

REGISTERED COMPANY NUMBER: 06187822 (England and Wales)
REGISTERED CHARITY NUMBER: 1121825

Report of the Trustees and
Financial Statements
for the Year Ended 31 March 2022
for
Independent Housing UK Limited

Azets Audit Services
4 Greek Street
Stockport
Cheshire
SK3 8AB

Independent Housing UK Limited

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for the Year Ended 31 March 2022

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Independent Housing UK Limited

Reference and Administrative Details

TRUSTEES	N J Richmond Mrs J E Hall Mrs J E Malyon N J Thompson (appointed 24.8.22)
REGISTERED OFFICE	Suite 1, Armcon Business Park London Road South Poynton Cheshire SK12 1LQ
REGISTERED COMPANY NUMBER	06187822 (England and Wales)
REGISTERED CHARITY NUMBER	1121825
AUDITORS	Azets Audit Services 4 Greek Street Stockport Cheshire SK3 8AB
SOLICITORS	Forbes Solicitors Church House 90 Deansgate Manchester M3 2GP
BANKERS	Barclays Bank PLC Leicester LE87 2BB

Independent Housing UK Limited

Report of the Trustees

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The trustees report incorporates the annual directors' report which is prepared to meet the requirements of the Companies Act 2006.

OBJECTIVES AND ACTIVITIES

Objectives and aims

Our charity's purposes as set out in the objects contained in the company's Memorandum of Association are to:

'To relieve the needs of people in vulnerable circumstances including those with learning disabilities, mental health problems and/or physical disabilities by ensuring that they have access to quality social housing which is suitable to their individual need and preference'.

Independent Housing UK Limited

Report of the Trustees

OBJECTIVES AND ACTIVITIES

Public benefit

Our main activities and who we try to help are described below. All our charitable activities focus on the provision of intensive housing management services to further our charitable purposes for the public benefit.

Who used and benefited from our services?

Our objectives and funding limit the services we provide to people with learning disabilities, mental health problems and/or physical disabilities in England and Wales.

We currently provide these services to circa 450 tenants and our aim is to increase this to 500.

We have completed 4 new projects during the year and have several in the pipeline for the new year to enable us to get to this target.

We provide the services in the following areas:

- North West England
- East Midlands
- South West England
- South East England, including London
- South Wales

Our services are funded by a combination of housing benefit payments, which include charges for eligible services and maintenance fee income, where we provide those services to key stakeholders.

Equal access to our services is an important issue for us. In addition to our current monitoring of access to our services by gender, disability and sexual orientation, we monitor such access via the use of voluntary questionnaires as part of our initial tenancy assessment process.

We will continue to develop our tenant participation programmes - specifically to improve our tenants understanding of their ability and rights to have genuine input into how their homes are managed.

We are fully committed to continuing to play a very active role in the neighbourhoods where both ours and our partner organisation's properties are located and our active liaison with, in particular, local community groups has already provided excellent outcomes for our tenants in terms of generally improved environments for them.

We continue to review how our tenants can become fully integrated into their respective communities and our work with care provider partners and local groups has again reaped the reward and positive outcomes.

Maintenance of properties is a fundamental aspect of the support we provide and we will at all times continue to ensure a sympathetic and highly reactive service to our tenants, which exceeds the minimum standards outlined on our repairs policies for reactive repairs.

Our aims must always be to provide quality environments for our tenants to live and we continue to closely monitor property condition through our regular housing management visits.

To this extent we have taken on new projects that are a standard far higher than those they may be replacing.

We have now also commenced an asset improvement program to upgrade the stock of properties we service over and above the level taken on from the landlord. The majority of these improvements are focused on energy efficiency where we are planning to ensure that all of our properties are rated as EPC C and above.

An example of the new projects is the Telford development. This is a conversion of an ex Public House into 9 self-contained units together with a facility for a live in carer and includes solar power generation.

Independent Housing UK Limited

Report of the Trustees

STRATEGIC REPORT

Achievement and performance

Charitable activities

Ensuring our work delivers our aims

We undertook a comprehensive review of our aims, objectives and activities in the prior year and implemented a new five year strategy which we are now in the second year of.

