the Directors' report for the purposes of the Companies Act 2006.

Trustees

The Trustees who served during the year were:

Musa Yusuf Noor
Dr Mohamed Noor Ibrahim (appointed 25 April 2024)
Ahmed Abdi Mohamed (appointed 7 October 2024)
Yusef Hersi Ahmed (resigned 25 August 2025)
Loretta Ezikwa (resigned 13 September 2024)

Under the terms of the statutory guarantee, the Trustees are deemed to be the statutory members and as such have given an undertaking to contribute up to £1 each if required to do so.

Results

The surplus for the year, after taxation, amounted to £27,229 (2024 - surplus of £33,075).

Going concern

On the basis that the company can currently pay their debts as they fall due, management have prepared the financial statements on a going concern basis under the historical cost convention, modified to include certain items at fair value. Management do however recognise that there is a fundamental uncertainty over the company's ability to continue as a going concern for the period of 12 months from the date the accounts were approved.

This uncertainty has mainly arisen in the period after 31st March 2025 due to a decrease in turnover, which was driven by an increase in void periods. Following a period of rapid growth, fixed costs had increased to a level that was not sustainable with such void periods, so at the date of approval of these financial statements management acknowledge that there is a risk that the company could become insolvent in the next 12 months.

To mitigate this risk, management have committed to reduce and closely manage ongoing costs whilst making every effort to increase turnover.

Qualifying third party indemnity provisions

Professional indemnity insurance is in place for the Trustees.

Matters covered in the Company Strategic Report

The Company has chosen in accordance with section 414C(11) of the Companies Act 2006, to set out in the company's Strategic Report information required by this Schedule to be contained in the Trustees' Report in respect of future developments and financial risk management.

**Easy Housing Association
Company limited by guarantee
Trustees' Report (continued)**

For the Year Ended 31 March 2025

Trustees' responsibilities statement

Future Plans

The Business Plan commits us to:

- Focusing on our social purpose namely, providing housing and support for adult people with high level needs and dependency, and support or assistance to those in necessitous circumstances.
- Ensuring that we can sustain the financial longevity of the organisation, focusing on what we are good at and looking to cease or change activities that do not add value, or distract from our core purpose.
- Prioritise strong performance, which this year has focussed on continuous staff recruitment, talent progression and succession planning, along with refurbishing void properties to let, to improve housing income.
- Increasing Support Office VfM, including restructuring teams to be more efficient, identifying more cost-effective offices, and migrating to new software which will reduce staff time and make us more efficient.
- Increase specialist knowledge in the Supported Homes, ensuring they are responsive to changing needs of residents with particular conditions.

Assessment of how the association is achieving value for money

Easy Housing Association recognises that in achieving Value for Money (VfM), the responsibility for robust financial management by the Board and management team is essential. Our working definition for VfM is to use our resources economically, efficiently, and effectively as befits an organisation of our size and complexity, in order to provide quality services and homes for our service users.

Our strategic approach to Value for Money includes the following steps:

1. Embedding Value for Money objectives into our Strategic Objectives

One of our key strategic objectives is to be a strong Social Business, focused on achieving sustainable financial performance and doing this within a VfM framework. Easy Housing Association believes that VfM is integral to how we work, and we encourage all staff, particularly budget holders, to consider VfM within the context of their roles, welcoming suggestions for process and service delivery improvements in order to achieve a more equitable balance between quality and cost of provision. In 2024-25 we reviewed services from staffing agencies, catering and cleaning suppliers, IT support and software provision.

2. Reporting on Regulatory Metrics

As a small provider with less than 1,000 units, an element of Easy Housing Association's remit is to provide affordable and safe housing for adult people in its existing units. The core purpose of Easy Housing Association is predominantly as a Support provider and not a developer of Housing. In the short -medium term, the organisation intends to refurbish its housing stock as and when the opportunity arises, to ensure the stock is in sufficient demand and appropriate condition to remain viable. We are not currently aiming to invest in building or acquiring new stock.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2025

In line with the principles of the metrics introduced by the Regulator of Social Housing, providers are expected to report their performance against seven key metrics in the annual accounts. The Regulator acknowledges that reporting on a particular metric may be inappropriate given the nature of the organisation, but it provides us with an opportunity to compare ourselves to the wider housing for adult people sector.

The Board of Trustees continues to monitor a comprehensive set of financial and operational key performance indicators to evaluate the ongoing performance, efficiency, and long-term sustainability of Easy Housing Association. Throughout 2024–25, the Association demonstrated robust financial stewardship, maintaining strong operating margins and exercising prudent cost management.

Operational performance remained consistently within target levels across key areas including rent collection, void management, and repairs. These outcomes reflect the Association’s firm commitment to delivering high-quality, value-for-money services while advancing its strategic objectives in support of residents and the wider community.

Metric 1 – Reinvestment %	N/A
Metric 2 – New supply delivered %	N/A
Metric 3 – Gearing %	N/A
Metric 4 – EBITDA MRI Interest Cover %	N/A
Metric 5 – Headline social housing cost per unit	£182.72
Metric 6 – Operating margin %	0.4%
Metric 7 – Return on capital employed %	4.28%

Note:

Easy Housing Association does not own any property. All supported housing units are leased from private landlords. Furthermore, EHA did not have any loans or bank facilities during the reported period. As a result, Metric 1 - Metric 4 related to financial analysis do not apply to EHA.

Compliance with code of governance

The charity has adopted the National Housing Federation’s Code of Governance (2020). As a small Registered Provider (less than 1000 units), we seek to adhere to the spirit of the Code, whilst prioritising our business needs. Trustees recognise that there should be a balanced, diverse, and effective Board which leads and controls the organisation, complies with its legal requirements and reflects the increasingly diverse service user community whom we serve.

We have undertaken an assessment against the provisions of the code under its 4 principles and comply, with the following exceptions:

- The company does not comply with the requirement of the Rent Standard at present.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2025

Internal Financial Control and Financial Reporting

The Board is ultimately responsible for the Company's system of internal financial control, which is designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information.

The Board regularly reviews the effectiveness of the Company's internal financial control system for the period and up to the date of the approval of the report and financial statements. No weaknesses were found to date in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements.

The main features of the internal control system are:

- Written orders and financial regulations which delineate responsibilities and levels of authority.
- Annual budgets, set in the context of a longer-term business plan with clear accountability for control of each part of the budget
- Formal budgetary control arrangements with a quarterly reporting cycle.
- Detailed management accounts produced quarterly, with headlines communicated monthly and forecasts for the remainder of the financial year. These are reviewed by the Senior Executive Team and considered and approved by the Board.
- Board approval of the parameters under which new investments or financing are entered into.

Meeting Public Benefit

In considering 'Public Benefit' the trustees recognise their responsibilities as guided by the Charities Act 2011 which defines a charitable purpose, explicitly, as one that falls within 13 descriptions of purposes and is for the public benefit. One of those 13 descriptions is 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

Easy Housing Association's objectives are to provide good quality support and care to persons over 18 years. Easy Housing Association provides accommodation and support to individuals within our Support homes or housing services. The trustees are therefore confident that Easy Housing Association meets public benefit requirements with a clear charitable purpose.

Access to all of our support services can be achieved either through self-referral or a government-funded statutory organisation. We promote the Support homes to ensure equity of access across the community, based on the individual's care needs assessment, required outcomes and our ability to deliver.

We publicly advertise rental tenancy vacancies in our social housing provision and operate a criteria assessment for prioritising needs. 100% of our housing tenants are in receipt of Housing Benefit or other forms of state funding.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2025

Trustees' responsibilities statement

The Directors are responsible for preparing the strategic report, the Board of Trustees' report and the financial statements in accordance with applicable law and regulations.

Company law and Housing association legislation requires the Directors to prepare for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Board of Trustees must not approve the financial statements unless it is satisfied that they give a true and fair view of the state of affairs of the group and the company and of the surplus or deficit of the group and the company for that period.

In preparing these financial statements, the Board of Trustees is required to:

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgements and accounting 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 financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board is responsible for keeping adequate accounting records that are sufficient to show and explain the Group's and the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Group and the Company and enable it to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008, the Charities Act 2011 and the Accounting Direction for Private Registered Providers of Social Housing 2015. They are also responsible for safeguarding the assets of the group and the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees/Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Broadening Choices for Older People website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditor

The Directors who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditor is unaware. Each of the Directors have confirmed that they have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2025

Auditors

Burrows Scarborough Limited were appointed as auditors to the association and in accordance with section 485 of the Companies Act 2006. Burrows Scarborough Limited has indicated its willingness to continue in the office as auditors and will be proposed for re-appointment as auditors of the Charity at the forthcoming Annual General Meeting.

This report was approved by the board and signed on its behalf.



Mr Ahmed Abdi Mohamed
Director

Date: 31st January 2026

**Easy Housing Association
Company limited by guarantee
Independent Auditor's Report**

For the Year Ended 31 March 2025

Opinion

We have audited the financial statements of Easy Housing Association for the year ended 31 March 2025 which comprise Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the association's affairs as at 31 March 2025, and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material uncertainty related to going concern

We draw attention to Note 1(a) in the financial statements, which indicates that a material uncertainty exists that may cast doubt on the company's ability to continue as a going concern.

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

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

Other Matter

The financial statements of the prior period were audited by the predecessor auditor Thomas and Young Limited. The type of opinion expressed by the predecessor auditor was an unmodified opinion and the audit report was issued on 9 June 2025.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Easy Housing Association
Company limited by guarantee
Independent Auditor's Report (continued)**

For the Year Ended 31 March 2025

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept.
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report.

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of the trustees

As explained more fully in the board's responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

It is the primary responsibility of management, with the oversight of the trustees, to ensure that the association trust's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

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

**Easy Housing Association
Company limited by guarantee
Independent Auditor's Report (continued)**

For the Year Ended 31 March 2025

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the industry and sector, including the legal and regulatory frameworks that the housing association trust operates in and how the housing association trust is complying with the legal and regulatory frameworks;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS102, the Statement of Recommended Practice for Social Housing Providers 2018 (SORP), and the Accounting Direction for private registered providers of social housing in England 2022. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included:

- reviewing financial statement policies and disclosures and inspecting correspondence from relevant regulators.
- auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of charity's housing activities and assessing whether the judgements made in making accounting estimates are indicative of potential bias.
- enquiring of management around actual and potential litigation and claims.
- enquiring of company's staff in compliance functions.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Adam Bexon MChem FCA
Senior Statutory Auditor
For and on behalf of
Burrows Scarborough Limited
Chartered Accountants
Statutory Auditors**

**Sovereign House
12-14 Warwick Street
Coventry
CV5 6ET**

Date: 31st January 2026

Easy Housing Association
Company limited by guarantee
Statement of Comprehensive Income (Including Income and Expenditure Account)

For the Year Ended 31 March 2025


		2025			2024		
	Note	Continuing operations £	Discontinued operations £	Total £	Continuing operations £	Discontinued operations £	Total £
Turnover	3	5,384,058	-	5,384,058	3,030,152	-	3,030,152
Operating costs		(5,360,480)	-	(5,360,480)	(2,999,704)	-	(2,999,704)
Operating surplus		23,578	-	23,578	30,448	-	30,448
Interest receivable and similar income	5	3,651	-	3,651	2,627	-	2,627
Interest payable and similar charges	5	-	-	-	-	-	-
Surplus on ordinary activities for the year before tax		27,229	-	27,229	33,075	-	33,075
Tax on surplus on ordinary activities	10	-	-	-	-	-	-
Surplus for the year after tax		27,229	-	27,229	33,075	-	33,075
Total comprehensive income for the year		27,229	-	27,229	33,075	-	33,075

All operations are continuing and none have been discontinued during this or the previous year.

