

COMPANY REGISTRATION NUMBER: 06650974

CHARITY REGISTRATION NUMBER: 1125630

**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Unaudited Financial Statements**  
**31 July 2023**

**KAJ ASSOCIATES**  
Chartered accountants  
9

Mcgreedy  
Waltham Cross  
London  
EN7 6JZ

**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Financial Statements**  
**Year ended 31 July 2023**

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# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report)**

**Year ended 31 July 2023**

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 July 2023.

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

**Registered charity name** Social Care Housing Trust

**Charity registration number** 1125630

**Company registration number** 06650974

**Principal office and registered office** PO BOX 399  
Loughton  
London  
IG10 9GQ  
UK

#### **The trustees**

Miss Sanders  
Mrs Maria M Carter

**Company secretary** Gemma Sanders

**Independent examiner** KAJ Associates  
9  
Mcgreedy  
Waltham Cross  
London  
EN7 6JZ

#### **Structure, governance and management**

##### Governing Document

The organisation is a charitable company limited by guarantee, incorporated on 18 July 2008 and registered as a charity on 27 August 2008. The company was established under a Memorandum of Association which established the objects and power of the charitable company and is governed under its Articles of Association.

##### Recruitment and Appointment of Management Committee

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles are known as members of the Board of Trustees. Under the requirements of the Memorandum and Articles of Association, membership is open to other persons who apply to the Charity in the form required by the Directors; and are approved by the Directors, in their absolute discretion.

# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 July 2023**

#### **Structure, governance and management *(continued)***

Due to the nature of people with complex and individualized needs much of the charity's work inevitably focuses upon ensuring that the Trust advocates the service users wishes, right and aspirations. The Management Committee seeks to ensure that the needs of this group are appropriately reflected through the diversity of the trustee body. To enhance the potential pool of trustees, the charity has, through networking with local authorities, sought to identify members that can contribute effectively in the development and operations of the Trust.

In an effort to maintain this broad skill mix, members of the Board of Trustees are requested to provide a list of their skills (and update it each year) and in the event of particular skills being lost due to retirements, individuals are approached to offer themselves for election to the Board of Trustees.

#### Trustee Induction and Training

All trustees are already familiar with the practical work of the charity.

Additionally, new trustees are invited and encouraged to attend a series of short training sessions (of no more than an hour) to familiarise themselves with the charity and the context within which it operates. These are led by the Chair of the Board members of the charity and cover:

- The obligations of board members.

- The main documents which set out the operational framework for the charity including the Memorandum and Articles.

- Resourcing and the current financial position as set out in the latest published accounts.

- Future plans and objectives.

Social Care Housing Trust has taken step to prepare a Question and Answer pack that will extract information from the various Charity Commission publications signposted through the Commission's guide "the Essential Trustee". This will serve as a follow up to the sessions and will be distributed to all new trustees along with the Memorandum and Articles and the latest financial statements.

#### Risk Management

The Board of Trustees often conducted a review of the major risks to which the charity is exposed. A risk register has been established and updated at least annually. Where appropriate, systems or procedures will be established to mitigate the risks the charity faces. Significant external risks to funding have led to the development of a strategic plan which will allow for the diversification of funding and activities. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. Procedures are in place to ensure compliance with health and safety of staff, volunteers, clients and visitors to the resident and, are periodically reviewed to ensure that they continue to meet the needs of the charity.

#### Organisational Structure

Social Care Housing Trust at present comprises a Management Committee of 2 members from diverse professional backgrounds relevant to the work of the charity and meet frequently and are responsible for the strategic direction and policy of the charity. The Secretary also sits on the Committee but has no voting rights.

# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 July 2023**

#### **Structure, governance and management *(continued)***

A scheme of delegation is in place and day to day responsibility for the provision of the services rest with the Trustees along with the Services and Finance and Operations Managers. The Trustees are responsible for ensuring that the charity delivers the services specified and that key performance indicators are met. The Service Manager has responsibility for the day to day operational management of the Trust, individual supervision of the staff team and also ensuring that the team continue to develop their skills and working practices in line with good practice.

