LANGDON HOUSING

England & Wales · Charity number 1142743

Details

Status	Registered
Legal form	Charitable company
Company number	07623246
Registered	2011-07-06
Register	View on the Charity Commission register

Contact

Address	KisharonLangdon 333 Edgware Road London NW9 6TD
Phone	02087312188
Email	info@kisharonlangdon.org.uk
Website	https://kisharonlangdon.org.uk/

Activities

Objects: THE OBJECTS OF THE CHARITY ARE THE RELIEF OF INDIVIDUALS WITH SPECIAL EDUCATIONAL NEEDS OR MENTAL ILLNESS AND OTHER ASSOCIATED DIFFICULTIES BY THE PROVISION OF ACCOMMODATION AND RELATED SERVICES AND (SAVE FOR PURPOSES INCIDENTAL AND ANCILLARY TO THOSE OBJECTS), NO OTHER PURPOSES. THE CHARITY SHALL BE ESTABLISHED IN ACCORDANCE WITH THE TENETS OF THE JEWISH RELIGION.

Activities: Langdon empowers Jewish adults with learning disabilities with the skill and opportunities to live independently in their communities within a Jewish ethos.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** People With Disabilities

Geography

- Barnet
- Bury
- City Of London
- Hertfordshire
- Salford City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£0	£0	-	-
2024-08-31	£1,290,455	£1,389,678	£-1,167	19
2023-12-31	£1,784,798	£1,933,126	£98,056	5
2022-12-31	£1,761,212	£1,746,651	£246,384	5
2021-12-31	£1,640,593	£1,566,679	£231,823	4
2020-12-31	£1,510,711	£1,473,730	£157,909	3

Trustees

Name	Role	Appointed
Nicholas Ian Doffman		2024-09-27
Samuel Benjamin Fruhman		2021-10-14

Accounts

Charity Registration No. 1142743

Company Registration No. 07623246 (England and Wales)

LANGDON HOUSING

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

FOR THE EIGHT MONTH PERIOD
1 JANUARY 2024 TO 31 AUGUST 2024

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Chief Executive	Mr R Franklin (from 1 August 2023)
Company Secretary	Mr B Shine (resigned 12 February 2024) Mr P Darnell (appointed 12 February 2024)
Charity number:	1142743 (England and Wales)
Company number	07623246 (England and Wales)
Principal address	333 Edgware Road Floor 3 London NW9 6TD
Registered Office	333 Edgware Road Floor 3 London NW9 6TD
Auditors	Cohen Arnold New Burlington House 1075 Finchley Road London NW11 0PU
Bankers	Lloyds TSB 7th Floor 40 Spring Gardens Manchester M2 1EN

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
CONTENTS

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE PERIOD ENDED 31 AUGUST 2024
Charity information

The Trustees present their annual report and the financial statements for the period ended 31 August 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Langdon Housing's Memorandum and Articles of Association, the Charities Act 2011, Companies Act 2006 and the Charities SORP (FRS102).

Reference and administrative details

Langdon Housing is a registered charity (No. 1142743) and a company limited by guarantee and not having share capital (No. 7623246). The registered office is as shown on the legal and administrative information page.

The Trustees at the date of this report, are as follows:

Mr G Cohen (resigned 12 May 2025)
Mr B Fruhman
Mr J Tobin (resigned 30 April 2025)
Mr N Doffman

The current Trustees have the power to remove and appoint Trustees. The minimum number of Trustees is 2 and the maximum number is 5.

The Management Team of the Charity is:

Mr R Franklin	Chief Executive
Mrs H Sowa	Director of Operations
Mr P Darnell	Director of Corporate Services

Structure, governance and management

Langdon Housing was incorporated and established Memorandum and Articles of Association on 5th May 2011. The Articles were replaced by new Articles on 16 June 2015.

The Board of Trustees is responsible for the overall governance of Langdon Housing as a charity. Trustees are co-opted by the existing Board of Trustees or nominated by the Trustees of The Langdon Foundation. Individual Trustees are appointed for a renewable period of three years and may remain as Trustees for up to nine years unless removed in accordance with the provisions set out in the Articles. There are no individual subscriptions or other sums payable by Members.

On 1 August 2023, Langdon Foundation (the sole member of Langdon Housing) merged with Kisharon to form the KisharonLangdon Group.

The external advisors of Langdon Housing are as set out on the legal and administrative page.

Current Developments

As at 31 August 2024, the operations (staff, assets and liabilities) of Langdon Housing were transferred through TUPE to KisharonLangdon, the core operating charity of the KisharonLangdon Group. It is the intention to close Langdon Housing in the near future.

Objectives, activities, achievements and performance

The objectives of the Charity are the relief of individuals with special educational needs or mental illness and other associated difficulties by the provision of accommodation and related services and (save for purposes incidental and ancillary to those objects), no other purposes. The Charity shall be established in accordance with the tenets of the Jewish religion.

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE PERIOD ENDED 31 AUGUST 2024

The Langdon Housing mission statement is:

"Our mission is to provide and develop quality affordable housing opportunities for individuals, groups and families, promoting self-reliance and working in partnership within the Langdon Group of Charities to support the wider organisational mission to flourish".

This period's principal activities, objectives and achievements were:

- Successfully working with Langdon Community to meet the need for additional properties in all operational areas. All properties sourced in the correct location and set up for tenants to move into.
- Continued successful relationships with the Housing Benefit officers in all boroughs to ensure Housing Benefit applications are expedited and the correct and appropriate Housing Benefit award is obtained.
- Implemented improvements of certain properties thanks to funds secured from Trusts by the Langdon Foundation
- Additional properties were provided for individuals either through the Langdon Group or third-party rentals.

Financial review, management policies and results for the period

The Statement of Financial Activities (SoFA), set out on page 8, shows that Langdon Housing had income of £1,290,455 (2023: £1,784,798) of which £1,389,678 (2023: £1,933,126) was paid out on expenses, leaving a deficit of £99,223 (2023: £148,328).

Langdon operates its housing service to high standards. Langdon houses Members in a mix of owned properties (1/3) and rented properties (2/3) but continues its strategy of trying to accumulate as many owned properties as is feasible. However, the company does operate in a challenging environment of rising property prices, a lack of supply of quality properties to purchase and an increasing burden of raising funds for purchases. The properties sit within Langdon Foundation and are rented to Langdon Housing at market value.

Principal sources of funding

Social Security receipts in the form of Housing Benefit constitute the majority of the Charity's income. Other funds are raised by the KisharonLangdon group who organise fundraising events and co-ordinate the activities of our supporters in the wider community on behalf of the group of charities. We do not use professional fundraisers or involve commercial participators. There have been no complaints about fundraising activity this year.