The review helped us to ensure our aim objectives and activities remained focused on our stated purposes. We referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. The trustees continue to consider how planned activities will contribute to the aims and objectives they have set.

The focus of our work

Our main objectives for the year continued to be the provision of intensive housing management services to the tenants which we serve and the promotion of their independence through personalised support.

- Providing a range of services which are reflective of relevant quality standards and maximise the potential of each individual tenant
- Focusing on meeting the changing needs of tenants and providing bespoke services to meet these needs
- Working in partnership with other agencies, including care provider partners, social workers, and various other stakeholders including families, to ensure the best possible outcomes for our tenants
- Enabling our tenants through collaborative working practices and seeking their input into making positive impacts upon their living standards and environments.

Financial review

Financial position

The trustees are delighted to report that the charity made an ongoing surplus in funds of £14,359 (2021 - £143,869).

The charity maintains a strong reserves balance of £680,248 (2021 - £665,889) and in the current financial year it continues to register a surplus even after funding the new asset improvement plan. This should lead to a further increase in reserves.

Reserves policy

The Management Committee has examined the charity's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity should equate to approximately 3 months expenditure.

The reserves are needed to meet the working capital requirements of the charity and the Board of Trustees are confident that at the level they would be able to continue the current activities of the charity.

We confirm that current reserves more than meet these objectives.

Future plans

The charity will continue to develop new relationships with strategic partners and will look to develop new schemes that complement our existing services and that will not place stresses upon the current infrastructure of the business.

The charity will review all existing and new partnerships to ensure that the quality of the properties and management services delivered to tenants is not at any time compromised.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The organisation is a charitable company limited by guarantee, incorporated on 27 March 2007 and registered as a charity on 5 December 2007. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

In the event of the company being wound up members are required to contribute an amount not exceeding £10.

Independent Housing UK Limited

Report of the Trustees

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles, additional trustees are appointed to serve as members of the Board of Trustees.

Knowledge and experience of the sector, senior leadership experience and traditional business and financial skills are well represented on the Board. In an effort to maintain the broad skill mix, members of the Board are requested to provide a list of their skills (and update it each year).

We believe the Board to currently be entirely proportionate and having the correct skill mix to meet the needs of the organisation but continue to look for additional trustees to further broaden the coverage.

Organisational structure

Independent Housing UK Limited has a Board of Trustees of up to seven members who meet monthly and are responsible for the strategic direction and policy of the charity.

At present this Board has four members.

The Executive Chairman and Chief Executive sit on the Committee.

A scheme of delegation is in place and day to day responsibility for the provision of the services rest with the Director of Operations.

Ultimately the Trustee Board are responsible for ensuring that the charity delivers the services specified and that key performance indicators are met.

Induction and training of new trustees

All trustees are already familiar with the practical work of the charity through their experiences within supported housing and care generally.

Additionally, new trustees will be invited to further enhance the experience and areas of expertise available to the charity.

All trustees are fully briefed in their role via information from the various Charity Commission publications signposted through the Commission's guide "the Essential Trustee". This is distributed to all new trustees along with the Memorandum and Articles and the latest financial statements.

Risk management

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

The Board has previously conducted a review of the major risks to which the charity is exposed and a risk register has been established and is updated monthly to be reviewed by the Senior Management Team and Chief Executive.

This is the regularly reviewed by the Trustees and corrective measures taken as and when required.

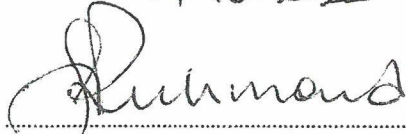
AUDITORS

The auditors, Azets Audit Services, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Independent Housing UK Limited

Report of the Trustees

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on27.10.2022..... and signed on the board's behalf by:

A handwritten signature in black ink, appearing to read 'N.J. Richmond', written over a dotted line.

N.J. Richmond - Trustee

Independent Housing UK Limited

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Independent Housing UK Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable 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 charitable company will continue in business.

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

In so far as the trustees are aware:

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

Report of the Independent Auditors to the Members of
Independent Housing UK Limited

Opinion

We have audited the financial statements of Independent Housing UK Limited (the 'charitable company') for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Statement of Financial Position, the 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 (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

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.