#### **Objectives and activities**

The company's objects and principal activities are to:

benefit the public with learning disabilities, physical disabilities, mental health and any other special need,  
the business of providing, constructing, improving or managing housing or any other housing accommodation, and  
any associated amenities, services advice or assistance.

The main objectives and activities for the year continued to focus upon improving and managing housing for people with special need. The strategies employed to assist the charity to meet these objectives included the following:

providing a range of services which are reflective of relevant quality standards and address the potential problems related to aspects of special needs,  
focusing upon increasing client possibilities by acting as an interim tenant and the service user will become the name occupier, and  
ensuring that the Trust advocates the service users wishes, rights and aspirations.

#### **Strategic report**

The following sections for achievements and performance and financial review form the strategic report of the charity.

#### **Achievements and performance**

The main areas of charitable activity are the provision of supporting, advice and information; assistance in areas of Housing Benefit Claim and other welfare benefits; including rent collection and management.

##### Supporting, Advice and Information

The Supporting, Advice and Information (SAI) project is based at the main head office and provides help and advice to people with special needs, social workers and others wanting to know more about the impact of learning, physical disabilities and mental health.

Individual advice is provided at drop-in times and also by special appointment. In addition (SAI) project aim to provide a friendly face and a sympathetic ear. (SAI) were able to help in a range of tangible sphere and where assistance is needed in relation to housing, tenancy management, or social service related issues.

# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

#### **Year ended 31 July 2023**

##### Assistance with Housing Benefit Claim

The Charity provides assistance in the area of housing benefit claim during the period and support vulnerable people in managing their activities. Great importance was placed on empowering tenants to take control and make pertinent decisions as tenant. The Charity's work continued to expand in the year under review, which experienced more than 80% increase of its service over the previous year achievement. Although, with funding incapacity, over 45 people were still directly accommodated and assisted through the programme during the year.

##### **Financial review**

This year has been very challenging especially with the ongoing uncertainties surrounding donors caused by high inflation coupled with the continue increases in interest rates averaging around 5%. However, the organisation continues to find other ways to raise much needed funds to provide accommodation to vulnerable individuals.

The housing benefit received from local authorities remain same as last year due to financial pressures faced by local authorities such as social care, resulting to reduce funding for housing benefits within their budgets.

Income over expenditures was £45,092 (2022 - £60,656) representing a 26% decline compared to last year. This is due to the increased rents by private landlords which has not been matched by housing benefit received from the local authorities.

The trustees are considering dynamic schemes that will enhance the Charity funding and will continue to appeal to local authorities and related parties for grant and donations to strengthen the much-needed additional resources.

##### Principal Funding Sources

The Charity major funding sources are income from housing benefit, service users and other partnered companies. The trust will continue to seek other funding in the future to facilitate its operation. Alliance with other groups and activities will be given appropriate consideration in order to identify potential opportunities for a much wider range of funding for future activities.

##### Investment and Reserve Policy

The Charity did not undertake any investment opportunity or reserve in the year due to financial difficulties. However, the trustee has policies that will be implemented which are being constantly reviewed to suit its objectives and activities.

# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Trustees' Annual Report (Incorporating the Director's Report) *(continued)***

**Year ended 31 July 2023**

#### **Plans for future periods**

The Charity plans continuing the activities outline above in the forthcoming years subject to suitable funding arrangements. Private landlords, housing associations and other charitable trust who wish to provide supported housing for vulnerable groups are also encouraged through the charity's partnership scheme, which is open to any interested party. The charity has also intensified its strategies to recover service users' rent shortfalls in order to condense deficit in resources expended.

The charity will continue to work in partnership with tenants and commissioners in public, voluntary and private sectors, towards achieving separation between the Landlord and Care Provider, thus offering a service that is unequivocally independent in its entirety.