On behalf of the Trustees:



.....
 Ahmed Abdi Mohamed
 Trustee
 31st January 2026



.....
 Dr Mohamed Noor Ibrahim
 Trustee
 31st January 2026

**Easy Housing Association
Company limited by guarantee
Balance Sheet**

At 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	12	8,677	3,070
		<u>8,677</u>	<u>3,070</u>
Current assets			
Debtors	13	208,157	335,346
Cash at bank and in hand		796,726	526,481
		<u>1,004,883</u>	<u>861,827</u>
Creditors: amounts falling due within one year	14	<u>377,161</u>	<u>255,727</u>
Net current assets/(liabilities)		<u>627,722</u>	<u>606,100</u>
Total assets less current liabilities		<u>636,399</u>	<u>609,350</u>
Total net assets		<u><u>636,399</u></u>	<u><u>609,170</u></u>
Capital and Reserves			
Income and expenditure reserve	17	<u>636,399</u>	<u>609,170</u>
Total Reserves		<u><u>636,399</u></u>	<u><u>609,170</u></u>

The financial statements were approved and authorised for issue by the board of directors and signed on 31st January 2026



.....
Mr Ahmed Abdi Mohamed

Trustee

The notes on pages Page 11 to Page 23 form part of these accounts.

Easy Housing Association
Company limited by guarantee
Statement of Changes in Equity/Reserves

For the Year Ended 31 March 2025

	Note	Income and expenditure reserve £	Total £
At 1 April 2023		644,919	644,919
Surplus for the year (as originally reported)		20,142	20,142
Prior year adjustment 2024	11	12,933	12,933
Prior year adjustment 2023	11	(68,824)	(68,824)
At 31 March 2024		<u>609,170</u>	<u>609,170</u>
At 1 April 2024		609,170	609,170
Surplus for the year		27,229	27,228
At 31 March 2025		<u><u>636,399</u></u>	<u><u>636,399</u></u>

**Easy Housing Association
Company limited by guarantee
Statement of Cash Flows**

For the Year Ended 31 March 2025

	Note	2025 £	2024 £
Cash flow from operating activities	18	275,092	58,337
Interest paid		-	-
Taxation paid		-	-
Net cash flow from operating activities		<u>275,092</u>	<u>58,337</u>
Cash flow from investing activities			
Payments to acquire fixed assets		(8,499)	(449)
Interest received		3,651	2,627
Net cash flow from investing activities		<u>(4,848)</u>	<u>2,178</u>
Cash flow from financing activities			
Repayment of long term loans		-	-
Net cash and flow from financing activities		<u>-</u>	<u>-</u>
Net increase in cash and cash equivalents		270,244	60,515
Cash and cash equivalents at 1 April 2024		<u>526,481</u>	<u>465,967</u>
Cash and cash equivalents at 31 March 2025		<u><u>796,725</u></u>	<u><u>526,481</u></u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		<u>796,725</u>	<u>526,481</u>
Cash and cash equivalents at 31 March 2025		<u><u>796,725</u></u>	<u><u>526,481</u></u>

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements

For the Year Ended 31 March 2025

1 Summary of significant accounting policies

(a) General information and basis of preparation

Easy Housing Association is registered under the Companies Act 2006, a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the association information on page 1 of these financial statements. The nature of Easy Housing Association operations and principal activities are the provision to provide temporary supported accommodation for single homeless adults.

The association constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of Easy Housing Association rounded to the nearest pound.

Going Concern

On the basis that the company can currently pay their debts as they fall due, management have prepared the financial statements on a going concern basis under the historical cost convention, modified to include certain items at fair value. Management do however recognise that there is a fundamental uncertainty over the company's ability to continue as a going concern for the period of 12 months from the date the accounts were approved.

This uncertainty has mainly arisen in the period after 31st March 2025 due to a decrease in turnover, which was driven by an increase in void periods. Following a period of rapid growth, fixed costs had increased to a level that was not sustainable with such void periods, so at the date of approval of these financial statements management acknowledge that there is a risk that the company could become insolvent in the next 12 months.

To mitigate this risk, management have committed to reduce and closely manage ongoing costs whilst making every effort to increase turnover.

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

(b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and housing properties	None
Property plant and machinery	None
Fixtures and fittings	25% reducing balance

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

(b) Tangible fixed assets (continued)

Computer equipment 25% reducing balance

Historically, major components of housing properties have not been accounted for and depreciated separately from the connected housing property. In the future, additions of major components will be depreciated over their expected useful economic lives and included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

(c) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(f) Impairment

If any assets, are not measured at fair value, they will be reviewed for any indication that the asset may be impaired at each balance sheet date.

If such indication exists, the recoverable amount will be estimated and compared to the carrying amount.

The following key judgements have been made in estimating the recoverable amount:

None.

(g) Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(h) Tax

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. The Society is currently exempt from tax.

The activities of the Society are exempt from VAT. Expenditure is shown including attributable VAT.

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

(i) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. The policies adopted for the recognition of turnover are as follows:

Turnover represents rental and service charges income receivable in the year net of rent and service charge, losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

Construction contracts

There are no construction contracts.

Interest and dividends receivable

Interest income is recognised when received as the associations right to receive payment is established.

(j) Judgements and key sources of estimation uncertainty

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognized in the financial statements.

None.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

None.

2 Limited by guarantee

Memorandum of Association of the company states that every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while he is a member or within one year afterwards for payment of the debts and liabilities of the company contracted before he ceases to be a member and the costs, charges and expenses of winding up and for the adjustment of the rights of contributories among themselves such amount as may be required not exceeding £1.

3 Particulars of turnover and administrative expenditure from social housing lettings

	General needs housing £	2025 Total £	2024 Total £
Turnover			
Rent receivable net of Identifiable service charges	5,384,058	5,384,058	3,030,152
Turnover from social housing	<u>5,384,058</u>	<u>5,384,058</u>	<u>2,656,398</u>

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

4 Accommodation owned and in management	No of units at 31.03.25	No of units at 31.03.24
Completed units:		
General needs housing:		
Let at social rent		
Affordable Rent	417	388
	<hr/> <hr/>	<hr/> <hr/>
5 Interest and other finance income and charges		
a) Interest receivable and similar income	2025	2024
Bank interest receivable	3,651	2,627
	<hr/> <hr/>	<hr/> <hr/>
b) Interest payable and similar charges	2025	2024
	£	£
Bank loans	-	-
	<hr/> <hr/>	<hr/> <hr/>
6 Surplus/(deficit) on ordinary activities		
Surplus/(deficit) on ordinary activities is stated after charging/crediting):	2025	2024
	£	£
Auditor's remuneration (including expenses and benefits in kind) for audit	10,000	3,000
Auditor's remuneration (including expenses and benefits in kind) for non audit	-	-
Depreciation of tangible fixed assets	2,892	1,023
	<hr/> <hr/>	<hr/> <hr/>
7 Auditor's remuneration	2025	2024
	£	£
Fees payable to the Associations auditor for the audit of the Associations annual accounts	10,000	3,000
	<hr/> <hr/>	<hr/> <hr/>
Fees payable to the Associations auditor for services other than those of external audit		
Taxation compliance and statutory accounts preparation	-	-
	<hr/> <hr/>	<hr/> <hr/>

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

8 Board and key management personnel remuneration

Remuneration was paid to the following trustees during the year:

Ahmed Abdi Mohamed	£5,900
Dr Mohamed Noor Ibrahim	£24,250
Musa Yusuf Noor	£1,750
Yusef Hersi Ahmed	£1,750

9 Staff costs

The average number of employees, calculated on a full time equivalent was 16 employees (2024: 16).

The aggregate remuneration of such employees was as follows:

	2025	2024
	£	£
Wages and salaries	549,978	421,713
Social security costs	49,745	30,061
Other pension costs	8,900	3,364
	<u>608,623</u>	<u>455,138</u>

10 Tax

No provision is made in the financial statements for liability to taxation, as the Society is an exempt charity.

11 Prior Year Adjustment

The following prior year adjustments have been made in the financial statements:

- Decrease in fixed assets at 1st April 2023 - £68,824
- Reversal of depreciation of fixed assets for the period to 31st March 2024 - £18,860
- Expensed fixed asset additions in the period to 31st March 2024 - £5,697
- Increase in accrued income and accrued expenses at 31st March 2024 - £107,342

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

12 Tangible fixed assets

	Computer & Office Equipment £
Cost or valuation:	
At 1 April 2024	5,308
Additions	8,499
Disposals	-
Revaluation	-
	<hr/>
At 31 March 2025	<u>13,807</u>
Depreciation:	
At 1 April 2024	2,238
Charge for the year	2,892
Impairment	-
Revaluation	-
Eliminated on disposals	-
	<hr/>
At 31 March 2025	<u>5,130</u>
Net book value:	
At 31 March 2025	<u>8,677</u>
	<hr/>
At 31 March 2024	<u>3,070</u>

Total accumulated impairments of £NIL are recognised in the opening position.

13 Debtors

	2025 £	2024 £
Trade debtors (gross social housing rent arrears)	83,107	204,383
Less: provision for doubtful debt	-	-
Other debtors	32,124	12,421
Prepayments and accrued income	92,925	118,542
	<hr/>	<hr/>
	<u>208,157</u>	<u>335,346</u>

All debtors are due within one year.

Gross social housing rent arrear includes £NIL (2024: £NIL) to reflect the net present value element adjustments where a repayment schedule is in place.