Reserves

As noted above, on 31 August 2024 the operations of Langdon Housing (including staff, assets and liabilities) were transferred to KisharonLangdon.

Connected charities

Langdon Housing is part of the KisharonLangdon Group.

Public benefit

The Trustees have complied with their duty in Section 17 of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission. The benefit to the public is manifestly demonstrated by the achievements contained in this report, all of which seeks to extend and improve the care of young people whose life chances, aspirations and contributions to society will be enhanced as a result.

Disclosure of information to auditors

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 each further confirmed that they have each taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Trustees' responsibilities in relation to the financial statements

The Charity's Trustees (who are also the directors of Langdon Housing for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the Charity trustees to prepare financial statements for each 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 the 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 (Statement of Recommended Practice);
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

This report has been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the board of Trustees

…………………………………..
Mr N Doffman
Trustee

Independent Auditor's Report to the Members of Langdon Housing

Opinion

We have audited the financial statements of Langdon Housing ('the charitable company') for the year ended 31 August 2024 which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 August 2024 and of the its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

- adequate and proper 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 we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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. 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.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were General Data Protection Regulation (GDPR), employment legislation, tax legislation, and health and safety legislation.

We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.

We discussed with the trustees the policies and procedures regarding compliance with these legal and regulatory frameworks.

We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation phases stages of our audit. The susceptibility to such material misstatement was determined to be low.

Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

David Goldberg
Senior Statutory Auditor
For and on behalf of
Cohen Arnold
Statutory Auditor

New Burlington House
1075 Finchley Road
London NW11 0PU

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE PERIOD ENDED 31 AUGUST 2024

	Note	Unrestricted funds	Restricted funds	Total funds 2024	Total funds 2023
		£	£	£	£
Income from:					
Donations	3	-	-	-	-
Charitable activities	4	1,290,455	-	1,290,455	1,784,798
Total income		1,290,455	-	1,290,455	1,784,798
Expenditure on:					
Charitable activities: Provision of housing and living arrangements	5	1,389,678	-	1,389,678	1,933,126
Total expenditure		1,389,678	-	1,389,678	1,933,126
Net expenditure		(99,223)	-	(99,223)	(148,328)
Transfers between funds		-	-	-	-
Net movement in funds		(99,223)	-	(99,223)	(148,328)
Reconciliation of funds:					
Total funds brought forward		98,056	-	98,056	246,384
Total funds carried forward		(1,167)	-	(1,167)	98,056

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

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

LANGDON HOUSING
Company registration number: 07623246 (England and Wales)

(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 AUGUST 2024

	Note	2024 £	2023 £
Fixed Assets	**13**	**19,420**	25,894
Current assets:			
Debtors	**14**	**450,066**	256,989
Cash at bank and in hand		**14,088**	91,465
Total Current assets		**464,154**	348,454
Liabilities:			
Creditors: Amounts falling due within one year	**15**	**(484,741)**	**(276,292)**
Net current assets		**(20,587)**	**72,162**
Total net (liabilities)/assets		**(1,167)**	**98,056**
The funds of the Charity:			
Restricted funds		**-**	**-**
Unrestricted funds	**16**	**(1,167)**	**98,056**
Total funds	**17**	**(1,167)**	**98,056**

The financial statements have been prepared in accordance with the special provisions of the Companies Act relating to small companies.

The notes at pages 10 to 17 form part of these accounts.

Mr N Doffman
Trustee

Approved by the trustees and authorised for issue

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF CASH FLOWS
FOR THE PEIOD ENDED 31 AUGUST 2024

	Note	2024 £	2023 £
Cash flows from operating activities:			
Net cash generated from/(used in) operating activities	**19**	**(76,390)**	13,179
Cash flows from investing activities:			
Purchase of tangible fixed assets		**(987)**	(17,105)
Net cash (used in) investing activities		**(987)**	(17,105)
Change in cash and cash equivalents in the reporting period		**(77,377)**	(3,926)
Cash and cash equivalents at the beginning of the reporting period		**91,465**	95,391
Cash and cash equivalents at the end of the reporting period		**14,088**	91,465

1 Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation

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.

The Charity 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.

1.2 Preparation of the accounts on a going concern basis

The accounts have been prepared on a going concern basis and the trustees believe there to be no material uncertainties about the Charity's ability to continue as a going concern. If necessary, Langdon Foundation will provide support and a letter of support covering the period to 31 August 2024 is provided by KisharonLangdon.

1.3 Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government or other grants, whether "capital" grants or "revenue" grants is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental and other income connected to the provision of accommodation to beneficiaries is recognised in the year in which accommodation is provided.

1.4 Expenditure

Expenditure is recognised on an accruals basis once the Charity has a legal or constructive obligation to make payment. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the charity.

All costs are allocated to the one charitable activity.

Accounting Policies (Continued)

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Motor vehicles	25% straight line
Fixtures, fittings & equipment	25% straight line

The policy with respect to impairment reviews of fixed assets is that these assets are inspected regularly for any impairment and any defect remedied so as to maintain the current value.

1.6 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and provision for bad and doubtful debts. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.7 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.8 Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.9 Financial instruments

The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.10 Pensions

For defined-contribution schemes, the amount charged to the SoFA in respect of pension costs and other post-retirement benefits is the contributions payable in the period. Any difference between the charge to the SoFA and the contributions payable to the scheme is shown as an asset or a liability in the balance sheet.

1.11 Operating leases

Rentals payable under operating leases are charged against income on a straight-line basis over the period of the lease.

1.12 Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The aim and use of each restricted funds is set out in the notes to the financial statements.

2 Legal status of the Charity

The Charity does not have share capital and is limited by guarantee. In the event of the Charitable Company being wound up, the maximum amount which each member is liable to contribute is £10.

3 Income from donations

	2024	2023
	£	£
Donations	-	-
	-	-

4 Income from charitable activities

	2024	2023
	£	£
Provision of housing and living arrangements		
Housing benefit and other rent receivable	**1,176,460**	1,651,633
Recharged expenses to residents	**113,995**	133,165
	1,290,455	1,784,798

All income from charitable activities was unrestricted.

5 Analysis of expenditure

	2024	2023
Provision of housing and living arrangements	£	£
Staff costs	**103,307**	148,345
Rent	**823,314**	1,226,371
Repairs and maintenance	**180,820**	221,443
Expenses recharged to residents	**151,573**	164,057
Other direct costs	**135,691**	151,787
Depreciation	**7,460**	11,062
Governance costs (see note 6)	**(12,487)**	10,061
	1,389,678	1,933,126

Expenditure on charitable activities was unrestricted for 2024 and 2023.