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 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.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Report of the Independent Auditors to the Members of
Independent Housing UK Limited

Matters on which we are required to report by exception

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

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

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

Responsibilities of trustees

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

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

Report of the Independent Auditors to the Members of Independent Housing UK Limited

Our responsibilities for the audit of the financial statements

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

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the financial reporting council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud.
- Reviewing minutes of meetings of those charged with governance;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the entity through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

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 of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

Report of the Independent Auditors to the Members of
Independent Housing UK Limited

Use of our report

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

Azets Audit Services

Don Bancroft (Senior Statutory Auditor)
for and on behalf of Azets Audit Services
4 Greek Street
Stockport
Cheshire
SK3 8AB

Date: *28 October 2022*

Independent Housing UK Limited

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Year Ended 31 March 2022

	Notes	31.3.22 Unrestricted fund £	31.3.21 Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities	4		
Charitable activities		5,789,246	5,538,068
Investment income	3	31	5
Other income	5	588,163	1,031,199
Total		6,377,440	6,569,272
EXPENDITURE ON			
Charitable activities	6		
Charitable activities		5,416,824	5,402,859
Other	8	946,257	1,022,544
Total		6,363,081	6,425,403
NET INCOME		14,359	143,869
RECONCILIATION OF FUNDS			
Total funds brought forward		665,889	522,020
TOTAL FUNDS CARRIED FORWARD		680,248	665,889

CONTINUING OPERATIONS

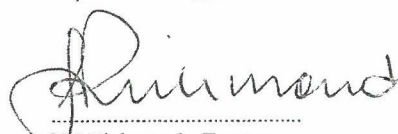
The Statement of Financial Activities has been prepared on the basis that all operations are continuing operations. None of the charity's activities were acquired or discontinued during the period.

Independent Housing UK Limited

Statement of Financial Position
31 March 2022

	Notes	31.3.22 Unrestricted fund £	31.3.21 Total funds £
FIXED ASSETS			
Tangible assets	13	3,426	13,983
CURRENT ASSETS			
Debtors	14	699,175	537,209
Cash at bank		285,893	768,161
		<hr/> 985,068	<hr/> 1,305,370
CREDITORS			
Amounts falling due within one year	15	(308,246)	(651,224)
NET CURRENT ASSETS		<hr/> 676,822	<hr/> 654,146
TOTAL ASSETS LESS CURRENT LIABILITIES		680,248	668,129
CREDITORS			
Amounts falling due after more than one year	16	-	(2,240)
NET ASSETS		<hr/> 680,248	<hr/> 665,889
FUNDS	19		
Unrestricted funds		680,248	665,889
TOTAL FUNDS		<hr/> 680,248	<hr/> 665,889

The financial statements were approved by the Board of Trustees and authorised for issue on 27.10.22 and were signed on its behalf by:


N J Richmond - Trustee

The notes form part of these financial statements

Independent Housing UK Limited

Statement of Cash Flows
for the Year Ended 31 March 2022

	Notes	31.3.22 £	31.3.21 £
Cash flows from operating activities			
Cash generated from operations	1	(482,290)	436,281
Interest element of hire purchase payments paid		(977)	(1,097)
Net cash (used in)/provided by operating activities		<u>(483,267)</u>	<u>435,184</u>
Cash flows from investing activities			
Sale of tangible fixed assets		6,198	-
Interest received		31	5
Net cash provided by investing activities		<u>6,229</u>	<u>5</u>
Cash flows from financing activities			
Capital repayments in year		(5,230)	(5,375)
Net cash used in financing activities		<u>(5,230)</u>	<u>(5,375)</u>
Change in cash and cash equivalents in the reporting period		<u>(482,268)</u>	<u>429,814</u>
Cash and cash equivalents at the beginning of the reporting period		<u>768,161</u>	<u>338,347</u>
Cash and cash equivalents at the end of the reporting period		<u><u>285,893</u></u>	<u><u>768,161</u></u>