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

14 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	106,412	130,010
Accruals	253,222	112,283
Rents paid in advance	-	-
Corporation tax	-	-
Other taxes	15,422	9,452
Other creditors	2,106	3,983
	<u>377,161</u>	<u>255,728</u>

15 Provisions for liabilities

	2025	2024
	£	£
At 1 April 2024	-	-
Additions during the year	-	-
Amounts charged against the provision	-	-
Unused amounts reversed	-	-
	<u>-</u>	<u>-</u>
At 31 March 2025	<u>-</u>	<u>-</u>

16 Contingent liabilities

The company is currently subject to a legal claim totalling approximately £53,000. The matter is being handled by the company's solicitors and, at the date of approval of these financial statements, the outcome of the claim remains uncertain. Based on the information available, it is not possible to determine whether any liability will ultimately arise or to reliably estimate the amount of any potential outflow. Accordingly, no provision has been recognised in these financial statements. The claim has been disclosed as a contingent liability.

17 Reserves

	2025	2024
	£	£
Income and expenditure reserve:		
At 1 April 2024	609,170	644,919
Surplus for the year	27,229	20,142
Prior year adjustments 2024	-	12,933
Prior year adjustments 2023	-	(68,824)
	<u>636,399</u>	<u>609,170</u>
At 31 March 2025	<u>636,399</u>	<u>609,170</u>

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

18 Reconciliation of operating surplus to cash flow from operating activities

	2025	2024
	£	£
Surplus for the year	23,578	30,448
Depreciation and impairment of tangible fixed assets	2,892	1,023
(Increase)/Decrease in trade and other debtors	127,189	(114,696)
Increase/(Decrease) in trade and other creditors	121,433	141,562
	<hr/>	<hr/>
Net cash flow from operating activities	275,092	58,337
	<hr/> <hr/>	<hr/> <hr/>

19 Capital funding and commitments

	2025	2024
	£	£
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	-
Capital expenditure that has been authorised by the Board but has not yet been contracted for	-	-
	<hr/>	<hr/>
	-	-
	<hr/> <hr/>	<hr/> <hr/>

Contractual commitments for the acquisition of tangible fixed assets contracted for but not provided in the financial statements, amounted to £NIL (2023: £ NIL).

20 Events after the end of the year

There are no events after the end of the year which would affect the financial position as shown.

21 Operating leases

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Not later than one year	956,389	644,704
Later than one and not later than five years	3,548,286	2,375,078
Later than five years	3,413,153	2,619,021
	<hr/>	<hr/>
Total	7,917,828	5,638,803
	<hr/> <hr/>	<hr/> <hr/>

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2025

22 Related party disclosures

The Directors issued invoices to the association for the time spent on carrying out board-related duties. The details of these charges are as follows:

Ahmed Abdi Mohamed	£5,900
Dr Mohamed Noor Ibrahim	£24,250
Musa Yusuf Noor	£1,750
Yusef Hersi Ahmed	£1,750



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Parties involved with this document

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Sat, 31st Jan 2026 19:58:34 GMT	Adam Bexon - Signer (98b851ebde2b87622c4f4bfd15760ea2)

Audit history log

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EASY HOUSING ASSOCIATION

England & Wales - Charity number 1115721

Accounts

**Easy Housing Association
Company limited by guarantee
Financial Statements
For the Year Ended 31 March 2024**

Company registration number: 05439373

RSL Number 4670

Charity number 11157211

**Easy Housing Association
Company limited by guarantee**

Financial Statements

For the Year Ended 31 March 2024

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**Easy Housing Association
Company limited by guarantee
Financial Statements**

For the Year Ended 31 March 2024

Company registration number: 05439373

Status: An exempt Charitable Association registered under the Companies Act 2006.

Trustees: Mr Yussuf Hersi Ahmed
Mr Phillip Arthur Ruark-Davis (resigned 27 December 2023)
Mrs Loretta Ezikwa (resigned 13 September 2024)
Mr Musa Yusuf Noor (appointed 20 November 2023)
Dr Mohamed Noor Ibrahim (appointed 25 April 2024)
Mr Ahmed Abdi Mohamed (appointed 7 October 2024)

Registered Office: Kingsbury House
468 Church Lane
London
NW9 8UA

Accountant: RUS & COMPANY (UK) LTD
1190a/1192 Stratford Road
Hall Green
Birmingham
West Midlands
B28 8AB

Auditor: Thomas & Young Limited
Carleton House
266-268 Stratford Road
Shirley
Solihull
West Midlands
B90 3AD

Bankers: Barclays Bank plc
Wembley & Park Royal 2
Leicester
LE87 2BB

**Easy Housing Association
Company limited by guarantee
Trustees' Report**

For the Year Ended 31 March 2024

The Trustees present their report, including the audited financial statements of Easy Housing Association for the year ended 31 March 2024. This report forms the Directors' report for the purposes of the Companies Act 2006.

Trustees

The Trustees who served during the year were:

Mr Yussuf Hersi Ahmed	
Mr Phillip Arthur Ruark-Davis	(Resigned 27 December 2023)
Mrs Loretta Ezikwa	(resigned 13 September 2024)
Mr Musa Yusuf Noor	(appointed 20 November 2023)
Dr Mohamed Noor Ibrahim	(appointed 25 April 2024)
Mr Ahmed Abdi Mohamed	(appointed 7 October 2024)

Under the terms of the statutory guarantee, the Trustees are deemed to be the statutory members and as such have given an undertaking to contribute up to £1 each if required to do so.

Results

The surplus for the year, after taxation, amounted to £20,142 (2023 - surplus of £265,537).

Going concern

At 31 March 2024 the association has cash at bank of £526k. The Board has reviewed the group's budgets and funding requirements and is satisfied that Easy Housing Association is a going concern, and it has therefore continued to adopt the going concern basis in preparing the financial statements.

The Board will continue to manage the financial stability of the organisation by monitoring its operational activities and looking at ways of reducing expenditure and increasing cost effectiveness and value for money.

Further details of the Trustees' going concern assessment is given in the Company Strategic Report.

Qualifying third party indemnity provisions

Professional indemnity insurance is in place for the Trustees.

Matters covered in the Company Strategic Report

The Company has chosen in accordance with section 414C(11) of the Companies Act 2006, to set out in the company's Strategic Report information required by this Schedule to be contained in the Trustees' Report in respect of future developments and financial risk management.

**Easy Housing Association
Company limited by guarantee
Trustees' Report (continued)**

For the Year Ended 31 March 2024

Trustees' responsibilities statement

Future Plans

The Business Plan commits us to:

- Focusing on our social purpose namely, providing housing and support for adult people with high level needs and dependency, and support or assistance to those in necessitous circumstances.
- Ensuring that we can sustain the financial longevity of the organisation, focusing on what we are good at and looking to cease or change activities that do not add value, or distract from our core purpose.
- Prioritise strong performance, which this year has focussed on continuous staff recruitment, talent progression and succession planning, along with refurbishing void properties to let, to improve housing income.
- Increasing Support Office VFM, including restructuring teams to be more efficient, identifying more cost-effective offices, and migrating to new software which will reduce staff time and make us more efficient.
- Increase specialist knowledge in the Supported Homes, ensuring they are responsive to changing needs of residents with particular conditions.

Assessment of how the association is achieving value for money

Easy Housing Association recognises that in achieving Value for Money (VfM), the responsibility for robust financial management by the Board and management team is essential. Our working definition for VfM is to use our resources economically, efficiently, and effectively as befits an organisation of our size and complexity, in order to provide quality services and homes for our service users.

Our strategic approach to Value for Money includes the following steps:

1. Embedding Value for Money objectives into our Strategic Objectives

One of our key strategic objectives is to be a strong Social Business, focused on achieving sustainable financial performance and doing this within a VfM framework. Easy Housing Association believes that VfM is integral to how we work, and we encourage all staff, particularly budget holders, to consider VfM within the context of their roles, welcoming suggestions for process and service delivery improvements in order to achieve a more equitable balance between quality and cost of provision. In 2023-24 we reviewed services from staffing agencies, catering and cleaning suppliers, IT support and software provision.

2. Reporting on Regulatory Metrics

As a small provider with less than 1,000 units, an element of Easy Housing Association's remit is to provide affordable and safe housing for adult people in its existing units. The core purpose of Easy Housing Association is predominantly as a Support provider and not a developer of Housing. In the short -medium term, the organisation intends to refurbish its housing stock as and when the opportunity arises, to ensure the stock is in sufficient demand and appropriate condition to remain viable. We are not currently aiming to invest in building or acquiring new stock.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2024

In line with the principles of the metrics introduced by the Regulator of Social Housing, providers are expected to report their performance against seven key metrics in the annual accounts. The Regulator acknowledges that reporting on a particular metric may be inappropriate given the nature of the organisation, but it provides us with an opportunity to compare ourselves to the wider housing for adult people sector.

The Board of Trustees continues to monitor a comprehensive set of financial and operational key performance indicators to evaluate the ongoing performance, efficiency, and long-term sustainability of Easy Housing Association. Throughout 2023–24, the Association demonstrated robust financial stewardship, maintaining strong operating margins and exercising prudent cost management.

Operational performance remained consistently within target levels across key areas including rent collection, void management, and repairs. These outcomes reflect the Association’s firm commitment to delivering high-quality, value-for-money services while advancing its strategic objectives in support of residents and the wider community.

Metric 1 – Reinvestment %	N/A
Metric 2 – New supply delivered %	N/A
Metric 3 – Gearing %	N/A
Metric 4 – EBITDA MRI Interest Cover %	N/A
Metric 5 – Headline social housing cost per unit	£7714
Metric 6 – Operating margin %	0.7%
Metric 7 – Return on capital employed %	3.03%

Note:

Easy Housing Association does not own any property. All supported housing units are leased from private landlords. Furthermore, EHA did not have any loans or bank facilities during the reported period. As a result, Metric 1 - Metric 4 related to financial analysis do not apply to EHA.

Compliance with code of governance

The charity has adopted the National Housing Federation’s Code of Governance (2020). As a small Registered Provider (less than 1000 units), we seek to adhere to the spirit of the Code, whilst prioritising our business needs. Trustees recognise that there should be a balanced, diverse, and effective Board which leads and controls the organisation, complies with its legal requirements and reflects the increasingly diverse service user community whom we serve.

We have undertaken an assessment against the provisions of the code under its 4 principles and comply, with the following exceptions:

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2024

Internal Financial Control and Financial Reporting

The Board is ultimately responsible for the Company's system of internal financial control, which is designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information.

The Board regularly reviews the effectiveness of the Company's internal financial control system for the period and up to the date of the approval of the report and financial statements. No weaknesses were found to date in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements.

The main features of the internal control system are:

- Written orders and financial regulations which delineate responsibilities and levels of authority.
- Annual budgets, set in the context of a longer-term business plan with clear accountability for control of each part of the budget
- Formal budgetary control arrangements with a quarterly reporting cycle.
- Detailed management accounts produced quarterly, with headlines communicated monthly and forecasts for the remainder of the financial year. These are reviewed by the Senior Executive Team and considered and approved by the Board.
- Board approval of the parameters under which new investments or financing are entered into.