6 Analysis of governance costs

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are all allocated against the one charitable activity. Some support costs, finance and human resources, are managed and funded directly by The Langdon Foundation.

	2024	2023
	£	£
Other governance costs comprise:		
Auditor's remuneration	**(13,033)**	8,333
Other costs	**546**	1,728
	(12,487)	10,061

7 Net expenditure for the year

This is stated after charging:

	2024	2023
	£	£
Depreciation	**7,460**	11,062
Auditor's remuneration	**(13,033)**	8,333
Operating lease rentals	**823,314**	1,226,371

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2024	2023
	£	£
Wages and salaries	**93,388**	134,669
Social security costs	**8,184**	11,082
Pension	**1,735**	2,594
	103,307	148,345

No employees had employee benefits in excess of £60,000.

The key management personnel of the Charity comprise the senior management team as detailed on page 1 of the trustees' report.

As explained in the Trustee's Report, the remuneration of some management personnel is through other Group entities.

None of the Trustees (or any persons connected with them) received any remuneration during the year and none of them were reimbursed for expenses during the year.

9 Staff Numbers

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

	2024 Number	2023 Number
Provision of housing and living arrangements	**4**	5
Total	**4**	5

10 Pension and other post-retirement benefit commitments

The Charity contributes towards the Langdon Group Scheme run by Nest which is a defined contribution scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund.

	2024 £	2023 £
Contributions payable by the company for the year	**1,735**	2,594

The expense has been allocated to unrestricted expenditure on the same basis as wages and salaries.

11 Related party transactions

The Charity is connected to The Langdon Foundation (registered charity number: 1142742, registered company number: 7621714), Langdon Community (registered charity number: 1086393, registered company number: 4055338) and Langdon College (registered charity number: 1088936, registered company number: 4104466), all of which are incorporated charitable companies registered in England and Wales that do not have share capital and are limited by guarantee.

At the year end, the charitable company had a debtor of £254,670 due to (2023: creditor of £105,274 due from) The Langdon Foundation. During the year, Langdon Housing was charged building lease rentals of £207,444 (2023: £332,635) from The Langdon Foundation and the balance at 31st August 2024 relates to these rentals.

At the year end, the charitable company had a creditor of £309,246 due to (2023: £46,869) Langdon Community and a debtor of £3,749 (2023: £3,749) due from Langdon College.

The ultimate controlling party of Langdon Housing for the accounting period was The Langdon Foundation, a charitable company (charity number 1142742, company number 7621714) in whose accounts the results have been consolidated.

12 Corporation tax

As a charity, Langdon Housing is exempt from UK tax on income and gains to the extent that these are applied to its charitable objects. No UK tax charges have arisen in the Charity, during the year or the previous year.

13 Tangible fixed assets

	Fixtures, fittings & equipment	Motor vehicles	Total
	£	£	£
Cost:			
As at 1 January 2024	42,122	25,024	67,146
Additions	987	-	987
As at 31 August 2024	**43,109**	**25,024**	**68,133**
Depreciation:			
As at 1 January 2024	22,180	19,072	41,252
Charge for year	4,287	3,174	7,461
As at 31 August 2024	**26,467**	**22,246**	**48,713**
Net book value			
As 31 August 2024	**16,642**	**2,778**	**19,420**
As 31 December 2023	19,942	5,952	25,894

14 Debtors

	2024	2023
	£	£
Trade debtors	**139,286**	187,455
Other debtors	**46,347**	45,441
Prepayments and accrued income	**6,013**	20,344
Amounts owed by group undertakings	**258,420**	3,749
	450,066	256,989

15 Creditors: amounts falling due within one year

	2024	2023
	£	£
Trade creditors	**159,423**	88,298
Amounts owed to group undertakings	**309,246**	152,143
Taxation and social security costs	**3,590**	2,803
Other creditors	**5,784**	8,537
Accruals and deferred income	**6,698**	24,511
	484,741	276,292

16 Analysis of charitable funds

Analysis of movements in unrestricted funds

	Balance as at 1 January 2024	**Income**	**Expenditure**	**Funds as at 31 August 2024**
	£	£	£	**£**
Unrestricted funds	**98,056**	1,290,455	(1,389,678)	**(1,167)**

Analysis of movements in unrestricted funds – prior year

	Balance as at 1 January 2023	Income	Expenditure	Funds as at 31 December 2023
	£	£	£	£
Unrestricted funds	246,384	1,784,798	(1,933,126)	98,056

17 Analysis of net assets between funds

	Unrestricted funds	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 August 2024 are represented by:			
Tangible Fixed Assets	19,420	-	**19,420**
Current assets	464,154	-	**464,154**
Creditors of less than one year	(484,741)	-	**(484,741)**
	(1,167)	-	**(1,167)**

Analysis of net assets between funds – prior year	**Unrestricted funds**	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2023 are represented by:			
Tangible Fixed Assets	25,894	-	25,894
Current assets	348,454	-	348,454
Creditors of less than one year	(276,292)	-	(276,292)
	98,056	-	98,056

18 Commitments under operating leases

The future minimum payments under non-cancellable operating leases are:

	Land and Buildings	
	2024	**2023**
	£	**£**
Expiry date:		
No later than one year	**244,864**	305,053
Later than one year and no later than five years	**111,900**	437,184
	356,764	742,237

19 Reconciliation of net movement in funds to net cash flow from operating activities

	2024	**2023**
	£	**£**
Net movement in funds	**(99,223)**	(148,328)
Add back depreciation charge	**7,461**	11,061
(Increase)/Decrease in debtors	**(193,077)**	6,895
Increase in creditors	**208,449**	143,551
Net cash (used in) operating activities	**(76,390)**	13,179

20 Post Balance Sheet event

As noted above, on 31 August 2024 the operations of Langdon Housing (including staff, assets and liabilities) were transferred to KisharonLangdon. The parent company of Langdon Housing is The Langdon Foundation. Its ultimate holding company is KisharonLangdon Group.

Accounts

Charity Registration No. 1142743

Company Registration No. 07623246 (England and Wales)

LANGDON HOUSING

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr Paul Joseph (resigned 5 July 2024) Mr S Levington (resigned 30 September 2023) Mr G Cohen Mr S B Fruhman Mr J Tobin Mr N Doffman (appointed 27 September 2024)
Chief Executive	Mr N Taylor (until 31st July 2023) Mr R Franklin (from 1st August 2023)
Company Secretary	Mr B Shine (resigned 12 February 2024) Mr P Darnell (appointed 12 February 2024)
Charity number:	1142743 (England and Wales)
Company number	07623246 (England and Wales)
Principal address	333 Edgware Road Floor 3 London NW9 6TD
Registered Office	333 Edgware Road Floor 3 London NW9 6TD
Auditors	Cohen Arnold New Burlington House 1075 Finchley Road London NW11 0PU
Bankers	Lloyds TSB 7th Floor 40 Spring Gardens Manchester M2 1EN

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
CONTENTS

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2023
Charity information

The Trustees present their annual report and the financial statements for the period ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Langdon Housing's Memorandum and Articles of Association, the Charities Act 2011, Companies Act 2006 and the Charities SORP (FRS102).