The notes form part of these financial statements

Independent Housing UK Limited

Notes to the Statement of Cash Flows

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES			
	31.3.22	31.3.21	
	£	£	
Net income for the reporting period (as per the Statement of Financial Activities)	14,359	143,869	
Adjustments for:			
Depreciation charges	4,359	6,924	
Interest received	(31)	(5)	
Interest element of hire purchase and finance lease rental payments	977	1,097	
Increase in debtors	(161,966)	(145,715)	
(Decrease)/increase in creditors	(339,988)	430,111	
Net cash (used in)/provided by operations	<u>(482,290)</u>	<u>436,281</u>	
2. ANALYSIS OF CHANGES IN NET FUNDS			
	At 1.4.21	Cash flow	At 31.3.22
	£	£	£
Net cash			
Cash at bank	768,161	(482,268)	285,893
	<u>768,161</u>	<u>(482,268)</u>	<u>285,893</u>
Debt			
Finance leases	(7,615)	5,230	(2,385)
	<u>(7,615)</u>	<u>5,230</u>	<u>(2,385)</u>
Total	<u><u>760,546</u></u>	<u><u>(477,038)</u></u>	<u><u>283,508</u></u>

The notes form part of these financial statements

Independent Housing UK Limited

Notes to the Financial Statements **for the Year Ended 31 March 2022**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

Cash and cash equivalents

Cash and cash equivalents comprise of cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Debtors

Trade debtors and other debtors are amounts due from customers for services performed in the ordinary course of business.

Trade debtors are recognised initially at transaction price. All debtors are repayable within one year and are hence included at the undiscounted amount of the cash expected to be received. A provision for the impairment of trade debtors is established when there is objective evidence that the charitable company will not be able to collect all amounts due according to the original terms of the receivables.

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as current liabilities if the charitable company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for a least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Income

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

i) Incoming resources from charitable activities

Fees from the services the charity provides are credited to the Statement of Financial Activities in the year to which they relate.

ii) Investment income

Interest receivable is accrued on a daily basis.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

1. ACCOUNTING POLICIES - continued

Tangible fixed assets

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

Fixtures and fittings	- 25% on cost
Motor vehicles	- 25% on reducing balance
Computer equipment	- 25% on cost

Taxation

The charity is exempt from corporation tax on its charitable activities within the meaning of Schedule 2 of the Charities Act 1993 and as such is a charity within the meaning of Section 519 of the Income Tax Act 2007 (formerly Section 506 (1) of the Taxes Act 1988). Accordingly, the company is potentially exempt from taxation in respect of income or capital gains received within categories covered by Section 524 of the Income Tax Act 2007 (formerly Section 505 of the Taxes Act 1988) or Section 256 of the Taxation of Chargeable Gains Tax 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

Fund accounting

All funds are unrestricted funds that can be used in accordance with the charitable objectives at the discretion of the trustees.

Hire purchase and leasing commitments

The interest element of these obligations is charged to the Statement of Financial Activities over the relevant period. The capital element of the future payments is treated as a liability.

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

Pension costs and other post-retirement benefits

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

Going concern

After reviewing the charitable company's forecasts and projections, the directors have a reasonable expectation that the charitable company has adequate resources to continue in operational existence for the foreseeable future. The charitable company therefore continues to adopt the going concern basis in preparing its financial statements.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The directors consider that there are no key areas of judgement or estimation uncertainty to be disclosed in these financial statements.

3. INVESTMENT INCOME

	31.3.22	31.3.21
	£	£
Deposit account interest	31	5
	<u> </u>	<u> </u>

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

4. INCOME FROM CHARITABLE ACTIVITIES

		31.3.22	31.3.21
	Activity	£	£
Core rent	Charitable activities	5,726,507	5,477,186
Maintenance, management and other service recharges	Charitable activities	46,756	43,035
Tenants personal charges	Charitable activities	15,983	17,847
		<u>5,789,246</u>	<u>5,538,068</u>

5. OTHER INCOME

		31.3.22	31.3.21
		£	£
Other income		564,806	1,017,749
Office Recharges		23,357	13,450
		<u>588,163</u>	<u>1,031,199</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 7) £	Totals £
Charitable activities	<u>5,401,554</u>	<u>15,270</u>	<u>5,416,824</u>

7. SUPPORT COSTS

	Governance costs £
Charitable activities	<u>15,270</u>

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

	31.3.22 Charitable activities £	31.3.21 Total activities £
Auditors' remuneration	9,270	6,600
Accountancy and legal fees	6,000	5,443
	<u>15,270</u>	<u>12,043</u>