Meeting Public Benefit

In considering 'Public Benefit' the trustees recognise their responsibilities as guided by the Charities Act 2011 which defines a charitable purpose, explicitly, as one that falls within 13 descriptions of purposes and is for the public benefit. One of those 13 descriptions is 'The relief of those in need, by reason of youth, age, ill-health, disability, financial hardship or other disadvantage'.

Easy Housing Association's objectives are to provide good quality support and care to persons over 15 years. Easy Housing Association provides accommodation and support to individuals within our Support homes or housing services. The trustees are therefore confident that Easy Housing Association meets public benefit requirements with a clear charitable purpose.

Access to all of our support services can be achieved either through self-referral or a government-funded statutory organisation. We promote the Support homes to ensure equity of access across the community, based on the individual's care needs assessment, required outcomes and our ability to deliver.

We publicly advertise rental tenancy vacancies in our social housing provision and operate a criteria assessment for prioritising needs. 100% of our housing tenants are in receipt of Housing Benefit or other forms of state funding.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

For the Year Ended 31 March 2024

Trustees' responsibilities statement

The Directors are responsible for preparing the strategic report, the Board of Trustees' report and the financial statements in accordance with applicable law and regulations.

Company law and Housing association legislation requires the Directors to prepare for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Board of Trustees must not approve the financial statements unless it is satisfied that they give a true and fair view of the state of affairs of the group and the company and of the surplus or deficit of the group and the company for that period.

In preparing these financial statements, the Board of Trustees is required to:

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgements and accounting 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 financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board is responsible for keeping adequate accounting records that are sufficient to show and explain the Group's and the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Group and the Company and enable it to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008, the Charities Act 2011 and the Accounting Direction for Private Registered Providers of Social Housing 2015. They are also responsible for safeguarding the assets of the group and the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees/Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Broadening Choices for Older People website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditor

The Directors who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditor is unaware. Each of the Directors have confirmed that they have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

**Easy Housing Association
Company limited by guarantee
Trustees Report (continued)**

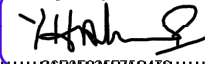
For the Year Ended 31 March 2024

Auditors

Thomas & Young Limited were appointed as auditors to the association and in accordance with section 485 of the Companies Act 2006. Thomas & Young Limited has indicated its willingness to continue in the office as auditors and will be proposed for re-appointment as auditors of the Charity at the forthcoming Annual General Meeting.

This report was approved by the board and signed on its behalf.


Mr Yussuf Hersi Ahmed

Signed by:

C6E0E825F75C476...

Trustee

Date: 05/06/2025

Dr Mohamed Noor Ibrahim

Signed by:

06E78D73DDFF478...

Trustee

Date: 05/06/2025

**Easy Housing Association
Company limited by guarantee
Independent Auditor's Report**

For the Year Ended 31 March 2024

Opinion

We have audited the financial statements of Easy Housing Association for the year ended 31 March 2024 which comprise Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Reserves, Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

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

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Easy Housing Association
Company limited by guarantee
Independent Auditor's Report (continued)
For the Year Ended 31 March 2024**

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the association and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- the association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the board were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the trustees' report and from the requirement to prepare a strategic report

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion;

- a satisfactory system of controls over transactions has not been maintained; or

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement, the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the trustees are responsible for assessing the associations ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

**Easy Housing Association
Company limited by guarantee
Independent Auditor's Report (continued)**

For the Year Ended 31 March 2024

Use of our report

This report is made solely to the associations members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and section 137 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the associations members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the associations members as a body, for our audit work, for this report, or for the opinions we have formed.

Thomas & Young Limited

For and on behalf of Thomas and Young Limited
Chartered Accountants
Statutory Auditor

9 June 2025

Carleton House
266-268 Stratford Road
Shirley
Solihull
West Midlands
B90 3AD

**Easy Housing Association
Company limited by guarantee
Statement of Comprehensive Income (Including Income and Expenditure Account)**

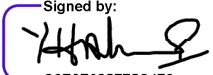
For the Year Ended 31 March 2024

		2024			2023		
	Note	Continuing operations £	Discontinued operations £	Total £	Continuing operations £	Discontinued operations £	Total £
Turnover	3	3,030,152	-	3,030,152	2,657,930	-	2,657,930
Operating costs		(3,012,637)	-	(3,012,637)	(2,392,824)	-	(2,392,824)
Operating surplus		17,515	-	17,515	265,106	-	265,106
Interest receivable and similar income	5	2,627	-	2,627	431	-	431
Interest payable and similar charges	5	-	-	-	-	-	-
Surplus on ordinary activities for the year before tax		20,142	-	20,142	265,537	-	265,537
Tax on surplus on ordinary activities	10	-	-	-	-	-	-
Surplus for the year after tax		20,142	-	20,142	265,537	-	265,537
Total comprehensive income for the year		20,142	-	20,142	265,537	-	265,537

All operations are continuing and none have been discontinued during this or the previous year.

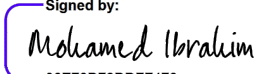
On behalf of the board of directors and signed on

Mr Yussuf Hersi Ahmed

Signed by:

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Trustee

Dr Mohamed Noor Ibrahim

Signed by:

 06E78D73DDFF478.....

Trustee

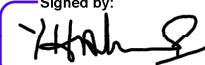
**Easy Housing Association
Company limited by guarantee
Balance Sheet**

At 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	11	58,961	72,468
		<u>58,961</u>	<u>72,468</u>
Current assets			
Debtors	12	228,004	220,650
Cash at bank and in hand		526,481	465,967
		<u>754,485</u>	<u>686,617</u>
Creditors: amounts falling due within one year	13	148,385	114,166
Net current assets/(liabilities)		<u>606,100</u>	<u>572,451</u>
Total assets less current liabilities		665,061	644,919
Total net assets		<u><u>665,061</u></u>	<u><u>644,919</u></u>
Capital and Reserves			
Income and expenditure reserve	16	665,061	644,919
Total Reserves		<u><u>665,061</u></u>	<u><u>644,919</u></u>

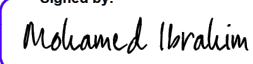
The financial statements were approved and authorised for issue by the board of directors and signed on

Mr Yussuf Hersi Ahmed

Signed by:

 C6E0E025F750476.....

Trustee

Dr Mohamed Noor Ibrahim

Signed by:

 06E78D73DDFF478.....

Trustee

The notes on pages Page 10 to Page 17 form part of these accounts.

**Easy Housing Association
Company limited by guarantee
Statement of Changes in Equity/Reserves**

For the Year Ended 31 March 2024

	Income and expenditure reserve £	Total £
At 1 April 2023	644,919	644,919
Surplus for the year	20,142	20,142
At 31 March 2024	<u>665,061</u>	<u>665,061</u>

**Easy Housing Association
Company limited by guarantee
Statement of Cash Flows**

For the Year Ended 31 March 2024

	Note	2024	2023
		£	£
Cash flow from operating activities	16	64,033	152,667
Interest paid		-	-
Taxation paid		-	-
Net cash flow from operating activities		<u>64,033</u>	<u>152,667</u>
Cash flow from investing activities			
Payments to acquire fixed assets		(6,146)	(18,219)
Interest received		2,627	431
Net cash flow from investing activities		<u>(3,519)</u>	<u>(17,788)</u>
Cash flow from financing activities			
Repayment of long term loans		-	-
Net cash and flow from financing activities		<u>-</u>	<u>-</u>
Net increase in cash and cash equivalents		60,514	134,879
Cash and cash equivalents at 1 April 2023		<u>465,967</u>	<u>331,088</u>
Cash and cash equivalents at 31 March 2024		<u><u>526,481</u></u>	<u><u>465,967</u></u>
Cash and cash equivalents consists of:			
Cash at bank and in hand		<u>526,481</u>	<u>465,967</u>
Cash and cash equivalents at 31 March 2024		<u><u>526,481</u></u>	<u><u>465,967</u></u>

**Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements**

For the Year Ended 31 March 2024

1 Summary of significant accounting policies

(a) General information and basis of preparation

Easy Housing Association is registered under the Companies Act 2006, a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the association information on page 1 of these financial statements. The nature of Easy Housing Association operations and principal activities are the provision to provide temporary supported accommodation for single homeless adults.

The association constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Companies Act 2006. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of Easy Housing Association rounded to the nearest pound.

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

(b) Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, development costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Land and housing properties	None
Property plant and machinery	None
Fixtures and fittings	25% reducing balance
Computer equipment	25% reducing balance

**Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)**

For the Year Ended 31 March 2024

(b) Tangible fixed assets (continued)

Historically, major components of housing properties have not been accounted for and depreciated separately from the connected housing property. In the future, additions of major components will be depreciated over their expected useful economic lives and included in property plant and equipment.

The useful economic lives of all tangible fixed assets are reviewed annually.

(c) Debtors and creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

Rights of social landlords to have improvement works carried out to properties by a third party are recognised as prepayments where payment has occurred in advance of the works being carried out and receipts in advance from the same third party recognised as liabilities. Assets and liabilities or income and expenditure are not offset.

(f) Impairment

If any assets, are not measured at fair value, they will be reviewed for any indication that the asset may be impaired at each balance sheet date.

If such indication exists, the recoverable amount will be estimated and compared to the carrying amount.

The following key judgements have been made in estimating the recoverable amount:

None.

(g) Provisions

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the Balance Sheet date where there is no discretion to avoid or delay the expenditure.

(h) Tax

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. The Association is currently exempt from tax.

The activities of the Association are exempt from VAT. Expenditure is shown including attributable VAT.

(1) Turnover and other income

Turnover is measured at the fair value of the consideration received or receivable net of VAT and trade discounts. The policies adopted for the recognition of turnover are as follows:

**Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)**

For the Year Ended 31 March 2024

Turnover represents rental and service charges income receivable in the year net of rent and service charge, losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

Construction contracts

There are no construction contracts.

Interest and dividends receivable

Interest income is recognised when received as the associations right to receive payment is established.

(n) Judgements and key sources of estimation uncertainty

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognized in the financial statements.

None.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

None.

2 Limited by guarantee

Memorandum of Association of the company states that every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while he is a member or within one year afterwards for payment of the debts and liabilities of the company contracted before he ceases to be a member and the costs, charges and expenses of winding up and for the adjustment of the rights of contributories among themselves such amount as may be required not exceeding £1.

