

Company registration number: 06778302

Charity registration number: 1136725

Pan-Asia Community Housing

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2024



David Dixie F C A
Dixie Associates
167 Black Haynes Road
Selly Oak
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B29 4RE

Pan-Asia Community Housing

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Pan-Asia Community Housing

1136725

Reference and Administrative Details

For more information on this charity, please visit our website at www.pancharity.org.uk or call 0121 712 1234. For more information on the Charity Commission, please visit our website at www.charitycommission.gov.uk.

Trustees

C T Bourne, Chair

E J Bourne

J Miller-Demirovska

J Roy

Secretary

K A H Jones

Other Officers

R Barker, Treasurer

Principal Office

9 Herbert Road

Bearwood

Sandwell

B67 5DD

Registered Office

9 Herbert Road

Bearwood

Sandwell

B67 5DD

The charity is incorporated in United Kingdom.

Company Registration Number

06778302

Charity Registration Number

1136725

Bankers

CAF Bank Ltd

25 Kings Hill Avenue

Kings Hill

West Malling

Kent

ME19 4JQ

Independent Examiner

David Dixie F C A

Dixie Associates

167 Black Haynes Road

Selly Oak

Birmingham

B29 4RE

Pan-Asia Community Housing

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 March 2024.

Objectives and activities

Public benefit

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Objects

The Objects for which Pan-Asia Community Housing is established are:-

To assist in the provision of affordable accommodation and housing management services, primarily but not exclusively, for persons of South East Asian origin living in the Midlands who are in conditions of need, poverty or distress.

To advance education and training and relieve financial hardship, primarily but not exclusively, amongst persons of South East Asian origin living in the Midlands who are in conditions of need, poverty or distress, particularly by the provision of support services to advance them in life and assist them adapt within a new community

Referrals

In support of our objects, referrals were made by the following organisations during the year:

Letting Agents

Church Groups and Community organisations

Other charitable organisations

Volunteers

Volunteers continue to render valuable service and we deployed four during the year.

Achievements

For the year covered by this report we have been able to demonstrate a strong record of effective outcome delivery. During the twelve months we have cared for and supported 15 adults in 10 properties.

Ten adults were from black minority ethnic backgrounds and a further five of mainland European origin.

Our approach to housing procurement is non-routine and non-standard in that we try to introduce properties to our housing stock which have never before been available on the rental market. Often properties are in a derelict or poor condition and we project manage their refurbishment back to a good habitable standard. We believe that this slightly different approach for bringing new rental properties to the market can increase the amount of social housing stock available and offer something new for other organisations in the Charitable housing sector to replicate.

Two properties were repossessed by landlords during the year, one for major refurbishment, the other for possible sale. A tenant died during the year, fortunately a few weeks before his family arranged 'off-site' care.

Pan-Asia Community Housing

Trustees' Report

Financial review

Careful attention has been given to our financial management. The accounts show that our expenditure exceeded our income by £456 for the financial year.

Fund-raising

No active fund-raising took place during the year.

Non-Financial Support

Once again we express our thanks to all those people who have worked faithfully behind the scenes supporting us with small disbursements of money, their time and practical services, most without public recognition or reward. Such people create and maintain the very 'soul' of our organisation.

The next twelve months

For sixteen years the organisation has been run by an 'all-volunteer' staff. During those sixteen years we have proved the need for our services and identified new services that we should provide. All funds used by the organisation have been self-generated.

During 2024/25 it is expected the assets of Pan-Asia Community Housing will be merged with the assets of Big House Trust to form a new organisation - Spring Board Housing Trust.

We will also continue to seek further property owners who are willing to partner us and increase our housing stock accordingly.

Financial instruments

Credit risk

The charity's principal financial assets are bank balances and cash, trade and other receivables, and investments. The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has one significant concentration of credit risk in that five of our properties have the same landlord. Thereafter exposure is spread over a number of counterparties and customers.

The annual report was approved by the trustees of the charity on 24/8/24 and signed on its behalf by:



C T Bourne
Trustee

Pan-Asia Community Housing

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Pan-Asia Community Housing for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 2/3/24 and signed on its behalf by:



C T Bourne
Trustee

Pan-Asia Community Housing

Independent Examiner's Report to the trustees of Pan-Asia Community Housing

I report on the accounts of the charity for the year ended 31 March 2024 which are set out on pages 6 to 14.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

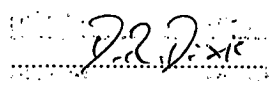
In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


D R Dixie F C A
Dixie Associates
167 Black Haynes Road
Selly Oak
Birmingham
B29 4RE

Date: 23/05/24

Pan-Asia Community Housing

Statement of Financial Activities for the Year Ended 31 March 2024 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Total 2024 £
Income and Endowments from:			
Donations and legacies	3	24,750	24,750
Charitable activities	4	8,171	8,171
Investment income		5	5
Total Income		32,926	32,926
Expenditure on:			
Charitable activities	5	(33,382)	(33,382)
Total Expenditure		(33,382)	(33,382)
Net expenditure		(456)	(456)
Net movement in funds		(456)	(456)
Reconciliation of funds			
Total funds brought forward		(1,593)	(1,593)
Total funds carried forward	11	(2,049)	(2,049)
	Note	Unrestricted funds £	Total 2023 £
Income and Endowments from:			
Donations and legacies	3	24,750	24,750
Charitable activities	4	3,803	3,803
Investment income		5	5
Total Income		28,558	28,558
Expenditure on:			
Charitable activities	5	(32,736)	(32,736)
Total Expenditure		(32,736)	(32,736)
Net expenditure		(4,178)	(4,178)
Net movement in funds		(4,178)	(4,178)
Reconciliation of funds			
Total funds brought forward		2,586	2,586
Total funds carried forward	11	(1,592)	(1,592)

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2023 is shown in note 11.