Reference and administrative details

Langdon Housing is a registered charity (No. 1142743) and a company limited by guarantee and not having share capital (No. 7623246). The registered office is as shown on the legal and administrative information page.

The Trustees at the date of this report, are as follows:

Mr G Cohen
Mr B Fruhman
Mr J Tobin
Mr N Doffman

The current Trustees have the power to remove and appoint Trustees. The minimum number of Trustees is 3 and the maximum number is 5.

The Management Team of the Charity is:

Mr R Franklin	Chief Executive
Mrs H Sowa	Director of Operations
Mr P Darnell	Director of Corporate Services

Structure, governance and management

Langdon Housing was incorporated and established Memorandum and Articles of Association on 5th May 2011. The Articles were replaced by new Articles on 16 June 2015.

The Board of Trustees is responsible for the overall governance of Langdon Housing as a charity. Trustees are co-opted by the existing Board of Trustees or nominated by the Trustees of The Langdon Foundation. Individual Trustees are appointed for a renewable period of three years and may remain as Trustees for up to nine years unless removed in accordance with the provisions set out in the Articles. There are no individual subscriptions or other sums payable by Members.

On 1 August 2023, Langdon Foundation (the sole member of Langdon Housing) merged with Kisharon to form the KisharonLangdon Group.

The external advisors of Langdon Housing are as set out on the legal and administrative page.

Current Developments

As at 31 August 2024, the operations (staff, assets and liabilities) of Langdon Housing were transferred through TUPE to KisharonLangdon, the core operating charity of the KisharonLangdon Group. It is the intention to close Langdon Housing in the near future.

Subsequent to this transfer, Langdon Housing became dormant.

Objectives, activities, achievements and performance

The objectives of the Charity are the relief of individuals with special educational needs or mental illness and other associated difficulties by the provision of accommodation and related services and (save for purposes incidental and ancillary to those objects), no other purposes. The Charity shall be established in accordance with the tenets of the Jewish religion.

The Langdon Housing mission statement is:

"Our mission is to provide and develop quality affordable housing opportunities for individuals, groups and families, promoting self-reliance and working in partnership within the Langdon Group of Charities to support the wider organisational mission to flourish".

This period's principal activities, objectives and achievements were:

- Successfully working with Langdon Community to meet the need for additional properties in all operational areas. All properties sourced in the correct location and set up for tenants to move into.
- Continued successful relationships with the Housing Benefit officers in all boroughs to ensure Housing Benefit applications are expedited and the correct and appropriate Housing Benefit award is obtained.
- Implemented improvements of certain properties thanks to funds secured from Trusts by the Langdon Foundation
- Additional properties were provided for individuals either through the Langdon Group or third party rentals.

Financial review, management policies and results for the period

The Statement of Financial Activities (SoFA), set out on page 8, shows that Langdon Housing had income of £1,784,798 (2022: £1,761,212) of which £1,933,126 (2022: £1,746,651) was paid out on expenses, leaving a deficit of £148,328 (2022: surplus of £14,561).

Langdon operates its housing service to high standards. Langdon houses Members in a mix of owned properties (1/3) and rented properties (2/3) but continues its strategy of trying to accumulate as many owned properties as is feasible. However, Langdon does operate in a challenging environment of rising property prices, a lack of supply of quality properties to purchase and an increasing burden of raising funds for purchases. The properties sit within Langdon Foundation and are rented to Langdon Housing at market value.

Principal sources of funding

Social Security receipts in the form of Housing Benefit constitute the majority of the Charity's income. Other funds are raised by the KisharonLangdon group who organise fundraising events and co-ordinate the activities of our supporters in the wider community on behalf of the group of charities. We do not use professional fundraisers or involve commercial participators. There have been no complaints about fundraising activity this year.

Reserves

As noted above, on 31 August 2024 the operations of Langdon Housing (including staff, assets and liabilities) were transferred to KisharonLangdon. Langdon Housing is now dormant.

Connected charities

Langdon Housing is part of the KisharonLangdon Group.

Risk management

Risks are identified and assessed at an operational, project and corporate level, against the agreed aims and objectives of the Charity. We have identified 2 significant risks that face the Charity. The maintenance of financial stability is at risk as the Charity's income is entirely in the form of housing benefit which is being squeezed by current government policy and is not always sufficient to meet the costs charged by third-party landlords. Langdon Housing seeks to agree top up contributions with members to bridge this gap. We regularly review our cash position and forecast. We have a robust budgeting process and a regular re-forecasting cycle. There is a risk that our governance and strategy is incorrect and may not improve the lives of people with learning disabilities. We will be regularly reviewing our governance structures and performance. We have processes in place to lead strategic change and we are developing our ability to measure the impact we make. Market conditions are likely to affect rents charged by third party landlords and rents charged will be reviewed accordingly.

Public benefit

The Trustees have complied with their duty in Section 17 of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission. The benefit to the public is manifestly demonstrated by the achievements contained in this report, all of which seeks to extend and improve the care of young people whose life chances, aspirations and contributions to society will be enhanced as a result.

Disclosure of information to auditors

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 each further confirmed that they have each taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Trustees' responsibilities in relation to the financial statements

The Charity's Trustees (who are also the directors of Langdon Housing for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the Charity trustees to prepare financial statements for each 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 the 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 (Statement of Recommended Practice);
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

This report has been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the board of Trustees

Signed by:
Mr N Doffman
2D08D64F361D422...
……………………………………..
Mr N Doffman
Trustee

30 October 2024

Independent Auditor's Report to the Members of Langdon Housing

Opinion

We have audited the financial statements of Langdon Housing ('the charitable company') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of the its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

- adequate and proper 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 we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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. 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.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were General Data Protection Regulation (GDPR), employment legislation, tax legislation, and health and safety legislation.

We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with the laws and regulations.

We discussed with the trustees the policies and procedures regarding compliance with these legal and regulatory frameworks.

We assessed the susceptibility of the charity's financial statements to material misstatement due to non-compliance with legal and regulatory frameworks, including how fraud might occur, by enquiry with the trustees during the planning and finalisation phases stages of our audit. The susceptibility to such material misstatement was determined to be low.

Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory frameworks, which were part of our procedures on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:
David Goldberg
BC6977A458CD499...

David Goldberg
Senior Statutory Auditor
For and on behalf of
Cohen Arnold
Statutory Auditor

New Burlington House
1075 Finchely Road
London NW11 0PU

30 October 2024

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	Unrestricted funds	Restricted funds	Total funds 2023	Total funds 2022
		£	£	£	£
Income from:					
Donations	3	-	-	-	-
Charitable activities	4	1,784,798	-	1,784,798	1,761,212
Total income		1,784,798	-	1,784,798	1,761,212
Expenditure on:					
Charitable activities: Provision of housing and living arrangements	5	1,933,126	-	1,933,126	1,746,651
Total expenditure		1,933,126	-	1,933,126	1,746,651
Net (expenditure)/income		(148,328)	-	(148,328)	14,561
Transfers between funds		-	-	-	-
Net movement in funds		(148,328)	-	(148,328)	14,561
Reconciliation of funds:					
Total funds brought forward		246,384	-	246,384	231,823
Total funds carried forward		98,056	-	98,056	246,384

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

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

LANGDON HOUSING

Company registration number: 07623246 (England and Wales)

(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 DECEMBER 2023

	Note	2023 £	2022 £
Fixed Assets	**13**	**25,894**	19,850
Current assets:			
Debtors	**14**	**256,989**	263,884
Cash at bank and in hand		**91,465**	95,391
Total Current assets		**348,454**	359,275
Liabilities:			
Creditors: Amounts falling due within one year	**15**	**(276,292)**	**(132,741)**
Net current assets		**72,162**	**226,534**
Total net assets		**98,056**	**246,384**
The funds of the Charity:			
Restricted funds		**-**	**-**
Unrestricted funds	**16**	**98,056**	**246,384**
Total funds	**17**	**98,056**	**246,384**

The financial statements have been prepared in accordance with the special provisions of the Companies Act relating to small companies.

The notes at pages 10 to 17 form part of these accounts.

Signed by:
Mr N Doffman
2D08D64F361D422...

Mr N Doffman
Trustee

Approved by the trustees and authorised for issue on: 30 October 2024

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	2023 £	2022 £
Cash flows from operating activities:			
Net cash generated from/(used in) operating activities	**19**	**13,179**	(49,320)
Cash flows from investing activities:			
Purchase of tangible fixed assets		**(17,105)**	(6,310)
Net cash (used in) investing activities		**(17,105)**	(6,310)
Change in cash and cash equivalents in the reporting period		**(3,926)**	(55,630)
Cash and cash equivalents at the beginning of the reporting period		**95,391**	151,021
Cash and cash equivalents at the end of the reporting period		**91,465**	95,391

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation

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.

The Charity 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.

1.2 Preparation of the accounts on a going concern basis

The accounts have been prepared on a going concern basis and the trustees believe there to be no material uncertainties about the Charity's ability to continue as a going concern. If necessary, Langdon Foundation will provide support and a letter of support covering the period to 31 August 2024 is provided by KisharonLangdon. More information in respect of factors affecting income and expenditure are set out in the Financial Review on page 2 and 3.

1.3 Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government or other grants, whether "capital" grants or "revenue" grants is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental and other income connected to the provision of accommodation to beneficiaries is recognised in the year in which accommodation is provided.

1.4 Expenditure

Expenditure is recognised on an accruals basis once the Charity has a legal or constructive obligation to make payment. Expenditure includes any VAT which cannot be fully recovered and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the charity.

All costs are allocated to the one charitable activity.

Accounting Policies (Continued)

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Motor vehicles	25% straight line
Fixtures, fittings & equipment	25% straight line

The policy with respect to impairment reviews of fixed assets is that these assets are inspected regularly for any impairment and any defect remedied so as to maintain the current value.

1.6 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and provision for bad and doubtful debts. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.7 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.8 Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.9 Financial instruments

The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.10 Pensions

For defined-contribution schemes, the amount charged to the SoFA in respect of pension costs and other post-retirement benefits is the contributions payable in the period. Any difference between the charge to the SoFA and the contributions payable to the scheme is shown as an asset or a liability in the balance sheet.

1.11 Operating leases

Rentals payable under operating leases are charged against income on a straight-line basis over the period of the lease.

1.12 Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The aim and use of each restricted funds is set out in the notes to the financial statements.

2 Legal status of the Charity

The Charity does not have share capital and is limited by guarantee. In the event of the Charitable Company being wound up, the maximum amount which each member is liable to contribute is £10.

3 Income from donations

	2023	2022
	£	£
Property Maintenance Fund	**-**	-
	-	-

4 Income from charitable activities

	2023	2022
	£	£
Provision of housing and living arrangements		
Housing benefit and other rent receivable	**1,651,633**	1,595,383
Recharged expenses to residents	**133,165**	165,829
	1,784,798	1,761,212

Income from charitable activities was all unrestricted funds for 2023 and 2022.

5 Analysis of expenditure

	2023	2022
Provision of housing and living arrangements	**£**	£
Staff costs	**148,345**	143,894
Rent	**1,226,371**	1,101,074
Repairs and maintenance	**221,443**	184,209
Expenses recharged to residents	**164,057**	188,852
Other direct costs	**151,787**	114,195
Depreciation	**11,062**	7,597
Governance costs (see note 6)	**10,061**	6,830
	1,933,126	1,746,651

Expenditure on charitable activities was unrestricted for 2023 and 2022.

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

6 Analysis of governance costs

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are all allocated against the one charitable activity. Some support costs, finance and human resources, are managed and funded directly by The Langdon Foundation.

	2022	2022
	£	£
Other governance costs comprise:		
Auditor's remuneration	**8,333**	5,600
Other costs	**1,728**	1,230
	10,061	6,830

7 Net expenditure for the year

This is stated after charging:

	2023	2022
	£	£
Depreciation	**11,062**	7,597
Auditor's remuneration	**8,333**	5,600
Operating lease rentals	**1,226,371**	1,101,074

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2023	2022
	£	£
Wages and salaries	**134,669**	128,629
Social security costs	**11,082**	12,405
Pension	**2,594**	2,860
	148,345	143,894

No employees had employee benefits in excess of £60,000.

The key management personnel of the Charity comprise the senior management team as detailed on page 1 of the trustees' report.

As explained in the Trustee's Report, the remuneration of some management personnel is through other Group entities.

None of the Trustees (or any persons connected with them) received any remuneration during the year and none of them were reimbursed for expenses during the year.

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

9 Staff Numbers

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

	2023 Number	2022 Number
Provision of housing and living arrangements	**5**	5
Total	**5**	5

10 Pension and other post-retirement benefit commitments

The Charity contributes towards the Langdon Group Scheme run by Nest which is a defined contribution scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund.

