

Registered Charity Number: 1134768 (England and Wales)

Registered Company Number: 6985746

Registered Provider Number: 4641

**REPORT OF THE TRUSTEES AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023**

FOR

**CHANGING LIVES HOUSING TRUST
(A COMPANY LIMITED BY GUARANTEE)**

Changing Lives Housing Trust
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

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Changing Lives Housing Trust
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Trustee (and Directors)

The Trustees who served during the year were as set out below:

Danielle Tumler
Patricia Songhurst
Wesley Tom
Festus Osawaru

Executive Officer

Danielle Tumler

Registered and Principal Office

45 Hare Street
London
SE18 6NE

Charity registered number

1134768

Company registered number

6985746

Registered provider number

4641

Auditors

Crean & Company Accountants Limited
Statutory audit firm
Lanesboro Street
Roscommon Town
Co Roscommon
Ireland F42 DA32

Bankers

Barclays Bank Plc
6 Market Place
Bexleyheath
Kent DA6 7DY

Solicitors

Wellers Law Group LLP
Tenison House
Tweedy Road
Bromley
Kent BR1 3NF

REPORT OF THE TRUSTEES

The trustees present their report and financial statements for the year ended 31 August 2023.

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

ABOUT CHANGING LIVES HOUSING TRUST (CLHT)

Changing Lives Housing Trust is a charity for the homeless people providing temporary accommodation for homeless people and those faced with the threat of being made homeless. CLHT work closely with the local councils and referral agencies across the Southeast of London to reduce the problem of homelessness in London and the UK.

CLHT is determined to end homelessness. We do it person by person and by implementing policies to ensure everyone has a place to call home. Homelessness is devastating, leaving people vulnerable and isolated. CLHT primary objective is to ensure that we continue to provide temporary accommodation and the support needed to break the circle of homelessness in Southeast of London.

Since our inception in 2009, have been able to provide temporary accommodation for over 3,000 homeless people and supported over half of them to obtain appropriate training to secure a job and move on to a permanent accommodation of their own.

Changing Lives Housing Trust provides accommodation and support for people released from prison, drug addicts, prostitutes, alcohol dependants, and those sleeping rough in the street of London.

OBJECTIVES AND ACTIVITIES

Changing Lives Housing Trust (CLHT) has referred to the Charity Commission's guidance on public benefit when reviewing its aims and objectives and in planning its future activities. In particular, the Board of Trustees has considered how the charity's activities have and will continue to deliver the aims and objectives they have set. The vision, values and objectives of CLHT as agreed by the Board of Trustees are as follows.

VISION

- CLHT will endeavour to break the cycle of unprecedented homelessness and prevent people from sleeping rough.
- CLHT believes that the cycle of street homelessness in most metropolitan cities in the UK can be minimised in the lifetime of this strategy, given the numbers of people who are currently sleeping rough in the country. CLHT will focus its efforts on preventing people from ending up on the streets in the first instance and getting those who do find themselves on the street into accommodation as quickly as possible. CLHT will ensure that those who have a history of homelessness can find a home and are supported to keep it.

OBJECTIVES

- Provide temporary accommodation for service users to prevent homelessness
- Support service users through hard time and help them to get back on their feet
- Guide service users who need an extra step towards a better future
- Creating a service user-led organisation
- Growing our resources and capabilities needed to deliver CLHT vision objectives

VALUE

- Those affected by homelessness have the potential to transform their lives through support and education to enable them to achieve their aspirations

REPORT OF THE TRUSTEES

- People at risk of homelessness have the right to expect timely and clear information and support to ensure that they do not become homeless
- Everyone has the right to live as independently as possible and CLHT will do everything possible to ensure people affected by homelessness achieve and maintain independent living
- Everyone affected by homelessness has the right to expect good standards of accommodation and CLHT will work to ensure that its housing stock is of good quality
- Everyone using CLHT services has the right to have their say in how these services are run and CLHT will work to ensure that they have a voice in the running and development of the charity's activities
- CLHT trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake

THE OPERATING ENVIRONMENT

CLHT continues to strive to meet the needs of its local communities providing a public benefit across four boroughs, namely: Bexley, Croydon, Greenwich and Merton. Most borough are experiencing an acute shortage of affordable housing and this remains the biggest challenge for CLHT in meeting its objectives. In addition to this challenge, the Covid-19 Pandemic has also placed a significant pressure on Changing Lives Housing Trust's services as there was an increase in the numbers being made homeless as a result of the Pandemic. CLHT has had to adapt its accommodation and services to ensure they are "Covid Safe" and meet the needs of those faced with homelessness.