3 Particulars of turnover and administrative expenditure from social housing lettings

	General needs housing £	2024 Total £	2023 Total £
Turnover			
Rent receivable net of			
Identifiable service charges	3,027,689	3,027,689	2,656,398
Other Income	2,463	2,463	1,532
Turnover from social housing	3,030,152	3,030,152	2,657,930

**Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)**

For the Year Ended 31 March 2024

4	Accommodation owned and in management	No of units at 31.03.24	No of units at 31.03.23
	Completed units:		
	General needs housing:		
	Let at social rent		
	Affordable Rent	388	205
		<u> </u>	<u> </u>
5	Interest and other finance income and charges		
	a) Interest receivable and similar income		
		2024	2023
	Bank interest receivable	2,463	1,532
		<u> </u>	<u> </u>
	b) Interest payable and similar charges		
		2024	2023
		£	£
	Bank loans	-	-
		<u> </u>	<u> </u>
6	Surplus/(deficit) on ordinary activities		
	Surplus/(deficit) on ordinary activities is stated after charging/crediting):		
		2024	2023
		£	£
	Auditor's remuneration (including expenses and benefits in kind) for audit	3,000	-
	Auditor's remuneration (including expenses and benefits in kind) for non audit	-	-
	Depreciation of tangible fixed assets	19,653	24,156
		<u> </u>	<u> </u>
7	Auditor's remuneration		
		2024	2023
		£	£
	Fees payable to the Associations auditor for the audit of the Associations annual accounts	3,000	-
		<u> </u>	<u> </u>
	Fees payable to the Associations auditor for services other than those of external audit		
	Taxation compliance and statutory accounts preparation	-	-
		<u> </u>	<u> </u>

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2024

8 Board and key management personnel remuneration

Key management personnel neither received nor waived any remuneration during the year.

9 Staff costs

The average number of employees, calculated on a full time equivalent was 16 employees (2023: 9).

The aggregate remuneration of such employees was as follows:

	2024	2023
	£	£
Wages and salaries	421,713	264,315
Social security costs	30,061	20,084
Other pension costs	3,364	6,120
	<u>455,138</u>	<u>290,519</u>

10 Tax

No provision is made in the financial statements for liability to taxation, as the Association is an exempt charity.

11 Tangible fixed assets – other

	Fixtures & Fittings £
Cost or valuation:	
At 1 April 2023	240,216
Additions	6,146
Disposals	-
Revaluation	-
At 31 March 2024	<u>246,362</u>
Depreciation:	
At 1 April 2023	167,748
Charge for the year	19,653
Impairment	-
Revaluation	-
Eliminated on disposals	-
At 31 March 2024	<u>187,401</u>
Net book value:	
At 31 March 2024	<u>58,961</u>
At 31 March 2023	<u>72,468</u>

Total accumulated impairments of £NIL are recognised in the opening position.

Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)

For the Year Ended 31 March 2024

12 Debtors

	2024	2023
	£	£
Trade debtors (gross social housing rent arrears)	204,383	199,229
Less: provision for doubtful debt	-	-
Other debtors	12,421	21,421
Prepayments and accrued income	11,200	-
	<u>228,004</u>	<u>220,650</u>

All debtors are due within one year.

Gross social housing rent arrear includes £NIL (2023: £NIL) to reflect the net present value element adjustments where a repayment schedule is in place.

13 Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	129,817	104,323
Accruals	5,088	4,200
Rents paid in advance	-	-
Corporation tax	-	-
Other taxes	9,452	3,770
Other creditors	4,028	1,873
	<u>148,385</u>	<u>114,166</u>

14 Provisions for liabilities

	2024	2023
	£	£
At 1 April 2023	-	-
Additions during the year	-	-
Amounts charged against the provision	-	-
Unused amounts reversed	-	-
	<u>-</u>	<u>-</u>
At 31 March 2024	<u>-</u>	<u>-</u>

**Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)**

For the Year Ended 31 March 2024

15 Contingent liabilities

There were no contingent liabilities at 31 March 2024 (2023: £ NIL).

16 Reserves

	2024	2023
	£	£
Income and expenditure reserve:		
At 1 April 2024	644,919	333,960
Surplus for the year	20,142	265,537
Prior year adjustments	-	45,422
	<hr/>	<hr/>
At 31 March 2024	<u>665,061</u>	<u>644,919</u>

17 Reconciliation of operating surplus to cash flow from operating activities

	2024	2023
	£	£
Surplus for the year	17,515	265,106
Depreciation and impairment of tangible fixed assets	19,653	31,151
(Increase)/Decrease in trade and other debtors	(7,354)	(185,284)
Increase/(Decrease) in trade and other creditors	34,219	41,694
	<hr/>	<hr/>
Net cash flow from operating activities	<u>(64,033)</u>	<u>152,667</u>

18 Capital funding and commitments

	2024	2023
	£	£
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	-
Capital expenditure that has been authorised by the Board but has not yet been contracted for	-	-
	<hr/>	<hr/>
	<u>-</u>	<u>-</u>

Contractual commitments for the acquisition of tangible fixed assets contracted for but not provided in the financial statements, amounted to £NIL (2023: £ NIL).

**Easy Housing Association
Company limited by guarantee
Notes to the Financial Statements (Continued)**

For the Year Ended 31 March 2024

19 Events after the end of the year

There are no events after the end of the year which would affect the financial position as shown.

20 Off-balance sheet arrangements

There are no off-balance sheet arrangements.

21 Financial instruments

The carrying amounts of the company’s financial instruments are as follows:

	2024	2023
	£	£
<i>Financial assets</i>		
Measured at fair value through the statement of comprehensive income:	-	-
	<u> </u>	<u> </u>

EASY HOUSING ASSOCIATION

England & Wales - Charity number 1115721

Accounts

Company registration number: 05439373

**Easy Housing Association
Company limited by guarantee**

Unaudited abridged financial statements

31 March 2023

**Easy Housing Association
Company limited by guarantee**

Directors and other information

Directors	Mr Yusuf Hersi Ahmed Mr Phillip Arthur Ruark-Davis Mr Loretta Ezikwa Mr Musa Yusuf Noor	(Appointed 24 October 2022) (Appointed 20 November 2023) (Appointed 20 November 2023)
Company number	05439373	
Registered office	Kingsbury House 468 Church Lane London NW9 8UA	

**Easy Housing Association
Company limited by guarantee**

**Directors report
Year ended 31 March 2023**

The directors present their report and the unaudited financial statements of the company for the year ended 31 March 2023.

Directors

The directors who served the company during the year were as follows:

Mr Yusuf Hersi Ahmed

Mr Phillip Arthur Ruark-Davis

(Appointed 24 October 2022)

Directors responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

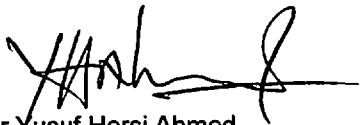
- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

Small company provisions

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

This report was approved by the board of directors on 28 December 2023 and signed on behalf of the board by:



Mr Yusuf Hersi Ahmed
Director

**Easy Housing Association
Company limited by guarantee**

**Abridged statement of financial position
31 March 2023**

	Note	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	7	72,468		85,400	
			72,468		85,400
Current assets					
Debtors		220,650		35,366	
Cash at bank and in hand		465,967		331,088	
		686,617		366,454	
Creditors: amounts falling due within one year		(114,166)		(72,472)	
Net current assets			572,451		293,982
Total assets less current liabilities			644,919		379,382
Net assets			<u>644,919</u>		<u>379,382</u>
Capital and reserves					
Other reserves			-		45,422
Profit and loss account			644,919		333,960
Members funds			<u>644,919</u>		<u>379,382</u>

For the year ending 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.


All of the members have consented to the preparation of the abridged statement of financial position for the current year ending 31 March 2023 in accordance with Section 444(2A) of the Companies Act 2006.

The notes on pages 7 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Abridged statement of financial position (continued)
31 March 2023**

These financial statements were approved by the board of directors and authorised for issue on 28 December 2023, and are signed on behalf of the board by:


Mr Yusuf Hersi Ahmed
Director

Company registration number: 05439373

The notes on pages 7 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
Year ended 31 March 2023**

1. General information

The company is a private company limited by guarantee, registered in United Kingdom. The address of the registered office is EASY HOUSING ASSOCIATION, Kingsbury House, 468 Church Lane, London, NW9 8UA.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2023**

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2023**

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Limited by guarantee

Memorandum of Association of the company states that every Member of the Company undertakes to contribute to the assets of the Company in the event of its being wound up while he is a Member or within one year afterwards for payment of the debts and liabilities of the Company contracted before he ceases to be a Member and the costs, charges and expenses of winding up and for the adjustment of the rights of contributories among themselves such amount as may be required not exceeding £1.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2023**

5. Staff costs

The average number of persons employed by the company during the year amounted to 9 (2022: 13).

The aggregate payroll costs incurred during the year were:

	2023	2022
	£	£
Wages and salaries	264,315	323,310
Social security costs	20,084	28,850
Other pension costs	6,120	6,299
	<u>290,519</u>	<u>358,459</u>

6. Profit before taxation

Profit before taxation is stated after charging/(crediting):

	2023	2022
	£	£
Depreciation of tangible assets	<u>24,156</u>	<u>21,349</u>

7. Tangible assets

	£
Cost	
At 1 April 2022	237,297
Additions	18,219
Disposals	(15,300)
At 31 March 2023	<u>240,216</u>
Depreciation	
At 1 April 2022	151,897
Charge for the year	24,156
Disposals	(8,305)
At 31 March 2023	<u>167,748</u>
Carrying amount	
At 31 March 2023	<u>72,468</u>
At 31 March 2022	<u>85,400</u>

EASY HOUSING ASSOCIATION

England & Wales - Charity number 1115721

Accounts

Trustee Report 2021/2022

This year the Charity has made a good recovery from the setbacks caused by the pandemic and has continued providing its essential services to the homeless. It has re-established the referral channels and has helped some of its tenants it has also kept some of the necessary health and safety protocols in place for health and safety reasons. We have continued to increase our cleaning services to all properties and provide all health and safety-related items such as gloves, sanitizer, and masks. The emergency repairs continued to be delivered on time; thanks again to our dedicated maintenance and cleaning teams and our middle managers, who tirelessly continued carrying out health and safety inspections to the properties more frequently. The charity has, like the years before, continued providing its much-needed service to the single homeless and is always trying to improve the delivery of its service by reaching out to even wider users and communicating closely with our tenants, partners, and stakeholders. Like the year before, we decided not to increase our stock during this period and to allow time to recover from the effects of the pandemic. We continued providing emergency-supported accommodation to ex-offenders, the elderly, rough sleepers, and the refugee and immigrant communities. The charity continued to accommodate and support the homeless and help them with favorable outcomes., nor did it put any staff member on the government furlough scheme. Generally, we provide our excellent and much-needed services to young people, ex-offenders, people with drug problems, refugees, the Elderly, and others from the vulnerable sections of the community. We have also continued increasingly working with other local providers such as shelters, crisis, YMCA, Salvation Army, and other approved charities and accommodated more homeless through them. We also continued helping homeless families to link up and rent from the private sector and continued our tenants to get employment and training opportunities. Easy Housing accommodated and supported 350 single homeless during the year. During the year, the charity is still debt free and has not received any grants from the government or other grant-making bodies. And entirely depended on income generated through rent revenue. As always, we devoted considerable time and effort in organizing workshops and surgeries on the training and employment for our tenant population. We have helped ten tenants move on to more permanent accommodation, assisted three tenants in taking training opportunities, and three people get into employment.