	2023 £	2022 £
Contributions payable by the company for the year	**2,594**	2,860

The expense has been allocated to unrestricted expenditure on the same basis as wages and salaries.

11 Related party transactions

The Charity is connected to The Langdon Foundation (registered charity number: 1142742, registered company number: 7621714), Langdon Community (registered charity number: 1086393, registered company number: 4055338) and Langdon College (registered charity number: 1088936, registered company number: 4104466), all of which are incorporated charitable companies registered in England and Wales that do not have share capital and are limited by guarantee.

At the year end, the charitable company had a creditor of £105,274 (2022: £56,835) due to The Langdon Foundation. During the year, Langdon Housing was charged building lease rentals of £332,635 (2022: £339,686) from The Langdon Foundation and the balance at 31st December 2023 relates to these rentals.

At the year end, the charitable company had a creditor of £46,869 due to (2022: debtor of £31,107 due from) Langdon Community and a debtor of £3,749 (2022: £150) due from Langdon College.

The ultimate controlling party of Langdon Housing for the accounting period was The Langdon Foundation, a charitable company (charity number 1142742, company number 7621714) in whose accounts the results have been consolidated.

12 Corporation tax

As a charity, Langdon Housing is exempt from UK tax on income and gains to the extent that these are applied to its charitable objects. No UK tax charges have arisen in the Charity, during the year or the previous year.

13 Tangible fixed assets

	Fixtures, fittings & equipment	Motor vehicles	Total
	£	£	£
Cost:			
As at 1 January 2023	25,017	25,024	50,041
Additions	17,105	-	17,105
As at 31 December 2023	**42,122**	**25,024**	**67,146**
Depreciation:			
As at 1 January 2023	15,880	14,311	30,191
Charge for year	6,300	4,761	11,061
As at 31 December 2023	**22,180**	**19,072**	**41,252**
Net book value			
As 31 December 2023	**19,942**	**5,952**	**25,894**
As 31 December 2022	9,137	10,713	19,850

14 Debtors

	2023	2022
	£	£
Trade debtors	**187,455**	147,559
Other debtors	**45,441**	34,669
Prepayments and accrued income	**20,344**	50,339
Amounts owed by group undertakings	**3,749**	31,317
	256,989	263,884

15 Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	**88,298**	56,570
Amounts owed to group undertakings	**152,143**	56,835
Taxation and social security costs	**2,803**	2,758
Other creditors	**8,537**	12,833
Accruals and deferred income	**24,511**	3,745
	276,292	132,741

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

16 Analysis of charitable funds

Analysis of movements in unrestricted funds

	Balance as at 1 January 2023	**Income**	**Expenditure**	**Funds as at 31 December 2023**
	£	£	£	**£**
Unrestricted funds	**246,384**	1,784,798	(1,933,126)	**98,056**

Analysis of movements in unrestricted funds – prior year

	Balance as at 1 January 2022	Income	Expenditure	Funds as at 31 December 2022
	£	£	£	£
Unrestricted funds	231,823	1,761,212	(1,746,651)	246,384

17 Analysis of net assets between funds

	Unrestricted funds	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2023 are represented by:			
Tangible Fixed Assets	25,894	-	**25,894**
Current assets	348,454	-	**348,454**
Creditors of less than one year	(276,292)	-	**(276,292)**
	98,056	-	**98,056**

Analysis of net assets between funds – prior year	**Unrestricted funds**	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2022 are represented by:			
Tangible Fixed Assets	19,850	-	19,850
Current assets	359,275	-	359,275
Creditors of less than one year	(132,741)	-	(132,741)
	246,384	-	246,384

18 Commitments under operating leases

The future minimum payments under non-cancellable operating leases are:

	Land and Buildings	
	2023	**2022**
	£	**£**
Expiry date:		
No later than one year	**305,053**	304,237
Later than one year and no later than five years	**437,184**	121,430
	742,237	425,667

19 Reconciliation of net movement in funds to net cash flow from operating activities

	2023	**2022**
	£	**£**
Net movement in funds	**(148,328)**	14,561
Add back depreciation charge	**11,061**	7,597
Decrease/(Increase) in debtors	**6,895**	(40,945)
Increase(Decrease) in creditors	**143,551**	(30,533)
Net cash (used in) operating activities	**13,179**	(49,320)

20 Post Balance Sheet event

As noted above, on 31 August 2024 the operations of Langdon Housing (including staff, assets and liabilities) were transferred to KisharonLangdon. Langdon Housing is now dormant.

Accounts

Charity Registration No. 1142743

Company Registration No. 07623246 (England and Wales)

LANGDON HOUSING

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr Paul Joseph Mr S Levington Mr G Cohen Mr S B Fruhman Mr J Tobin
Chief Executive	Neil Taylor
Company Secretary	Mr B Shine
Charity number:	1142743 (England and Wales)
Company number	07623246 (England and Wales)
Principal address	Unit 506, Centennial Park, Centennial Avenue, Elstree, Borehamwood WD6 3FG
Registered Office	Unit 506, Centennial Park, Centennial Avenue, Elstree, Borehamwood WD6 3FG
Auditor	Crowe U.K. LLP 55 Ludgate Hill London EC4M 7JW
Bankers	Lloyds TSB 7th Floor 40 Spring Gardens Manchester M2 1EN

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
CONTENTS

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2022
Charity information

The Trustees present their annual report and the financial statements for the period ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Langdon Housing's Memorandum and Articles of Association, the Charities Act 2011, Companies Act 2006 and the Charities SORP (FRS102).

Reference and administrative details

Langdon Housing is a registered charity (No. 1142743) and a company limited by guarantee and not having share capital (No. 7623246). The registered office is as shown on the legal and administrative information page.

The Trustees on the date of this report, are as follows:

Mr S Levington
Mr G Cohen
Mr Paul Joseph
Mr B Fruhman
Mr J Tobin

The current Trustees have the power to remove and appoint Trustees. The minimum number of Trustees is 3 and the maximum number is 5.

The organisational oversight within Langdon Housing rests with Mr D Johnson-Clarke (Head of Housing and Facility Management– Langdon Housing), to whom day to day operational management and compliance is delegated.

The Management Team of the Charity is:

Mr N Taylor	Chief Executive
Mrs H Sowa	Director of Operations
Mr B Shine	Finance Director/Company Secretary
Mr D Johnson-Clarke	Langdon Housing – Head of Housing and Facility Management

The Trustees of Langdon Foundation, the parent Charity, review management remuneration annually. Mr Taylor and Mr Shine are remunerated through Langdon Foundation and not Langdon Housing. Mrs Sowa is remunerated through Langdon Community.