STRATEGIES

Rough sleepers and the homeless have complex needs and face multi-disadvantages. Those who CLHT help often have poor physical and/or mental health and struggle with alcohol and/or drug dependencies. Many have criminal records, low educational attainment levels and poor numeracy and literacy. Individuals are usually long-term unemployed and often have limited job skills. They are isolated, often living on the margins of society, having lost contact with friends and family. Homelessness is rarely the result of simply having nowhere to sleep. For the people who use CLHT, it tends to be the result of complex and often cumulative events e.g. job loss, eviction, addiction, leaving an institution, abuse or just an inability to cope.

The Charity's strategy for achieving this objective for the public benefit was:

To reposition itself to effectively reach those presently within its dominant demographic and fulfil the vision of the trust.

ACHIEVEMENTS AND PERFORMANCE FOR THE PUBLIC BENEFIT

In September 2022 CLHT moved to a new large and vibrant office in the town centre of Woolwich (Royal Borough Greenwich) where it has continued to work with the communities via its remote network.

CLHT has at least 28 formidable member of staff working both in the office and remotely serving the need of the communities it is currently operating in an attempt to meeting the need of the homeless.

CLHT operates across four London Boroughs, namely:

- The Royal Borough of Greenwich
- London Borough of Croydon
- Bexley Council
- London Borough of Merton

As part of CLHT's core object, the Charity will continue with its provision of suitable temporary accommodation for the homeless and rough sleepers across the UK and equip them with the needed support that will help them move into a permanent accommodation. To achieve this CLHT will continue to stive towards increasing its housing stocks each year and explore further opportunities in other boroughs outside its current operation..

REPORT OF THE TRUSTEES

The number of units provided by CLHT in 2022/2023 rose to 268 units. The Board of Trustees (BOT) are optimistic that this number will rise in the coming year.

As part of CLHT inclusion into the mainstream, CLHT successful helped 42 homeless people moved into their on permanent accommodation in 2022-2023 financial year. CLHT management hopes to increase this number in 2023/2024 financial year.

Since CLHT deals with vulnerable and abusive adults, CLHT will continue to provide to 24/7 concierge (security) cover and 24/7 floating support services to ensure that adequate support needed are provided across its area of operation.

Inclusion into the mainstream and service users' engagements

- CLHT supported a number of service users with weekly Key working sessions, support plans and risk assessments and helped them to be ready for independent living as soon as possible.
- CLHT supported and helped service users to find jobs in 2022/23
- CLHT supported service users to move to a private rented accommodations
- Various support given to CLHT service users includes referral to external agencies like Adult social services like MIND, OXLEY, alcohol and substance misuse agencies.
- CLHT supported several service users to register with GP's, apply for appropriate benefits, set up bank accounts and budgeting.
- CLHT provided Regular support/ referral for work, training and education.
- CLHT provided over 50 mini welcome package to help new service users settle quickly into CLHT accommodation
- Worked with FareShare to provide free food to service users

Other achievements in 2022/2023

CLHT helped service users move into private rented accommodations and also helped in specific service users in Croydon to take place in the fast-track project to help them to get council accommodation. Some service users have been positively move on into independent rented accommodations.

ACCOMMODATION

CLHT's accommodation has been sources through a selection of private landlord and estate agents which meet the needs of CLHT's service users in terms of living standards and location. CLHT's property stock is split between referrals from other organisations and the local government.

CLHT housing stock is a mixture of self-contained and individual rooms in a shared accommodation which is used for the homeless and rough sleepers.

The charity currently provides an affordable accommodation to service users in The Royal Borough of Greenwich, Croydon Council, Bexley Council and Merton Council.

FINANCIAL REVIEW

Principal funding sources

The Charity's principal funding source is largely from rent by the local councils.

Investment policy and objectives

The trustees are of the opinion that the performance of the charity from a financial standpoint is in line with their expectations and plans for the charity.

Continued...

