

Charity registration number 1136725 (England and Wales)

Company registration number 6778302

**PAN-ASIA COMMUNITY HOUSING**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

# PAN-ASIA COMMUNITY HOUSING

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees** C T Bourne  
E J Bourne  
J Miller-Demirovska - Chair  
J Masih

**Secretary** K A H Jones

**Charity number (England and Wales)** 1136725

**Company number** 6778302

**Principal address** 9 Herbert Road  
Bearwood  
Sandwell  
B67 5DD

**Registered office** 9 Herbert Road  
Bearwood  
Sandwell  
B67 5DD

**Independent examiner** Barnett Ravenscroft Limited  
13 Portland Road  
Edgbaston  
Birmingham  
West Midlands  
B16 9HN

**Bankers** CAF Bank Ltd  
25 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4JQ

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# PAN-ASIA COMMUNITY HOUSING

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# **PAN-ASIA COMMUNITY HOUSING**

## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT)**

### **FOR THE YEAR ENDED 31 MARCH 2025**

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The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

#### **Objectives and activities**

##### **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.

##### *Public benefit*

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

#### **Achievements and performance**

##### *Significant activities and achievements against objectives*

During the year our property portfolio was reduced to two terraced houses and five apartments. The main reason for this reduction was landlords retiring and cashing-in their portfolio. Amongst property disposals were the ones in poorest condition.

During the period under review, we housed and cared for twelve adults – six from African-Caribbean backgrounds, four from Asian backgrounds and two from white European backgrounds. All our care support activities were carried out by a volunteer labour force,

# **PAN-ASIA COMMUNITY HOUSING**

## **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

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### **Financial review**

Careful attention has been given to our financial management. The accounts show that our expenditure exceeded our income by £206 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**

Pan-Asia Community Housing has been in operation for seventeen years. To strengthen our operations for the future, a merger was planned with a compatible organization - the Big House Trust.

In the event, the merger did not go ahead although a small amount of funds held by the Big House Trust will be gifted to Pan-Asia Community Housing.

There are little growth prospects for Pan-Asia and whilst the organization can probably continue for a few more years, it will only operate slightly above break-even point and this suggests a need to examine closely our options for the future.

### **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 there only seven properties which are split between two landlords.

Thereafter exposure is spread over a number of counterparties and customers.

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

The charity is an incorporated company limited by guarantee.

### **Trustees**

The trustees, who are also the directors for the purpose of company law, and who served during the year and up to the date of signature of the financial statements were:

C T Bourne

E J Bourne

J Miller-Demirovska - Chair

J Masih

## **PAN-ASIA COMMUNITY HOUSING**

### **TRUSTEES' REPORT (INCLUDING DIRECTORS' REPORT) (CONTINUED)**

***FOR THE YEAR ENDED 31 MARCH 2025***

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#### **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.

The trustees' report was approved by the Board of Trustees.

C T Bourne

**Trustee**

15 December 2025

## **PAN-ASIA COMMUNITY HOUSING**

### **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

***FOR THE YEAR ENDED 31 MARCH 2025***

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The trustees, who are also the directors of Pan-Asia Community Housing for the purpose of company law, are responsible for preparing the Trustees' Report 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 charity and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charity 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 charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# **PAN-ASIA COMMUNITY HOUSING**

## **INDEPENDENT EXAMINER'S REPORT**

### **TO THE TRUSTEES OF PAN-ASIA COMMUNITY HOUSING**

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I report to the trustees on my examination of the financial statements of Pan-Asia Community Housing (the charity) for the year ended 31 March 2025.

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

As the trustees of the charity (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.

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

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

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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 386 of the Companies Act 2006.
- 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 Companies Act 2006 other than any requirement that the financial statements 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 financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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 financial statements to be reached.

**Ben Eley FCA**

**Barnett Ravenscroft Limited**

13 Portland Road

Edgbaston

Birmingham

West Midlands

B16 9HN

15 December 2025



## PAN-ASIA COMMUNITY HOUSING

### STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 31 MARCH 2025**

		Unrestricted funds 2025 £	Unrestricted funds 2024 £
	Notes		
<b>Income and endowments from:</b>			
Donations and legacies	2	24,750	24,750
Charitable activities	3	10,625	8,171
Other income	4	4	5
		<u>          </u>	<u>          </u>
<b>Total income</b>		35,379	32,926
<b>Expenditure on:</b>			
Charitable activities	5	35,585	33,382
		<u>          </u>	<u>          </u>
<b>Total expenditure</b>		35,585	33,382
		<u>          </u>	<u>          </u>
<b>Net expenditure and movement in funds</b>		(206)	(456)
<b>Reconciliation of funds:</b>			
Fund balances at 1 April 2024		(2,049)	(1,593)
		<u>          </u>	<u>          </u>
<b>Fund balances at 31 March 2025</b>		(2,255)	(2,049)
		<u>          </u>	<u>          </u>