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

8. OTHER

	31.3.22	31.3.21
	£	£
Maintenance charges	941,898	1,015,620
Depreciation	4,359	6,924
	<u>946,257</u>	<u>1,022,544</u>

9. NET INCOME/(EXPENDITURE)

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

	31.3.22	31.3.21
	£	£
Auditors' remuneration	9,270	6,600
Depreciation - owned assets	4,359	6,925
Hire of plant and machinery	1,848	1,850
	<u>15,477</u>	<u>15,375</u>

10. TRUSTEES' REMUNERATION AND BENEFITS

Trustees' received remuneration of £Nil (2021 - £Nil) for the year ended 31 March 2022.

The company paid consultancy fees of £42,387 (2021 - £28,793) to the trustees in respect of services carried out.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

11. STAFF COSTS

	31.3.22	31.3.21
	£	£
Wages and salaries	416,736	330,813
Social security costs	40,403	30,672
Other pension costs	6,812	5,142
	<u>463,951</u>	<u>366,627</u>

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

	31.3.22	31.3.21
Direct charitable expenses	<u>12</u>	<u>9</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	31.3.22	31.3.21
£60,001 - £70,000	1	-
£70,001 - £80,000	-	1
	<u>1</u>	<u>1</u>

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

12. OTHER COMPREHENSIVE INCOME

The statement of financial activities includes all gains and losses in the period and therefore a separate statement of total recognised gains and losses has not been prepared.

13. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
COST				
At 1 April 2021	9,287	25,250	4,845	39,382
Disposals	-	(17,200)	-	(17,200)
At 31 March 2022	9,287	8,050	4,845	22,182
DEPRECIATION				
At 1 April 2021	7,735	13,118	4,546	25,399
Charge for year	1,116	3,033	210	4,359
Eliminated on disposal	-	(11,002)	-	(11,002)
At 31 March 2022	8,851	5,149	4,756	18,756
NET BOOK VALUE				
At 31 March 2022	436	2,901	89	3,426
At 31 March 2021	1,552	12,132	299	13,983

14. DEBTORS

	31.3.22 £	31.3.21 £
Amounts falling due within one year:		
Trade debtors	209,238	55,392
Other debtors	58,281	54,898
Prepayments and accrued income	322,154	266,889
	589,673	377,179
Amounts falling due after more than one year:		
Other debtors	109,502	160,030
Aggregate amounts	699,175	537,209

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Hire purchase (see note 17)	2,385	5,375
Trade creditors	24,478	78,485
Social security and other taxes	9,049	12,063
Other creditors	-	1,382
Accrued expenses	272,334	553,919
	<u>308,246</u>	<u>651,224</u>

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.22	31.3.21
	£	£
Hire purchase (see note 17)	-	2,240
	<u>-</u>	<u>2,240</u>

17. LEASING AGREEMENTS

Minimum lease payments fall due as follows:

	Hire purchase contracts 31.3.22	31.3.21
	£	£
Net obligations repayable:		
Within one year	2,385	5,375
Between one and five years	-	2,240
	<u>2,385</u>	<u>7,615</u>

Finance charges of £977 (2021 - £1,097) were incurred for the year ended 31 March 2022 in relation to hire-purchase agreements.

	Non-cancellable operating leases 31.3.22	31.3.21
	£	£
Within one year	3,262,854	2,775,100
Between one and five years	8,299,667	4,530,011
In more than five years	12,555,506	5,824,093
	<u>24,118,027</u>	<u>13,129,204</u>

Lease payments recognised as an expense in the year ended 31 March 2022 was £3,900,321 (2021 - £3,732,642).

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

18. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.22	31.3.21
	£	£
Hire purchase contracts	2,385	7,615
	<u>2,385</u>	<u>7,615</u>

The hire purchase creditor is secured on the asset being financed.