Our missions remain to build a community with the necessary skills and qualifications, and we have continued accessing clients to the appropriate training providers, employers, and permanent housing. The charity remains committed to pursuing its three central themes Housing with care and supporting Community engagement and development, Tenants Empowerment, and Employment.

Abdi Gure

Trustee

25 August 2022

Company registration number: 5439373

**Easy Housing Association
Trading as Easy Housing Association
Company limited by guarantee**

Unaudited financial statements

31 March 2022

**Easy Housing Association
Company limited by guarantee**

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**Easy Housing Association
Company limited by guarantee**

**Directors report
Year ended 31 March 2022**

The directors present their report and the unaudited financial statements of the company for the year ended 31 March 2022.

Directors

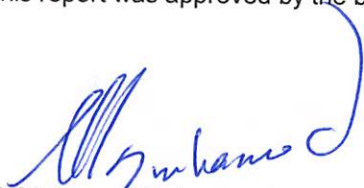
The directors who served the company during the year were as follows:

Mr Mohamed Mohammed
Mr Yusuf Ahmed
Mr Abdi Gure
Ms Saud Abdillahi
Mr Mustafa Dahir

Small company provisions

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

This report was approved by the board of directors on 9 August 2022 and signed on behalf of the board by:



Mr Mohamed Mohammed
Director

**Easy Housing Association
Company limited by guarantee**

**Statement of comprehensive income
Year ended 31 March 2022**

	2022	2021
Note	£	£
Turnover	2,168,625	1,859,856
Other external charges	(1,047,957)	(747,015)
Staff costs	(358,459)	(288,987)
Depreciation and other amounts written off tangible and intangible fixed assets	(21,349)	(20,972)
Other operating expenses	(727,774)	(748,476)
Operating profit	<u>13,086</u>	<u>54,406</u>
Other interest receivable and similar income	15	78
Profit before taxation	<u>13,101</u>	<u>54,484</u>
Tax on profit	-	-
Profit for the financial year and total comprehensive income	<u><u>13,101</u></u>	<u><u>54,484</u></u>

All the activities of the company are from continuing operations.

The notes on pages 6 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Statement of financial position
31 March 2022**

	Note	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	7	85,400		83,893	
			85,400		83,893
Current assets					
Debtors	8	9,886		5,365	
Investments	9	25,480		22,180	
Cash at bank and in hand		331,088		271,406	
		366,454		298,951	
Creditors: amounts falling due within one year	10	(72,472)		(16,563)	
Net current assets			293,982		282,388
Total assets less current liabilities			379,382		366,281
Net assets			379,382		366,281
Capital and reserves					
Share option reserve			45,422		45,422
Profit and loss account			333,960		320,859
Members funds			379,382		366,281

For the year ending 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 6 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Statement of financial position (continued)
31 March 2022**

These financial statements were approved by the board of directors and authorised for issue on 9 August 2022, and are signed on behalf of the board by:

Mr Mohamed Mohammed
Director

A handwritten signature in blue ink, appearing to read 'Mohammed', is written over the name of the director.

Company registration number: 5439373

The notes on pages 6 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Statement of changes in equity
Year ended 31 March 2022**

	Share option reserve £	Profit and loss account £	Total £
At 1 April 2020	45,422	266,375	311,797
Profit for the year		54,484	54,484
Total comprehensive income for the year	-	54,484	54,484
At 31 March 2021 and 1 April 2021	45,422	320,859	366,281
Profit for the year		13,101	13,101
Total comprehensive income for the year	-	13,101	13,101
At 31 March 2022	<u>45,422</u>	<u>333,960</u>	<u>379,382</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
Year ended 31 March 2022**

1. General information

The company is a private company limited by guarantee, registered in UK. The address of the registered office is Easy Housing Association, Kingsbury House, 468 Church Lane, London, NW9 8UA.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Limited by guarantee

Any profit made by the company is re-used for the good of the business.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

5. Staff costs

The average number of persons employed by the company during the year amounted to Nil (2021: Nil).

The aggregate payroll costs incurred during the year were:

	2022	2021
	£	£
Wages and salaries	323,310	267,847
Social security costs	28,850	16,291
Other pension costs	6,299	4,849
	<u>358,459</u>	<u>288,987</u>

6. Profit before taxation

Profit before taxation is stated after charging/(crediting):

	2022	2021
	£	£
Depreciation of tangible assets	<u>21,349</u>	<u>20,972</u>

7. Tangible assets

	Fixtures, fittings and equipment	Motor vehicles	Total
	£	£	£
Cost			
At 1 April 2021	201,541	12,900	214,441
Additions	20,456	2,400	22,856
At 31 March 2022	<u>221,997</u>	<u>15,300</u>	<u>237,297</u>
Depreciation			
At 1 April 2021	123,991	6,557	130,548
Charge for the year	19,601	1,748	21,349
At 31 March 2022	<u>143,592</u>	<u>8,305</u>	<u>151,897</u>
Carrying amount			
At 31 March 2022	<u>78,405</u>	<u>6,995</u>	<u>85,400</u>
At 31 March 2021	<u>77,550</u>	<u>6,343</u>	<u>83,893</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

8. Debtors

	2022	2021
	£	£
Trade debtors	9,886	3,865
Other debtors	-	1,500
	<u>9,886</u>	<u>5,365</u>

9. Investments

	2022	2021
	£	£
Other investments	25,480	22,180
	<u>25,480</u>	<u>22,180</u>

10. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	55,075	8,561
Social security and other taxes	14,434	5,309
Other creditors	2,963	2,693
	<u>72,472</u>	<u>16,563</u>

**Easy Housing Association
Company limited by guarantee**

The following pages do not form part of the statutory accounts.

**Easy Housing Association
Company limited by guarantee**

**Detailed income statement
Year ended 31 March 2022**

	2022	2021
	£	£
Turnover		
Rent receivable	2,167,061	1,857,608
Other income	1,564	2,248
	<u>2,168,625</u>	<u>1,859,856</u>
Cost of sales		
Direct costs	(1,047,957)	(747,015)
	<u>(1,047,957)</u>	<u>(747,015)</u>
Gross profit	<u>1,120,668</u>	<u>1,112,841</u>
Gross profit percentage	51.7%	59.8%
Overheads		
Administrative expenses		
Wages and salaries	(279,810)	(262,972)
Directors remuneration	(43,500)	(4,875)
Employer's social security contributions	(28,850)	(16,291)
Staff pension costs - other	(6,299)	(4,849)
Staff training	(435)	(1,375)
Rent payable	(445,195)	(468,995)
Rates	(47,990)	(42,727)
Insurance	(4,046)	(3,714)
Light and heat	(54,091)	(55,958)
Cleaning	(56,918)	(45,844)
Repairs and maintenance	(60,069)	(69,214)
Printing, postage and stationery	(4,178)	(7,992)
Advertising	-	(15)
Telephone	(4,496)	(3,787)
Computer costs	(7,411)	(2,734)
Hire of equipment	(1,884)	(1,396)
Travelling and entertainment	(21,363)	(18,616)
Legal and professional	(5,511)	(12,150)
Consultancy fees	(417)	(2,200)
Accountancy fees	(2,963)	(2,693)
Bank charges	(510)	(510)
Bad debts	(3,250)	(4,327)
General expenses	(7,047)	(1,229)
Charitable donations - type 2	-	(3,000)
Depreciation of tangible assets	(21,349)	(20,972)
	<u>(1,107,582)</u>	<u>(1,058,435)</u>
Operating profit	13,086	54,406

**Easy Housing Association
Company limited by guarantee**

**Detailed income statement (continued)
Year ended 31 March 2022**

	2022	2021
	£	£
Operating profit percentage	0.6%	2.9%
Other interest receivable and similar income	15	78
Profit before taxation	<u>13,101</u>	<u>54,484</u>

Company registration number: 5439373

**Easy Housing Association
Trading as Easy Housing Association
Company limited by guarantee**

Unaudited financial statements

31 March 2022

**Easy Housing Association
Company limited by guarantee**

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**Easy Housing Association
Company limited by guarantee**

**Directors report
Year ended 31 March 2022**

The directors present their report and the unaudited financial statements of the company for the year ended 31 March 2022.

Directors

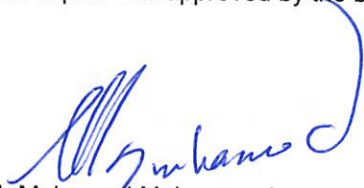
The directors who served the company during the year were as follows:

Mr Mohamed Mohammed
Mr Yusuf Ahmed
Mr Abdi Gure
Ms Saud Abdillahi
Mr Mustafa Dahir

Small company provisions

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

This report was approved by the board of directors on 9 August 2022 and signed on behalf of the board by:



Mr Mohamed Mohammed
Director

**Easy Housing Association
Company limited by guarantee**

**Statement of comprehensive income
Year ended 31 March 2022**

	Note	2022	2021
		£	£
Turnover		2,168,625	1,859,856
Other external charges		(1,047,957)	(747,015)
Staff costs		(358,459)	(288,987)
Depreciation and other amounts written off tangible and intangible fixed assets		(21,349)	(20,972)
Other operating expenses		(727,774)	(748,476)
Operating profit		<u>13,086</u>	<u>54,406</u>
Other interest receivable and similar income		15	78
Profit before taxation		<u>13,101</u>	<u>54,484</u>
Tax on profit		-	-
Profit for the financial year and total comprehensive income		<u><u>13,101</u></u>	<u><u>54,484</u></u>

All the activities of the company are from continuing operations.

The notes on pages 6 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Statement of financial position
31 March 2022**

	Note	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	7	85,400		83,893	
			85,400		83,893
Current assets					
Debtors	8	9,886		5,365	
Investments	9	25,480		22,180	
Cash at bank and in hand		331,088		271,406	
		366,454		298,951	
Creditors: amounts falling due within one year	10	(72,472)		(16,563)	
Net current assets			293,982		282,388
Total assets less current liabilities			379,382		366,281
Net assets			379,382		366,281
Capital and reserves					
Share option reserve			45,422		45,422
Profit and loss account			333,960		320,859
Members funds			379,382		366,281

For the year ending 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 6 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Statement of financial position (continued)
31 March 2022**

These financial statements were approved by the board of directors and authorised for issue on 9 August 2022, and are signed on behalf of the board by:

Mr Mohamed Mohammed
Director

A handwritten signature in blue ink, appearing to read 'Mohammed', is written over the name of the director.