REPORT OF THE TRUSTEES

Reserves policy

As at 31st August 2023, the level of reserves available for the Charity's use (unrestricted funds) was £985,151. These reserves are held to ensure that CLHT can meet our commitments to providing our services and activities, and staffing obligations in the event of a reduction or absence of funds; and to meet some key services that are capital intensive e.g. securing more rental units.

FUTURE PLANS

Changing Lives Housing Trust's strategy is to continue to respond to the growing crisis of homelessness in the South East of London, Surrey and Kent and in particular street homelessness. A key component of CLHT's strategy is to continue to increase the number of homes it can provide. It aims to do this by acquiring property from private and social property owners either through leases, or through outright purchase of properties.

CLHT is committed to solving homelessness in its area of operation and feels that this can be best achieved by working in partnership with other homeless organisations.

CLHT is also committed to ensuring that everyone has a safe and secure home and has adopted the principle of principle of Housing First, an initiative that seeks to house people affected by homelessness in secure tenancies.

The Charity continues to explore ways of furthering its charitable objectives in an effective manner by ensuring there is awareness of its services and by seeking opportunities to be more involved in the community.

The Charity seeks to continue to provide accommodation for the homeless in the community and thus contributing positively to community inclusion.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

CLHT is a charitable company limited by guarantee, incorporated on 10 May 2007 and registered as a charity on 8 August 2009. It is governed by its Memorandum and Articles of Association and is managed by Board of Trustees. Decisions are determined by a simple majority vote by the Trustees who set the strategic direction of the Charity. Delegated authority has been given to the Executive Officer and the implementation team led by the Board of Trustees for the day to day running of the operations of the Charity.

Recruitment and appointment of new trustees

Trustees are selected on the basis of the contribution that they will make to the governance of the organisation and the skills that they will contribute. They are provided with copies of the Charity Commission's Guidance to Trustees and are also provided with training as and when required.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The Trustees review the major risks that the charity is exposed to at their meetings and are satisfied that systems are in place to manage the risks that have been identified. In particular, insurance cover is in place and the finances of the Charity are kept under review. Appropriate Disclosure & Barring Service check (DBS), supported by regularly reviewed policies are done for all those who work with homeless or other vulnerable groups with the Charity. Internal control risks are minimised by the implementation of procedures for authorisation of significant transactions and projects. Procedures are in place to ensure compliance with health and safety of members of staff, volunteers, service users and visitors to the Charity. Qualified and appropriately experienced employees are appointed and external consultants are engaged to advise on significant issues.

Changing Lives Housing Trust

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

REPORT OF THE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of the Charity 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;
- 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 time the financial position of the charitable company and to enable them to ensure that the financial statements accuracy at any 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.

Political Contributions

The Company did not make any disclosable political donations during the year.

Auditors

Tom Carolan & Co resigned as auditors during the financial year and the directors appointed Crean and Co Accountants Limited, (Statutory Audit Firm) to fill the vacancy.

Disclosure of information to auditor

Each of the trustees has confirmed that there is no information of which they are aware which is relevant to the audit, but of which the auditor is unaware. They have further confirmed that they have taken appropriate steps to identify such relevant information and to establish that the auditor is aware of such information.

Approved by order of the board of trustees and signed on its behalf by:



Danielle Tumler - Trustee

Date: 29-Mar-24

Company number:

Charity number:

**6985746
1134768**

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES

Opinion

We have audited the charity financial statements of Changing Lives Housing Trust ('the charity') for the financial year ended August 2023 which comprise the Statement of Financial Activities (incorporating an Income and Expenditure Account), the Balance Sheet and notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102.

In our opinion, when reporting in accordance with a fair presentation framework the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 August 2023 and of its surplus for the financial 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 and the Charities Act 2011.

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 charity in accordance with 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 charity's ability to continue as a going concern for a period of at least twelve months from the date 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 other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. The trustees 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 or 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.

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES

Opinion on other matter 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 Trustees' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Annual Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

- We have nothing to report in respect of the following matters the Companies Act 2006 requires us to report to you if, in our opinion;
- adequate accounting records have not been kept; 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 required for our audit.
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Trustees' Annual Report.

Responsibilities of trustees for the financial statements

As explained more fully in the Statement of Trustees' Responsibilities set out in page 5, 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 they 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 charity'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 management either intends to liquidate the charity 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. Material 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 law 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:

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES

- identify and assess the risks 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. 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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the charity'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 charity'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 charity and the charity's members as a body.

for our audit work, for this report, or for the opinions we have formed.