The trustees' annual report and the strategic report were approved on 31 March 2024 and signed on behalf of the board of trustees by:

Miss Sanders  
Trustee

Gemma Sanders  
Charity Secretary

# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of Social Care Housing Trust**

**Year ended 31 July 2023**

I report to the trustees on my examination of the financial statements of Social Care Housing Trust ('the charity') for the year ended 31 July 2023.

#### **Responsibilities and basis of report**

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

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

#### **Independent examiner's statement**

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Chartered Institute of Management Accountants, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).



# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Independent Examiner's Report to the Trustees of Social Care Housing Trust** *(continued)*

#### **Year ended 31 July 2023**

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

KAJ Associates  
Independent Examiner

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**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Statement of Financial Activities**  
**(including income and expenditure account)**  
**Year ended 31 July 2023**

		2023		2022
	Note	Unrestricted funds £	Total funds £	Total funds £
<b>Income and endowments</b>				
Charitable activities	<b>5</b>	865,280	<b>865,280</b>	854,994
<b>Total income</b>		<u>865,280</u>	<u><b>865,280</b></u>	<u>854,994</u>
<b>Expenditure</b>				
Expenditure on charitable activities	<b>6,7</b>	820,188	<b>820,188</b>	794,338
<b>Total expenditure</b>		<u>820,188</u>	<u><b>820,188</b></u>	<u>794,338</u>
 <b>Net income and net movement in funds</b>		 <u>45,092</u>	 <u><b>45,092</b></u>	 <u>60,656</u>
 <b>Reconciliation of funds</b>				
Total funds brought forward		61,407	<b>61,407</b>	751
<b>Total funds carried forward</b>		<u>106,499</u>	<u><b>106,499</b></u>	<u>61,407</u>

The statement of financial activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

The notes on pages 11 to 16 form part of these financial statements.

**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Statement of Financial Position**  
**31 July 2023**

	Note	2023 £	£	2022 £
<b>Current assets</b>				
Debtors	11	59,274		21,623
Cash at bank and in hand		<u>194,864</u>		<u>182,435</u>
		<b>254,138</b>		204,058
<b>Creditors: amounts falling due within one year</b>	12	<u>8,800</u>		<u>3,812</u>
<b>Net current assets</b>			<b>245,338</b>	200,246
<b>Total assets less current liabilities</b>			<b>245,338</b>	200,246
<b>Creditors: amounts falling due after more than one year</b>	13		<b>138,839</b>	138,839
<b>Net assets</b>			<u><b>106,499</b></u>	<u>61,407</u>
<b>Funds of the charity</b>				
Unrestricted funds			<b>106,499</b>	61,407
<b>Total charity funds</b>	14		<u><b>106,499</b></u>	<u>61,407</u>

For the year ending 31 July 2023 the charity 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.

These financial statements were approved by the board of trustees and authorised for issue on 31 March 2024, and are signed on behalf of the board by:

Maria Carter, Director

Enter the name and position of those officers you wish to approve and authorise the accounts for issue.

The notes on pages 11 to 16 form part of these financial statements.

**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Statement of Cash Flows**  
**Year ended 31 July 2023**

	<b>2023</b>	2022
	£	£
<b>Cash flows from operating activities</b>		
Net income	<b>45,092</b>	60,656
<i>Changes in:</i>		
Trade and other debtors	<b>(37,651)</b>	41,452
Trade and other creditors	<b>4,988</b>	(51,285)
Cash generated from operations	<b>12,429</b>	50,823
Net cash from operating activities	<b>12,429</b>	50,823
<b>Net increase in cash and cash equivalents</b>	<b>12,429</b>	50,823
<b>Cash and cash equivalents at beginning of year</b>	<b>182,435</b>	131,612
<b>Cash and cash equivalents at end of year</b>	<b>194,864</b>	182,435

The notes on pages 11 to 16 form part of these financial statements.

**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements**  
**Year ended 31 July 2023**

**1. General information**

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is PO BOX 399, Loughton, London, IG10 9GQ, UK.

**2. Statement of compliance**

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

**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 income or expenditure.

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

**Going concern**

There are no material uncertainties about the charity's ability to continue.