Structure, governance and management

Langdon Housing was incorporated and established Memorandum and Articles of Association on 5th May 2011. The Articles were replaced by new Articles on 16 June 2015.

The Board of Trustees is responsible for the overall governance of Langdon Housing as a charity. Trustees are co-opted by the existing Board of Trustees or nominated by the Trustees of The Langdon Foundation. Individual Trustees are appointed for a renewable period of three years and may remain as Trustees for up to nine years unless removed in accordance with the provisions set out in the Articles. There are no individual subscriptions or other sums payable by Members.

In 2022, Langdon announced that Langdon and Kisharon (a charity offering similar services to Langdon) were considering a proposed merger. Consultations and Due Diligence have taken place and it is planned that the merger should be effective in 2023.

The management of the charity and regulatory compliance is delegated to the Chief Executive and an effective partnership exists with the Chairperson of the Board. The Chief Executive and the Head of Housing and Facility Management report to Trustees at Board Meetings.

Structure, governance and management (continued)

The Langdon Foundation ensures its salaries remain competitive in the labour market, through conducting an annual pay review, paying individuals in line with normal industry practice and standards, and benchmarking salaries against other employers. Langdon determines the pay range for a vacancy prior to advertising it, following the creation and/or amendment of a job description and specification. On appointment the starting salary is determined within that range to be offered to the successful candidate, based on relevant qualifications, experience and any recruitment and retention needs. Senior Leadership salaries are based on the same economic factors specified above, such as, qualifications, experience and other factors like supply and demand, but a spot salary is used on appointment and thereafter the cost of living increase, as appropriate.

The Langdon Foundation has introduced a more organised induction programme which includes a dedicated portal containing information about the history of Langdon, guides on Trustee responsibilities, current strategy, governance documents and Board reports. The Board as a group receive presentations on compliance and latest practice at least annually.

The external advisors of Langdon Housing are as set out on the legal and administrative page.

Corporate governance

Processes are in place to ensure that performance is monitored and that appropriate management information is prepared and reviewed regularly by both the Chairperson and the Board.

Induction and training for new Trustees is facilitated by the Chief Executive and the Finance Director.

Systems of internal control are designed to provide reasonable assurance against material misstatement or loss and include:

- an annual budget approved by the Trustees;
- regular consideration by the Trustees of general budget performance;
- delegation of day-to-day management and regulatory compliance authority; and
- identification and management of risks.

Objectives, activities, achievements and performance

Langdon Housing's declared objectives are:

"The objectives of the Charity are the relief of individuals with special educational needs or mental illness and other associated difficulties by the provision of accommodation and related services and (save for purposes incidental and ancillary to those objects), no other purposes. The Charity shall be established in accordance with the tenets of the Jewish religion".

The Langdon Housing mission statement is:

"Our mission is to provide and develop quality affordable housing opportunities for individuals, groups and families, promoting self-reliance and working in partnership within the Langdon Group of Charities to support the wider organisational mission to flourish".

This period's principal activities, objectives and achievements were:

- Successfully working with Langdon Community to meet the need for additional properties in all operational areas. All properties sourced in the correct location and set up for tenants to move into.
- Successfully built relations with the Housing Benefit officers in all boroughs to ensure Housing Benefit applications are expedited and the correct and appropriate Housing Benefit award is obtained.
- Preparing plans for improvements of certain properties thanks to funds secured from Trusts by the Langdon Foundation (the Covd19 pandemic delayed the implementation of these improvements)
- Additional properties were provided for individuals either through the Langdon Group or third party rentals.

Financial review, management policies and results for the period

The Statement of Financial Activities (SoFA), set out on page 8, shows that Langdon Housing had income of £1,761,212 (2021: £1,640,593) of which £1,746,651 (2021: £1,566,679) was paid out on expenses, leaving a surplus of £14,561 (2021: £73,914).

Langdon operates its housing service to high standards and regards the quality of the provision to be comparable with the top tier of any of the competition. Langdon houses its' Members in a mix of owned properties (1/3) and rented properties (2/3) but continues its strategy of trying to accumulate as many owned properties as is feasible. However, Langdon does operate in a challenging environment of rising property prices, a lack of supply of quality properties to purchase and an increasing burden of raising funds for purchases. The properties sit within Langdon Foundation and are rented to Langdon Housing at market value.

Principal sources of funding

Social Security receipts in the form of Housing Benefit constitute the majority of the Charity's income. Other funds are raised by the Langdon Foundation who organise fundraising events and co-ordinate the activities of our supporters in the wider community on behalf of the Langdon charities. Langdon does not use professional fundraisers or involve commercial participators. There have been no complaints about fundraising activity this year.

Reserves

The view of the Board of Trustees is that Langdon Housing should retain sufficient reserves to cover 3 months' loss of Housing Benefit income and the policy was reviewed during the period. This consideration also factors in current external threats to funding so as to maximise service continuity. Based on the budget for the year ending 31 December 2023 this would amount to £420,000 and the Board will endeavour to accumulate the appropriate level of reserves. At 31 December 2022, Langdon Housing had unrestricted balance sheet assets of £379,125 (2021: £395,097) with liabilities due of £132,741 (2021: £163,274), leaving the total unrestricted financial reserves at £246,384 (2021: £231,823). Future years surpluses are expected to bring the reserves to the desired level. The Charity is part of the wider Langdon Group and operates as an integral part of the charitable Group. The Group held reserves of £7,714,623 at 31 December 2022 and has a substantial property portfolio valued at over £10m that if needed could be used to provide further cash flow subject to obtaining the relevant permission from finance providers.

Staff training and career development

Langdon Housing is committed to the training, career development and welfare of its employees. An individual's career development is assessed through annual appraisal and supervision. Training programmes are provided to meet ongoing needs, with the aim of developing employees for their current and their future roles. The training strategy and annual plan being based on the Langdon Housing's organisational objectives and the requirements of the wider Langdon Group.

Future plans

Langdon Housing will continue to build upon the sound financial base established for the service and accumulate an appropriate level of reserves and to continue to manage the growth in homes and districts, as determined by the Strategic Plan. We continue to monitor staffing levels to ensure an effective service for members.

Connected charities

Langdon Housing is connected to three charities these being The Langdon Foundation, Langdon Community and Langdon College, which are all registered with the Charity Commission.

The Langdon Foundation raises funds and provides finance to Langdon College, Langdon Community and Langdon Housing. Langdon Housing manages its operational services from rented premises owned and let to them by The Langdon Foundation and external third parties. The Langdon Foundation has the right to appoint and remove trustees of Langdon College, Langdon Housing and Langdon Community.