David Crean F.C.A.

for and on behalf of

Crean & Company Accountants Limited

Statutory audit firm

Lanesboro Street

Roscommon Town

Co Roscommon

Ireland F42 DA32

29-Mar-24

Changing Lives Housing Trust
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

STATEMENT OF FINANCIAL ACTIVITIES

		31.08.2023	31.08.2022
		Unrestricted	Total
		fund	funds
		£	£
INCOME AND ENDOWMENTS FROM	Notes		
Income	2		
Investment income	3	4,349,323	3,804,672
		54	6
		4,349,377	3,804,678
EXPENDITURE ON			
Charitable activities			
Charitable activities	4	3,487,561	3,051,111
Support costs	5	745,453	699,578
Total		4,233,015	3,750,689
NET INCOME		116,363	53,989
RECONCILIATION OF FUNDS			
Total funds brought forward		868,789	814,799
TOTAL FUNDS CARRIED FORWARD		985,151	868,789

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

The notes form part of these financial statements

Changing Lives Housing Trust

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

BALANCE SHEET AS AT 31 AUGUST 2023

	Notes	31.08.2023 Unrestricted fund £	31.08.2022 Total funds £
FIXED ASSETS			
Tangible assets	10	346,059	361,025
CURRENT ASSETS			
Debtors	11	465,052	6,316
Cash at bank and in hand		190,902	520,548
		<u>655,954</u>	<u>526,864</u>
CREDITORS			
Amount falling due within one year	12	(16,861)	(19,100)
NET CURRENT ASSETS		<u>639,092</u>	<u>507,764</u>
TOTAL ASSETS LESS CURRENT			
LIABILITIES		<u>985,151</u>	<u>868,789</u>
CREDITORS			
Amount falling due after more than one year	13	-	-
NET ASSETS		<u>985,151</u>	<u>868,789</u>
FUNDS			
Unrestricted funds		985,151	868,789
TOTAL FUNDS		<u>985,151</u>	<u>868,789</u>

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

The financial statements were approved by the Board of Trustees and authorised for issue on 4 April 2022 and were signed on its behalf by:


Danielle Tumler

29-Mar-24

Company number:

6985746

Charity number:

1134768

Changing Lives Housing Trust
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

CASH FLOW STATEMENT

		31.08.2023	31.08.2022
		£	£
	Note		
Cash flows from operating activities			
Cash generated from operations	1	<u>(£329,646)</u>	<u>79,153</u>
Net cash provided by operating activities		<u>(£329,646)</u>	<u>79,153</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		-	-
Net cash used in investing		<u>-</u>	<u>-</u>
Change in cash and cash equivalent in the reporting period		(£329,646)	79,153
Cash and cash equivalent at the beginning of the reporting period		520,548	441,395
Cash and cash equivalent at the end of the reporting period		<u>190,902</u>	<u>520,548</u>

The notes form part of these financial statements

NOTES TO THE CASH FLOW STATEMENT

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.08.2023	31.08.2022
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	116,363	53,989
Adjustment for:		
Depreciation charges	14,966	15,812
(Increase)/decrease in debtors	(458,736)	452
(Decrease)/increase in creditors	(2,239)	8,900
Net cash provided by operations	<u>(329,646)</u>	<u>79,153</u>

2. ANALYSIS OF CHANGE IN NET FUNDS

	At 1.9.22	Cash flow	At 31 .08.23
	£	£	£
Net cash			
Cash at bank	<u>520,548</u>	<u>(329,646)</u>	<u>190,902</u>
	<u>520,548</u>	<u>(329,646)</u>	<u>190,902</u>
Total	<u>520,548</u>	<u>(329,646)</u>	<u>190,902</u>

NOTES TO THE FINANCIAL STATEMENTS

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.

Going concern

The trustees (who are the charitable company's directors for the purposes of company law) have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue to operate for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

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.

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.

Tangible fixed assets

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

Plant and machinery	1.00%	- Straight-line method
Motor Vehicles	20.00%	- Straight-line method
Furniture & Fittings	20.00%	- Straight-line method
Office Equipment	20.00%	- Straight-line method

Taxation

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

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes. Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

Pensions 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.

The Charity operates a defined contribution plan for the benefit of its employees. Contribution are expensed as they become payable.