**Disclosure exemptions**

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102: (a) No cash flow statement has been presented for the company.  
(b) Disclosures in respect of financial instruments have not been presented.

**Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Fund accounting**

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

# **Social Care Housing Trust**

## **Company Limited by Guarantee**

### **Notes to the Financial Statements** *(continued)*

**Year ended 31 July 2023**

#### **3. Accounting policies** *(continued)*

##### **Incoming resources**

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

##### **Resources expended**

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

##### **Financial instruments**

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

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

# Social Care Housing Trust

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

#### Year ended 31 July 2023

#### 3. Accounting policies *(continued)*

##### Financial instruments *(continued)*

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Where investments in 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 income and expenditure. 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 the statement of financial activities, 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 under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

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 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.

#### 4. Limited by guarantee

The company is limited by guarantee.

#### 5. Charitable activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Other income	865,280	865,280	854,994	854,994

# Social Care Housing Trust

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 July 2023

#### 6. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Activity type 1	819,792	<b>819,792</b>	798,803	798,803
Support costs	396	<b>396</b>	390	390
	<u>820,188</u>	<u><b>820,188</b></u>	<u>799,193</u>	<u>799,193</u>

#### 7. Expenditure on charitable activities by activity type

	Activities undertaken directly £	Support costs £	Total funds 2023 £	Total fund 2022 £
Activity type 1	819,792	—	<b>819,792</b>	798,803
Governance costs	—	396	<b>396</b>	390
	<u>819,792</u>	<u>396</u>	<u><b>820,188</b></u>	<u>799,193</u>

#### 8. Independent examination fees

	2023 £	2022 £
Fees payable to the independent examiner for:		
Independent examination of the financial statements	<b>250</b>	250

#### 9. Staff costs

The average head count of employees during the year was 3 (2022: 3). The average number of full-time equivalent employees during the year is analysed as follows:

	2023 No.	2022 No.
Number of staff	<b>3</b>	3

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

#### 10. Trustee remuneration and expenses

no remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

#### 11. Debtors

	2023 £	2022 £
Trade debtors	<b>15,457</b>	—
Other debtors	<b>43,817</b>	21,623
	<u><b>59,274</b></u>	<u>21,623</u>



# Social Care Housing Trust

## Company Limited by Guarantee

### Notes to the Financial Statements *(continued)*

Year ended 31 July 2023

#### 12. Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	3,448	3,448
Other Creditors	5,352	364
	<u>8,800</u>	<u>3,812</u>

#### 13. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	<u>138,839</u>	<u>138,839</u>

#### 14. Analysis of charitable funds

##### Unrestricted funds

	At 1 August 2022	Income	Expenditure	At 31 July 2023
	£	£	£	£
General funds	104,979	865,280	(820,188)	150,071
Unrestricted fund	(43,572)	—	—	(43,572)
	<u>61,407</u>	<u>865,280</u>	<u>(820,188)</u>	<u>106,499</u>

	At 1 August 2021	Income	Expenditure	At 31 July 2022
	£	£	£	£
General funds	44,323	854,994	(794,338)	104,979
Unrestricted fund	(43,572)	—	—	(43,572)
	<u>751</u>	<u>854,994</u>	<u>(794,338)</u>	<u>61,407</u>

#### 15. Analysis of net assets between funds

	Unrestricted Funds	Total Funds
	£	2023
Current assets	<u>106,499</u>	<u>106,499</u>

	Unrestricted Funds	Total Funds
	£	2022
Current assets	<u>61,407</u>	<u>61,407</u>

**Social Care Housing Trust**  
**Company Limited by Guarantee**  
**Notes to the Financial Statements** *(continued)*  
**Year ended 31 July 2023**

**16. Analysis of changes in net debt**

	At 1 Aug 2022	Cash flows	At 31 Jul 2023
	£	£	£
Cash at bank and in hand	<u>182,435</u>	<u>12,429</u>	<u><b>194,864</b></u>