Pan-Asia Community Housing
(Registration number: 06778302)
Balance Sheet as at 31 March 2024

	2024 £	2023 £
Current assets		
Debtors	22	-
Cash at bank and in hand	1,580	2,097
	1,602	2,097
Creditors: Amounts falling due within one year	(3,651)	(3,689)
Net liabilities	(2,049)	(1,592)
Funds of the charity:		
Unrestricted income funds		
Unrestricted funds	(2,049)	(1,592)
Total funds	(2,049)	(1,592)


For the financial year ending 31 March 2024 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 charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 20/8/24 and signed on their behalf by:


C T Bourne
Trustee

Pan-Asia Community Housing

Notes to the Financial Statements for the Year Ended 31 March 2024

1 Charity status

The charity is a charity limited by guarantee and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

The financial statements have been prepared in accordance with 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 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation

Pan-Asia Community Housing meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

The trustees consider that there are uncertainties about the charity's ability to continue as a going concern. It has been decided that the long-term future of the organisation is best secured by the merger with another charity. This merger is planned to take place in the next financial year.

Exemption from preparing a cash flow statement

The charity opted to early adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Income and endowments

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

Donated services and facilities

Where services or facilities are provided to the charity as a donation that would normally be purchased from our suppliers, this contribution is included in the financial statements at an estimate based on the value of the contribution to the charity where this can be quantified.

Investment income

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

Pan-Asia Community Housing

Notes to the Financial Statements for the Year Ended 31 March 2024

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees' meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Office equipment	25% straight line basis
Furniture and fittings	10% straight line basis

Research and development

Research and development expenditure is written off as incurred.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Pan-Asia Community Housing

Notes to the Financial Statements for the Year Ended 31 March 2024

Cash and cash equivalents

Cash and cash equivalents comprise 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.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

Pan-Asia Community Housing
Notes to the Financial Statements for the Year Ended 31 March 2024

3 Income from donations and legacies

			Unrestricted funds		
			General	Total 2024	Total 2023
			£	£	£
Donated services and facilities			24,750	24,750	24,750
			24,750	24,750	24,750

4 Income from charitable activities

			Unrestricted funds		
			General	Total 2024	Total 2023
			£	£	£
Property management			8,171	8,171	3,803

Property management fees were earned on rental income of £81,689 (2023 - £84,163); the associated rent paid was £73,518 (2023 - £80,360).

Pan-Asia Community Housing

(INCORPORATED IN HONG KONG)

Notes to the Financial Statements for the Year Ended 31 March 2024

(These financial statements were approved by the directors on 29 April 2024)

5 Expenditure on charitable activities

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Office rent, light and heat	6,020	6,020	6,116
Telephone, computer software, post and stationery	1,397	1,397	675
Management charges	24,000	24,000	24,000
Travel and subsistence	650	650	600
Bank charges	62	62	74
Governance costs	1,253	1,253	1,271
	<u>33,382</u>	<u>33,382</u>	<u>32,736</u>

6 Analysis of governance and support costs

	Unrestricted funds	Total 2024	Total 2023
	General £	£	£
Independent examiner fees			
Examination of the financial statements	600	600	600
Legal fees	653	653	671
	<u>1,253</u>	<u>1,253</u>	<u>1,271</u>

Pan-Asia Community Housing
Notes to the Financial Statements for the Year Ended 31 March 2024

7. Trustees remuneration and expenses

During the year the charity made the following transactions with trustees:

C T Bourne

£6,000 (2023: £6,000) of expenses were reimbursed to C T Bourne during the year for rent of office premises.

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any other benefits from the charity during the year.

The amount expenses waived by the trustees during the year totalled £24,750 (2023 - £24,750).

8 Independent examiner's remuneration

	2024 £	2023 £
Examination of the financial statements	600	600

9 Taxation

The charity is a registered charity and is therefore exempt from taxation.

10. Creditors: amounts falling due within one year

	2024 £	2023 £
Other loans	3,501	3,499
Other creditors	190	-
Accruals	150	-
	<u>3,651</u>	<u>3,689</u>

Pan-Asia Community Housing

Notes to the Financial Statements for the Year Ended 31 March 2024

11 Funds

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Balance at 31 March 2024 £
Unrestricted funds				
General	(1,593)	32,926	(33,382)	(2,049)

	Balance at 1 April 2022 £	Incoming resources £	Resources expended £	Balance at 31 March 2023 £
Unrestricted funds				
General	2,586	28,558	(32,736)	(1,592)

12 Analysis of net assets between funds

	Unrestricted funds General £	Total funds £
Current assets	1,602	1,602
Current liabilities	(3,651)	(3,651)
Total net assets	(2,049)	(2,049)

13 Analysis of net funds

	At 1 April 2023 £	Cash flow £	At 31 March 2024 £
Cash at bank and in hand	2,097	(517)	1,580
Net debt	2,097	(517)	1,580