Hire purchase and leasing commitments

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

2. INCOME

	31.08.2023	31.08.2022
	£	£
Rental Income (Social Housing)	4,292,510	3,743,504
Service charge (Management)	32,593	36,461.89
Misc. Income	24,220	24,706.08
	<u>4,349,323</u>	<u>3,804,672</u>

3. INVESTMENT INCOME

Bank interest received	<u>54</u>	<u>6</u>
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4. CHARITABLE ACTIVITIES COSTS

	Direct costs	31.08.2023	31.08.2022
	£	Total	Total
	£	£	£
Charitable activities	<u>3,487,561</u>	<u>3,487,561</u>	<u>3,051,111</u>

5. SUPPORT COSTS

	Management	Governance	31.08.2023	31.08.2022
	£	£	£	£
Other resources expended				
Administration	737,442	-	737,442	691,884
Bank Charges	262	-	262	194
Audit fee	-	7,750	7,750	7,500
	<u>737,703</u>	<u>7,750</u>	<u>745,453</u>	<u>699,578</u>

6. NET INCOME (EXPENDITURE)

Net income (expenditure) is stated after charging/crediting

	31.08.2023	31.08.2022
	£	£
Auditor's remuneration	7,750	7,500
Depreciation - owned assets	<u>14,966</u>	<u>15,812</u>

Continued...

Changing Lives Housing Trust

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

NOTES TO THE FINANCIAL STATEMENTS**7. TRUSTEES REMUNERATION AND BENEFITS**

	31.08.2023	31.08.2022
Trustees' salaries	83,043	55,467
Trustees' Tax and National insurance	9,219	22,309
	<u>92,262</u>	<u>77,776</u>

- Danielle Tumler a trustee who is also a director of the charity was paid £50,180 (2022-2023) and £48,000 (2021-2022) as gross salaries for providing services for the charity.
- Wesley Tom a trustee who is also a director of the charity was paid £32,943 (2022-2023) and £22,701 (2021-2022) as gross salary during the for providing services for the charity.

8. STAFF COSTS

	31.08.2023	31.08.2022
Staff		
Wages and salaries	422,487	326,136
Tax and National insurance	35,894	92,321
Other pension costs	10,070	11,200
	<u>468,451</u>	<u>429,657</u>

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

	31.08.2023	31.08.2022
Average number of employees	<u>28</u>	<u>25</u>

No employee benefits exceed £60,000 during the period.

NOTES TO THE FINANCIAL STATEMENTS

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund 2023 £	Unrestricted fund 2022 £
INCOME AND ENDOWMENT FROM		
Rental Income (Social Housing)	4,349,377	3,804,678
Investment income (Bank interests received)	-	-
	<u>4,349,377</u>	<u>3,804,678</u>
EXPENDITURE ON		
Charitable activities		
Charitable activities	3,487,561	3,051,111
Support costs	745,453	699,578
	<u>4,233,015</u>	<u>3,750,689</u>
NET INCOME	116,363	53,989
RECONCILIATION OF FUNDS		
Total finds brought forward	868,789	814,799
TOTAL FUNDS CARRIED FORWARD	985,151	868,788

10. TANGIBLE FIXED ASSETS

	Freehold Property £	Motor Vehicle £	Furniture & Fittings £	Office Equipment £	Totals £
COST					
At 1 September 2022	349,000	36,825	11,105	34,494	431,423
Addition	-	-	-	-	-
At 31 August 2023	<u>349,000</u>	<u>36,825</u>	<u>11,105</u>	<u>34,494</u>	<u>431,423</u>
DEPRECIATION					
At 1 September 2022	10,470	23,423	11,105	25,401	70,399
Charge for the year	3,490	5,337	-	6,139	14,966
At 31 August 2023	<u>13,960</u>	<u>28,760</u>	<u>11,105</u>	<u>31,540</u>	<u>85,365</u>
NET BOOK VALUE					
At 31 August 2023	<u>335,040</u>	<u>8,065</u>	<u>-</u>	<u>2,954</u>	<u>346,059</u>
At 31 August 2022	<u>338,530</u>	<u>13,402</u>	<u>-</u>	<u>9,093</u>	<u>361,025</u>