19. MOVEMENT IN FUNDS

	At 1.4.21	Net movement in funds	At 31.3.22
	£	£	£
Unrestricted funds			
General fund	665,889	14,359	680,248
	<u>665,889</u>	<u>14,359</u>	<u>680,248</u>
TOTAL FUNDS	<u>665,889</u>	<u>14,359</u>	<u>680,248</u>

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

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	6,377,440	(6,363,081)	14,359
	<u>6,377,440</u>	<u>(6,363,081)</u>	<u>14,359</u>
TOTAL FUNDS	<u>6,377,440</u>	<u>(6,363,081)</u>	<u>14,359</u>

Comparatives for movement in funds

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	522,020	143,869	665,889
	<u>522,020</u>	<u>143,869</u>	<u>665,889</u>
TOTAL FUNDS	<u>522,020</u>	<u>143,869</u>	<u>665,889</u>

Independent Housing UK Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

19. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	6,569,272	(6,425,403)	143,869
TOTAL FUNDS	<u>6,569,272</u>	<u>(6,425,403)</u>	<u>143,869</u>

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

	At 1.4.20 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	522,020	158,228	680,248
TOTAL FUNDS	<u>522,020</u>	<u>158,228</u>	<u>680,248</u>

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

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	12,946,712	(12,788,484)	158,228
TOTAL FUNDS	<u>12,946,712</u>	<u>(12,788,484)</u>	<u>158,228</u>

20. RELATED PARTY DISCLOSURES

Paradigm Property Solutions Ltd.

(A company in which certain trustees and key management are directors and/or shareholders)

During the year Miss J. Bosanko was a director of Paradigm Property Solutions Ltd and resigned from this position on 14 July 2022. Miss J. Bosanko is part of the key management of Independent Housing UK Ltd.

Mr N. Richmond, a trustee of Independent Housing UK Ltd, is also a shareholder in Paradigm Property Solutions Ltd.

During the related period, service charges were made of £934,336 (2021 - £972,741)

Office service recharges were made of £23,357 (2021- £13,450)

At 31 March 2022, the charity was owed £164,253 (2021 - £210,702)

All related party balances outstanding at 31 March 2022 are unsecured and repayable on demand.

Independent Housing UK Limited

Detailed Statement of Financial Activities

	31.3.22 £	31.3.21 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	31	5
Charitable activities		
Core rent	5,726,507	5,477,186
Maintenance, management and other service recharges	46,756	43,035
Tenants personal charges	15,983	17,847
	<hr/> 5,789,246	<hr/> 5,538,068
Other income		
Other income	564,806	1,017,749
Office Recharges	23,357	13,450
	<hr/> 588,163	<hr/> 1,031,199
Total incoming resources	<hr/> 6,377,440	<hr/> 6,569,272
EXPENDITURE		
Charitable activities		
Wages	416,736	330,813
Social security	40,403	30,672
Pensions	6,812	5,142
Hire of plant and machinery	1,848	1,850
Rent and rates	3,945,723	3,765,603
Insurance	5,147	3,662
Telephone	9,150	8,109
Postage and stationery	38	9
Advertising	1,662	2,404
Sundries	4,279	3,263
Other direct costs	752,860	1,137,329
Office costs	9,277	5,107
IT Software and consumables	11,085	3,331
Recruitment costs	18,768	5,040
Staff training	1,437	3,248
Subscriptions	705	170
Travel and subsistence	31,678	12,994
Bank charges	169	126
Legal and professional fees	114,819	59,097
Motor expenses	1,382	6,894
Bad debts	19,330	-
Staff welfare	7,269	4,856
Hire purchase	977	1,097
	<hr/> 5,401,554	<hr/> 5,390,816
Other		
Maintenance charges	941,898	1,015,620
Carried forward	941,898	1,015,620

This page does not form part of the statutory financial statements

Independent Housing UK Limited

Detailed Statement of Financial Activities

	31.3.22 £	31.3.21 £
Other		
Brought forward	941,898	1,015,620
Fixtures and fittings	1,116	2,117
Motor vehicles	3,033	4,044
Computer equipment	210	763
	<hr/>	<hr/>
	946,257	1,022,544
Support costs		
Governance costs		
Auditors' remuneration	9,270	6,600
Accountancy and legal fees	6,000	5,443
	<hr/>	<hr/>
	15,270	12,043
	<hr/>	<hr/>
Total resources expended	6,363,081	6,425,403
	<hr/>	<hr/>
Net income	14,359	143,869
	<hr/> <hr/>	<hr/> <hr/>

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