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

## PAN-ASIA COMMUNITY HOUSING

### BALANCE SHEET

AS AT 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
<b>Current assets</b>					
Debtors		-		22	
Cash at bank and in hand		1,396		1,580	
		<u>1,396</u>		<u>1,602</u>	
<b>Creditors: amounts falling due within one year</b>	<b>10</b>	<u>(3,651)</u>		<u>(3,651)</u>	
<b>Net current liabilities</b>			<u>(2,255)</u>		<u>(2,049)</u>
<b>The funds of the charity</b>					
Unrestricted funds	<b>11</b>		<u>(2,255)</u>		<u>(2,049)</u>
			<u>(2,255)</u>		<u>(2,049)</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 31 March 2025.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

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

The financial statements were approved by the trustees on 15 December 2025

C T Bourne  
Trustee

Company registration number 6778302 (England and Wales)

# PAN-ASIA COMMUNITY HOUSING

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2025**

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### **1 Accounting policies**

#### **Charity information**

Pan-Asia Community Housing is a private company limited by guarantee incorporated in England and Wales 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. The registered office is 9 Herbert Road, Bearwood, Sandwell, B67 5DD.

#### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charity's governing document, the Companies Act 2006, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

The trustees consider that there are uncertainties about the charity's ability to continue as a going concern beyond a few more years without a review of options for the future.

#### **1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

#### **1.4 Income**

Income is recognised when the company is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

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.

# PAN-ASIA COMMUNITY HOUSING

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### **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.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	10% straight line
Office equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# PAN-ASIA COMMUNITY HOUSING

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

### 1 Accounting policies

(Continued)

#### 1.8 Financial instruments

##### *Classification*

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### *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.

##### *Basic financial assets*

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### 1.9 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.

## PAN-ASIA COMMUNITY HOUSING

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

#### 2 Income from donations and legacies

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Donated services and facilities	24,750	24,750

#### 3 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Property management	10,625	8,171

Property management fees were earned on rental income of £72,870 (2024 - £81,639); the associated rent paid was £62,245 (2024 - £73,518).

#### 4 Other income

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Bank interest received	4	5

## PAN-ASIA COMMUNITY HOUSING

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

#### 5 Expenditure on charitable activities

	Unrestricted Funds 2025 £	Heading #ac982 2024 £
<b>Direct costs</b>		
Office rent, light and heat	6,022	6,020
Telephone, computer software, post and stationery	908	1,397
Management charge	24,000	24,000
Travel and subsistence	600	650
Bank charges	62	62
Repairs and replacements	3,319	-
	<u>34,911</u>	<u>32,129</u>
<b>Share of support and governance costs (see note 6)</b>		
Governance	674	1,253
	<u>35,585</u>	<u>33,382</u>
<b>Analysis by fund</b>		
Unrestricted funds	<u>35,585</u>	<u>33,382</u>

#### 6 Support costs allocated to activities

	Unrestricted Funds 2025 £	Total 2024 £
Governance	<u>674</u>	<u>1,253</u>
<b>Governance costs comprise:</b>	<b>2025 £</b>	<b>2024 £</b>
Independent examiners fees	600	600
Legal and professional	74	653
	<u>674</u>	<u>1,253</u>

#### 7 Trustees

## PAN-ASIA COMMUNITY HOUSING

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

#### 7 Trustees

(Continued)

C T Bourne £6,000 (2024: £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 (2024 - £24,750).

#### 8 Employees

There were no employees in the year (2024 : none).

#### 9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

#### 10 Creditors: amounts falling due within one year

	2025 £	2024 £
Other loans	3,501	3,501
Accruals	150	150
	<u>3,651</u>	<u>3,651</u>

#### 11 Unrestricted funds

	At 1 April 2024 £	Incoming resources £	Resources expended £	At 31 March 2025 £
<b>Unrestricted funds</b>				
General funds	(2,049)	35,379	(35,585)	(2,255)
	<u></u>	<u></u>	<u></u>	<u></u>
<b>Previous year:</b>				
	At 1 April 2023 £	Incoming resources £	Resources expended £	At 31 March 2024 £
General funds	(1,593)	32,926	(33,382)	(2,049)
	<u></u>	<u></u>	<u></u>	<u></u>



## PAN-ASIA COMMUNITY HOUSING

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

#### 12 Analysis of net assets between funds

	Unrestricted funds 2025 £
<b>At 31 March 2025:</b>	
Current assets/(liabilities)	(2,255)
	<u>(2,255)</u>
	<u><u>(2,255)</u></u>
	Unrestricted funds 2024 £
<b>At 31 March 2024:</b>	
Current assets/(liabilities)	(2,049)
	<u>(2,049)</u>
	<u><u>(2,049)</u></u>

#### 13 Analysis of changes in net funds

	At 1 April 2024 £	Cash flows £	At 31 March 2025 £
Cash at bank and in hand	2,097	(701)	1,396
	<u>2,097</u>	<u>(701)</u>	<u>1,396</u>
	<u><u>2,097</u></u>	<u><u>(701)</u></u>	<u><u>1,396</u></u>

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