Changing Lives Housing Trust

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

NOTES TO THE FINANCIAL STATEMENTS

11. DEBTORS: AMOUNT FALLING DUE WITHIN ONE YEAR

	31.08.2023 £	31.08.2022 £
Trade debtors (Rental income)	<u>465,052</u>	<u>6,316</u>

12. CREDITORS: AMOUNT FALLING DUE WITHIN ONE YEAR

	31.08.2023 £	31.08.2022 £
Trade creditors (Rental income)	9,111	19,100
Accrual (Audit fee 2022-2023)	7,750	-
	<u>16,861</u>	<u>19,100</u>

13. CREDITORS: AMOUNT FALLING DUE AFTER MORE THAN ONE YEAR

No creditors falling due after more than one year.

The mortgage secured on the charity's freehold land and building was paid in full in 2020-2021 financial year.

14. MOVEMENT IN FUNDS

	At 01.09.22	Net movement in funds	At 31.08.23
Unrestricted funds			
General fund	868,789	116,363	985,151
TOTAL FUNDS	<u>868,789</u>	<u>116,363</u>	<u>985,151</u>

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

	Incoming resources £	Resources expended £	Movement in fund £
Unrestricted funds			
General fund	4,349,377	(4,233,015)	116,363
TOTAL FUNDS	<u>4,349,377</u>	<u>(4,233,015)</u>	<u>116,363</u>

15. CONTROLLING ENTITY

There is no overall controlling entity.

16. EVENTS SINCE THE BALANCE SHEET DATE

There have been no events since the balance sheet date which might necessitate re-statement of the amount in the financial statements.

17. CAPITAL COMMITMENTS

There were no capital commitments at the balance sheet date.

Changing Lives Housing Trust

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

NOTES TO THE FINANCIAL STATEMENTS

18. RELATED PARTY DISCLOSURES

- Danielle Tumler a trustee who is also a director of the charity was paid £73,800 (2022-2023) and £67,600 (2021-2022) as rent for leasing her properties used for temporary accommodation by the Charity for the homeless. This payment is in line with the charity's governing document Clause 5(a)(v).

There were no other transactions with the Trustees except those referred to above.

Changing Lives Housing Trust

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

	31.08.2023	31.08.2022
	£	£
INCOME AND ENDOWMENTS		
Income		
Rental Income (Social Housing)	4,292,510	3,743,504
Service charge (Management)	32,593	36,462
Misc. Income	24,220	24,706.1
	4,349,323	3,804,672
Investment income		
Bank interest received	54	6
Total incoming resources	4,349,377	3,804,678
EXPENDITURE		
Charitable Expenditure		
Property rent & lease management	2,209,235	2,157,668
Property Maintenance & Expenses	441,508	353,501
Tenants Welfare	349,420	252,795
Project Work (Concierge)	164,171	75,219
Council Tax, rates and HB overpayments	147,999	109,093
Light & Heat	175,229	102,836
	3,487,561	3,051,111
Management & Administration expenses		
Staff Costs		
Staff		
Wages and Salaries	422,487	326,136
Tax and National Insurance	35,894	92,321
Pension	10,070	11,200
	468,451	429,657
Trustees		
Wages and Salaries	83,043	55,467
Tax and National Insurance	9,219	22,309
	92,262	77,776
Management and Administration expenses carried forward (CFWD)	560,713	507,432

Changing Lives Housing Trust
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

DETAILED STATEMENT OF FINANCIAL ACTIVITIES

Management and Administration expenses brought forward (BFW)	560,713	507,432
Administration		
Accountancy fee	22,944	22,725
Computer and Software	8,761	7,968
Consultancy	23,513	27,400
Insurance	-	4,514
IT and Internet	9,894	4,540
Legal and Professional Fees	36,176	37,455
Misc. Expenses	1,659	2,528
Travelling and Motor Running Costs	430	431
Office Rent	25,250	22,800
Office Supplies	10,756	12,169
Penalty and Licence	-	133
Postage and Carriage	-	155
Subscription	300	1,486
Telecommunication	21,299	17,085
Training	540	481
Bad Debt Written-off	-	6,770
Interest payable-HMRC	240	-
Depreciation	14,966	15,812
	737,442	691,884
Finance		
Bank Charges	262	194
Governance		
Audit fee	7,750	7,500
Total resources expended	4,233,015	3,750,689
Net income/expenditure	116,363	53,989