Company registration number: 5439373

The notes on pages 6 to 10 form part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Statement of changes in equity
Year ended 31 March 2022**

	Share option reserve £	Profit and loss account £	Total £
At 1 April 2020	45,422	266,375	311,797
Profit for the year		54,484	54,484
Total comprehensive income for the year	-	54,484	54,484
At 31 March 2021 and 1 April 2021	45,422	320,859	366,281
Profit for the year		13,101	13,101
Total comprehensive income for the year	-	13,101	13,101
At 31 March 2022	<u>45,422</u>	<u>333,960</u>	<u>379,382</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
Year ended 31 March 2022**

1. General information

The company is a private company limited by guarantee, registered in UK. The address of the registered office is Easy Housing Association, Kingsbury House, 468 Church Lane, London, NW9 8UA.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Limited by guarantee

Any profit made by the company is re-used for the good of the business.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

5. Staff costs

The average number of persons employed by the company during the year amounted to Nil (2021: Nil).

The aggregate payroll costs incurred during the year were:

	2022	2021
	£	£
Wages and salaries	323,310	267,847
Social security costs	28,850	16,291
Other pension costs	6,299	4,849
	<u>358,459</u>	<u>288,987</u>

6. Profit before taxation

Profit before taxation is stated after charging/(crediting):

	2022	2021
	£	£
Depreciation of tangible assets	<u>21,349</u>	<u>20,972</u>

7. Tangible assets

	Fixtures, fittings and equipment	Motor vehicles	Total
	£	£	£
Cost			
At 1 April 2021	201,541	12,900	214,441
Additions	20,456	2,400	22,856
At 31 March 2022	<u>221,997</u>	<u>15,300</u>	<u>237,297</u>
Depreciation			
At 1 April 2021	123,991	6,557	130,548
Charge for the year	19,601	1,748	21,349
At 31 March 2022	<u>143,592</u>	<u>8,305</u>	<u>151,897</u>
Carrying amount			
At 31 March 2022	<u>78,405</u>	<u>6,995</u>	<u>85,400</u>
At 31 March 2021	<u>77,550</u>	<u>6,343</u>	<u>83,893</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements (continued)
Year ended 31 March 2022**

8. Debtors

	2022	2021
	£	£
Trade debtors	9,886	3,865
Other debtors	-	1,500
	9,886	5,365
	9,886	5,365

9. Investments

	2022	2021
	£	£
Other investments	25,480	22,180
	25,480	22,180
	25,480	22,180

10. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	55,075	8,561
Social security and other taxes	14,434	5,309
Other creditors	2,963	2,693
	72,472	16,563
	72,472	16,563

**Easy Housing Association
Company limited by guarantee**

The following pages do not form part of the statutory accounts.

**Easy Housing Association
Company limited by guarantee**

**Detailed income statement
Year ended 31 March 2022**

	2022	2021
	£	£
Turnover		
Rent receivable	2,167,061	1,857,608
Other income	1,564	2,248
	<u>2,168,625</u>	<u>1,859,856</u>
Cost of sales		
Direct costs	(1,047,957)	(747,015)
	<u>(1,047,957)</u>	<u>(747,015)</u>
Gross profit	<u>1,120,668</u>	<u>1,112,841</u>
Gross profit percentage	51.7%	59.8%
Overheads		
Administrative expenses		
Wages and salaries	(279,810)	(262,972)
Directors remuneration	(43,500)	(4,875)
Employer's social security contributions	(28,850)	(16,291)
Staff pension costs - other	(6,299)	(4,849)
Staff training	(435)	(1,375)
Rent payable	(445,195)	(468,995)
Rates	(47,990)	(42,727)
Insurance	(4,046)	(3,714)
Light and heat	(54,091)	(55,958)
Cleaning	(56,918)	(45,844)
Repairs and maintenance	(60,069)	(69,214)
Printing, postage and stationery	(4,178)	(7,992)
Advertising	-	(15)
Telephone	(4,496)	(3,787)
Computer costs	(7,411)	(2,734)
Hire of equipment	(1,884)	(1,396)
Travelling and entertainment	(21,363)	(18,616)
Legal and professional	(5,511)	(12,150)
Consultancy fees	(417)	(2,200)
Accountancy fees	(2,963)	(2,693)
Bank charges	(510)	(510)
Bad debts	(3,250)	(4,327)
General expenses	(7,047)	(1,229)
Charitable donations - type 2	-	(3,000)
Depreciation of tangible assets	(21,349)	(20,972)
	<u>(1,107,582)</u>	<u>(1,058,435)</u>
Operating profit	13,086	54,406

**Easy Housing Association
Company limited by guarantee**

**Detailed income statement (continued)
Year ended 31 March 2022**

	2022	2021
	£	£
Operating profit percentage	0.6%	2.9%
Other interest receivable and similar income	15	78
Profit before taxation	<u>13,101</u>	<u>54,484</u>

EASY HOUSING ASSOCIATION

England & Wales - Charity number 1115721

Accounts

Trustees Report 2020/21

This year was the most difficult and hardest year in the history of the charity due to Covid 19 pandemic and the subsequent lockdowns and protocols. The pandemic has affected every aspect of the charities' work right from the referral stage to move on stage. We have to re-double our cleaning services to all properties and provide all the health and safety related items such as gloves, sanitizer, and masks. The emergency repairs were all carried out in time thanks to our dedicated maintenance and cleaning teams as well as our middle managers who tirelessly continued carrying out health and safety inspections to the properties frequently. The charity has, like the years before, continued providing its much-needed service to the single homeless, and is always trying to improve the delivery of its service by, reaching out even wider users and communicating closely with our tenants, partners, and stakeholders. Sadly, we were unable to increase our stock during this period due to the pandemic but continued providing emergency supported accommodation to ex-offenders, the elderly, rough sleepers and the refugee and immigrant communities. The pandemic and the subsequent restrictions has caused massive difficulties, but nevertheless the charity continued to accommodate and support the homeless and help them with favorable outcomes. We are pleased to report that the charity did not make any members of its staff redundant, nor did it put any member of staff on the government furlough scheme.

Generally, we provide our excellent and much needed services To young people, ex-offenders, people with drug problems, refugees, Elderly, and others from the vulnerable sections of the community. We have continued increasingly working with organizations like shelter, crisis, YMCA, Salvation Army, and other approved charities and accommodated more homeless through them. We also continued helping homeless families to link up and rent from the private sector and continued our tenants to get to employment and training opportunities. Easy Housing accommodated and supported 300 single homeless during the year.

During the year the charity did not get any loans or received any grants and entirely depended on income generated through rent revenue. We are very please despite the major difficulties associated with the pandemic to reports surplus in the annual accounts.

As always, we devoted a considerable time and effort in organizing workshops and surgeries on the trainings and employment for our tenant population and have helped 15 tenants to move on to a more permanent accommodation, assisted 5 tenants to take training opportunities and 4 people to get into employment.

Our missions remain to build community with the necessary skills and qualifications, and we have continued accessing clients to the appropriate training providers, employers and to permanent housing.

The charity remains committed to pursue its three central themes

- Housing with care and support
- Community engagement and development
- Tenants Empowerment and employment

Abdi Gure,
Trustee

Registration number 5439373

**Easy Housing Association
Company limited by guarantee**

Directors' report and financial statements

for the year ended 31 March 2021

**Easy Housing Association
Company limited by guarantee**

Company information

Directors	Mohamed Mohammed Yusuf Ahmed Abdi Gure Saud Abdillahi
Company number	5439373
Registered office	Kingsbury House 468 Church Lane London NW9 8UA
Accountants	Tally-Ho Accountancy Ltd 20-22 Wenlock Road London N1 7GU
Business address	Kingsbury House 468 Church Lane London NW9 8UA

**Easy Housing Association
Company limited by guarantee**

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**Easy Housing Association
Company limited by guarantee**

**Directors' report
for the year ended 31 March 2021**

The directors present their report and the financial statements for the year ended 31 March 2021.

Principal activity

The principal activity of the company is to provide care, support and assistance in regard to housing, housing services, housing benefits and housing support and related matters to homeless people and those being in danger of being homeless.


Directors

The directors who served during the year are as stated below:

Mohamed Mohammed
Yusuf Ahmed
Abdi Gure
Saud Abdillahi

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

This report was approved by the Board on 6 September 2021, and signed on its behalf by:


Mohamed Mohammed
Director 06 September 2021

**Easy Housing Association
Company limited by guarantee**

**Profit and loss account
for the year ended 31 March 2021**

		2021	2020
	Notes	£	£
Turnover	2	1,859,856	1,698,359
Cost of sales		<u>(747,015)</u>	<u>(573,402)</u>
Gross profit		1,112,841	1,124,957
Administrative expenses		<u>(1,058,435)</u>	<u>(1,032,501)</u>
Operating profit	3	54,406	92,456
Other interest receivable and similar income		<u>78</u>	<u>121</u>
Profit on ordinary activities before taxation		54,484	92,577
Tax on profit on ordinary activities		<u>-</u>	<u>-</u>
Profit for the year	8	54,484	92,577
Retained profit brought forward		<u>266,375</u>	<u>173,798</u>
Retained profit carried forward		<u><u>320,859</u></u>	<u><u>266,375</u></u>

The notes on pages 5 to 7 form an integral part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Balance sheet
as at 31 March 2021**

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	5		83,893		82,870
Current assets					
Debtors	6	27,545		23,862	
Cash at bank and in hand		271,406		220,150	
		<u>298,951</u>		<u>244,012</u>	
Creditors: amounts falling due within one year	7	<u>(16,563)</u>		<u>(15,085)</u>	
Net current assets			<u>282,388</u>		<u>228,927</u>
Total assets less current liabilities			366,281		311,797
Net assets			<u><u>366,281</u></u>		<u><u>311,797</u></u>
Reserves					
Called up share capital			45,422		45,422
Profit and loss account	8		<u>320,859</u>		<u>266,375</u>
Members' funds			<u><u>366,281</u></u>		<u><u>311,797</u></u>

The directors' statements required by Sections 475(2) and (3) are shown on the following page which forms part of this Balance Sheet.

The notes on pages 5 to 7 form an integral part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

Balance sheet (continued)

**Directors' statements required by Sections 475(2) and (3)
for the year ended 31 March 2021**

For the year ended 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors on 6 September 2021, and are signed on their behalf by:


Mohamed Mohammed
Director *06 September 2021*

Registration number 5439373

The notes on pages 5 to 7 form an integral part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2021**

1. Accounting policies

1.1. Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2. Turnover

Turnover represents the total invoice value, excluding value added tax, of sales made during the year and derives from the provision of goods falling within the company's ordinary activities.

1.3. Tangible fixed assets and depreciation

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

Fixtures, fittings and equipment	-	20% straight line
Motor vehicles	-	20% straight line

2. Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the UK.

3. Operating profit

	2021	2020
	£	£
Operating profit is stated after charging:		
Depreciation and other amounts written off tangible assets	<u>20,972</u>	<u>20,717</u>

4. Directors' remuneration

	2021	2020
	£	£
Remuneration and other benefits	<u>4,875</u>	<u>37,161</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2021**

..... continued

5. Tangible fixed assets	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost			
At 1 April 2020	179,546	12,900	192,446
Additions	21,995	-	21,995
At 31 March 2021	201,541	12,900	214,441
Depreciation			
At 1 April 2020	104,604	4,972	109,576
Charge for the year	19,387	1,585	20,972
At 31 March 2021	123,991	6,557	130,548
Net book values			
At 31 March 2021	77,550	6,343	83,893
At 31 March 2020	74,942	7,928	82,870
6. Debtors		2021	2020
		£	£
Trade debtors		26,045	22,662
Prepayments and accrued income		1,500	1,200
		27,545	23,862
		27,545	23,862
7. Creditors: amounts falling due within one year		2021	2020
		£	£
Trade creditors		8,561	8,129
Other taxes and social security costs		5,309	4,263
Accruals and deferred income		2,693	2,693
		16,563	15,085
		16,563	15,085

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2021**

..... continued

8. Reserves	Profit and loss account £	Total £
At 1 April 2020	266,375	266,375
Profit for the year	54,484	54,484
At 31 March 2021	<u>320,859</u>	<u>320,859</u>

9. Company limited by guarantee

**Easy Housing Association
Company limited by guarantee**

The following pages do not form part of the statutory accounts.

Easy Housing Association
Company limited by guarantee

Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2021

	2021		2020	
	£	£	£	£
Sales				
Rent receivable		1,857,608		1,692,411
Other income		2,248		5,948
		<u>1,859,856</u>		<u>1,698,359</u>
 Cost of sales				
Direct costs	747,015		573,402	
		<u>(747,015)</u>		<u>(573,402)</u>
Gross profit	60%	1,112,841	66%	1,124,957
Administrative expenses				
Wages and salaries		262,972		216,290
Directors' remuneration		4,875		37,161
Employer's NI contributions		16,291		15,848
Employer's Pension Contributions		4,849		4,834
Tenant Training and Support		1,375		536
Rent payable		468,995		446,286
Rates		42,727		42,376
Insurance		3,714		3,367
Light and heat		55,958		57,696
Cleaning		45,844		49,602
Repairs and maintenance		69,214		64,504
Printing, postage and stationery		7,992		7,565
Advertising		15		1,413
Telephone		3,787		3,073
Computer costs		2,734		1,410
Hire of equipment		1,396		1,992
Travelling and entertainment		18,616		19,693
Legal and professional		12,150		5,500
Consultancy fees		2,200		-
Accountancy and Book-keeping		2,693		24,701
Bank charges		510		630
Bad debts		4,327		3,740
General expenses		1,229		567
Charitable donations - other		3,000		3,000
Depreciation on fixtures & equipment		19,387		18,735
Depreciation on motor vehicles		1,585		1,982
		<u>1,058,435</u>		<u>1,032,501</u>
		54,406		92,456
Operating profit	3%	54,406	5%	92,456

**Easy Housing Association
Company limited by guarantee**

**Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2021**

	2021		2020	
	£	£	£	£
Other income and expenses				
Interest receivable				
Bank deposit interest	78		121	
		78		121
Net profit for the year		<u>54,484</u>		<u>92,577</u>

Registration number 5439373

**Easy Housing Association
Company limited by guarantee**

Directors' report and financial statements

for the year ended 31 March 2021

**Easy Housing Association
Company limited by guarantee**

Company information

Directors	Mohamed Mohammed Yusuf Ahmed Abdi Gure Saud Abdillahi
Company number	5439373
Registered office	Kingsbury House 468 Church Lane London NW9 8UA
Accountants	Tally-Ho Accountancy Ltd 20-22 Wenlock Road London N1 7GU
Business address	Kingsbury House 468 Church Lane London NW9 8UA

**Easy Housing Association
Company limited by guarantee**

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**Easy Housing Association
Company limited by guarantee**

**Directors' report
for the year ended 31 March 2021**

The directors present their report and the financial statements for the year ended 31 March 2021.

Principal activity

The principal activity of the company is to provide care, support and assistance in regard to housing, housing services, housing benefits and housing support and related matters to homeless people and those being in danger of being homeless.


Directors

The directors who served during the year are as stated below:

Mohamed Mohammed
Yusuf Ahmed
Abdi Gure
Saud Abdillahi

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

This report was approved by the Board on 6 September 2021, and signed on its behalf by:


Mohamed Mohammed
Director 06 September 2021

**Easy Housing Association
Company limited by guarantee**

**Profit and loss account
for the year ended 31 March 2021**

		2021	2020
	Notes	£	£
Turnover	2	1,859,856	1,698,359
Cost of sales		<u>(747,015)</u>	<u>(573,402)</u>
Gross profit		1,112,841	1,124,957
Administrative expenses		<u>(1,058,435)</u>	<u>(1,032,501)</u>
Operating profit	3	54,406	92,456
Other interest receivable and similar income		<u>78</u>	<u>121</u>
Profit on ordinary activities before taxation		54,484	92,577
Tax on profit on ordinary activities		<u>-</u>	<u>-</u>
Profit for the year	8	54,484	92,577
Retained profit brought forward		<u>266,375</u>	<u>173,798</u>
Retained profit carried forward		<u><u>320,859</u></u>	<u><u>266,375</u></u>

The notes on pages 5 to 7 form an integral part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Balance sheet
as at 31 March 2021**

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	5		83,893		82,870
Current assets					
Debtors	6	27,545		23,862	
Cash at bank and in hand		271,406		220,150	
		<u>298,951</u>		<u>244,012</u>	
Creditors: amounts falling due within one year	7	<u>(16,563)</u>		<u>(15,085)</u>	
Net current assets			<u>282,388</u>		<u>228,927</u>
Total assets less current liabilities			366,281		311,797
Net assets			<u><u>366,281</u></u>		<u><u>311,797</u></u>
Reserves					
Called up share capital			45,422		45,422
Profit and loss account	8		<u>320,859</u>		<u>266,375</u>
Members' funds			<u><u>366,281</u></u>		<u><u>311,797</u></u>

The directors' statements required by Sections 475(2) and (3) are shown on the following page which forms part of this Balance Sheet.

The notes on pages 5 to 7 form an integral part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

Balance sheet (continued)

**Directors' statements required by Sections 475(2) and (3)
for the year ended 31 March 2021**

For the year ended 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors on 6 September 2021, and are signed on their behalf by:


Mohamed Mohammed
Director 06 September 2021

Registration number 5439373

The notes on pages 5 to 7 form an integral part of these financial statements.

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2021**

1. Accounting policies

1.1. Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2. Turnover

Turnover represents the total invoice value, excluding value added tax, of sales made during the year and derives from the provision of goods falling within the company's ordinary activities.

1.3. Tangible fixed assets and depreciation

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

Fixtures, fittings and equipment	-	20% straight line
Motor vehicles	-	20% straight line

2. Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the UK.

3. Operating profit

	2021	2020
	£	£
Operating profit is stated after charging:		
Depreciation and other amounts written off tangible assets	<u>20,972</u>	<u>20,717</u>

4. Directors' remuneration

	2021	2020
	£	£
Remuneration and other benefits	<u>4,875</u>	<u>37,161</u>

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2021**

..... continued

5. Tangible fixed assets	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost			
At 1 April 2020	179,546	12,900	192,446
Additions	21,995	-	21,995
At 31 March 2021	201,541	12,900	214,441
Depreciation			
At 1 April 2020	104,604	4,972	109,576
Charge for the year	19,387	1,585	20,972
At 31 March 2021	123,991	6,557	130,548
Net book values			
At 31 March 2021	77,550	6,343	83,893
At 31 March 2020	74,942	7,928	82,870
6. Debtors		2021	2020
		£	£
Trade debtors		26,045	22,662
Prepayments and accrued income		1,500	1,200
		27,545	23,862
7. Creditors: amounts falling due within one year		2021	2020
		£	£
Trade creditors		8,561	8,129
Other taxes and social security costs		5,309	4,263
Accruals and deferred income		2,693	2,693
		16,563	15,085

**Easy Housing Association
Company limited by guarantee**

**Notes to the financial statements
for the year ended 31 March 2021**

..... continued

8. Reserves	Profit and loss account £	Total £
At 1 April 2020	266,375	266,375
Profit for the year	54,484	54,484
At 31 March 2021	<u>320,859</u>	<u>320,859</u>

9. Company limited by guarantee

**Easy Housing Association
Company limited by guarantee**

The following pages do not form part of the statutory accounts.

Easy Housing Association
Company limited by guarantee

Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2021

	2021		2020	
	£	£	£	£
Sales				
Rent receivable		1,857,608		1,692,411
Other income		2,248		5,948
		<u>1,859,856</u>		<u>1,698,359</u>
 Cost of sales				
Direct costs	747,015		573,402	
		<u>(747,015)</u>		<u>(573,402)</u>
Gross profit	60%	1,112,841	66%	1,124,957
Administrative expenses				
Wages and salaries		262,972		216,290
Directors' remuneration		4,875		37,161
Employer's NI contributions		16,291		15,848
Employer's Pension Contributions		4,849		4,834
Tenant Training and Support		1,375		536
Rent payable		468,995		446,286
Rates		42,727		42,376
Insurance		3,714		3,367
Light and heat		55,958		57,696
Cleaning		45,844		49,602
Repairs and maintenance		69,214		64,504
Printing, postage and stationery		7,992		7,565
Advertising		15		1,413
Telephone		3,787		3,073
Computer costs		2,734		1,410
Hire of equipment		1,396		1,992
Travelling and entertainment		18,616		19,693
Legal and professional		12,150		5,500
Consultancy fees		2,200		-
Accountancy and Book-keeping		2,693		24,701
Bank charges		510		630
Bad debts		4,327		3,740
General expenses		1,229		567
Charitable donations - other		3,000		3,000
Depreciation on fixtures & equipment		19,387		18,735
Depreciation on motor vehicles		1,585		1,982
		<u>1,058,435</u>		<u>1,032,501</u>
		54,406		92,456
Operating profit	3%	54,406	5%	92,456

**Easy Housing Association
Company limited by guarantee**

**Detailed trading profit and loss account
and expenses schedule
for the year ended 31 March 2021**

	2021		2020	
	£	£	£	£
Other income and expenses				
Interest receivable				
Bank deposit interest	78		121	
		78		121
Net profit for the year		<u>54,484</u>		<u>92,577</u>