Risk management

Risks are identified and assessed at an operational, project and corporate level, against the agreed aims and objectives of the Charity. We have identified 2 significant risks that face the Charity. The maintenance of financial stability is at risk as the Charity's income is entirely in the form of housing benefit which is being squeezed by current government policy and is not always sufficient to meet the costs charged by third-party landlords. Langdon Housing seeks to agree top up contributions with members to bridge this gap. We regularly review our cash position and forecast. We have a robust budgeting process and a regular re-forecasting cycle. There is a risk that our governance and strategy is incorrect and may not improve the lives of people with learning disabilities. We will be regularly reviewing our governance structures and performance. We have processes in place to lead strategic change and we are developing our ability to measure the impact we make. Market conditions are likely to affect rents charged by third party landlords and rents charged will be reviewed accordingly.

Public benefit

The Trustees have complied with their duty in Section 17 of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission. The benefit to the public is manifestly demonstrated by the achievements contained in this report, all of which seeks to extend and improve the care of young people whose life chances, aspirations and contributions to society will be enhanced as a result.

Disclosure of information to auditors

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 each further confirmed that they have each taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Trustees' responsibilities in relation to the financial statements

The Charity's Trustees (who are also the directors of Langdon Housing for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the Charity trustees to prepare financial statements for each 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 the 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 (Statement of Recommended Practice);
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

This report has been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the board of Trustees

....

Mr P Joseph, **Trustee** 24 July 2023

Independent Auditor's Report to the Members of Langdon Housing

Opinion

We have audited the financial statements of Langdon Housing ('the charitable company') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

- adequate and proper 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 we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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. 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were General Data Protection Regulation (GDPR), employment legislation, tax legislation, and health and safety legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within income recognition, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Tim Redwood
Senior Statutory Auditor
For and on behalf of
Crowe U.K. LLP
Statutory Auditor

London

27 July 2023

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	Unrestricted funds	Restricted funds	Total funds 2022	Total funds 2021
		£	£	£	£
Income from:					
Donations	3	-	-	-	464
Charitable activities	4	1,761,212	-	1,761,212	1,640,129
Total income		1,761,212	-	1,761,212	1,640,593
Expenditure on:					
Charitable activities: Provision of housing and living arrangements	5	1,746,651	-	1,746,651	1,566,679
Total expenditure		1,746,651	-	1,746,651	1,566,679
Net income/(expenditure)		14,561	-	14,561	73,914
Transfers between funds		-	-	-	-
Net movement in funds		14,561	-	14,561	73,914
Reconciliation of funds:					
Total funds brought forward		231,823	-	231,823	157,909
Total funds carried forward		246,384	-	246,384	231,823

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

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

LANGDON HOUSING

Company registration number: 07623246 (England and Wales)

(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Fixed Assets	**13**	**19,850**	21,137
Current assets:			
Debtors	**14**	**263,884**	222,939
Cash at bank and in hand		**95,391**	151,021
Total Current assets		**359,275**	373,960
Liabilities:			
Creditors: Amounts falling due within one year	**15**	**(132,741)**	(163,274)
Net current assets		**226,534**	210,686
Total net assets		**246,384**	231,823
The funds of the Charity:			
Restricted funds	**16**	**-**	-
Unrestricted funds		**246,384**	231,823
Total funds	**17**	**246,384**	231,823

The financial statements have been prepared in accordance with the special provisions of the Companies Act relating to small companies.

The notes at pages 11 to 18 form part of these accounts.

Mr P Joseph
Trustee

Approved by the trustees and authorised for issue on: 24 July 2023

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	2022 £	2021 £
Cash flows from operating activities:			
Net cash (used in) operating activities	19	**(49,320)**	(135,572)
Cash flows from investing activities:			
Purchase of tangible fixed assets		**(6,310)**	(19,045)
Net cash (used in) investing activities		**(6,310)**	(19,045)
Change in cash and cash equivalents in the reporting period		**(55,630)**	(154,617)
Cash and cash equivalents at the beginning of the reporting period		**151,021**	305,638
Cash and cash equivalents at the end of the reporting period		**95,391**	151,021

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation

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.

The Charity 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.

1.2 Preparation of the accounts on a going concern basis

The accounts have been prepared on a going concern basis and the trustees believe there to be no material uncertainties about the Charity's ability to continue as a going concern. If necessary, Langdon Foundation will provide support and a letter of support covering the period to 31st July 2024 is provided by The Langdon Foundation. More information in respect of factors affecting income and expenditure are set out in the Financial Review on page 2 and 3.

1.3 Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government or other grants, whether "capital" grants or "revenue" grants is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental and other income connected to the provision of accommodation to beneficiaries is recognised in the year in which accommodation is provided.

1.4 Expenditure

Expenditure is recognised on an accruals basis once the Charity has a legal or constructive obligation to make payment. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the charity.

All costs are allocated to the one charitable activity.

Accounting Policies (Continued)

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Motor vehicles	25% straight line

The policy with respect to impairment reviews of fixed assets is that these assets are inspected regularly for any impairment and any defect remedied so as to maintain the current value.

1.6 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and provision for bad and doubtful debts. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.7 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.8 Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.9 Financial instruments

The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.10 Pensions

For defined-contribution schemes, the amount charged to the SoFA in respect of pension costs and other post-retirement benefits is the contributions payable in the period. Any difference between the charge to the SoFA and the contributions payable to the scheme is shown as an asset or a liability in the balance sheet.

1.11 Operating leases

Rentals payable under operating leases are charged against income on a straight line basis over the period of the lease.

1.12 Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The aim and use of each restricted funds is set out in the notes to the financial statements.

2 Legal status of the Charity

The Charity does not have share capital and is limited by guarantee. In the event of the Charitable Company being wound up, the maximum amount which each member is liable to contribute is £10.

3 Income from donations

	2022	2021
	£	£
Property Maintenance Fund	-	464
	-	464

4 Income from charitable activities

	2022	2021
	£	£
Provision of housing and living arrangements		
Housing benefit and other rent receivable	**1,595,383**	1,518,401
Recharged expenses to residents	**165,829**	121,728
	1,761,212	1,640,129

Income from charitable activities was all unrestricted funds.

5 Analysis of expenditure

	2022	2021
Provision of housing and living arrangements	£	£
Staff costs	**143,894**	138,734
Rent	**1,101,074**	1,058,259
Repairs and maintenance	**184,209**	147,525
Expenses recharged to residents	**188,852**	133,381
Other direct costs	**114,195**	75,580
Depreciation	**7,597**	5,570
Governance costs (see note 6)	**6,830**	7,630
	1,746,651	1,566,679

Expenditure on charitable activities was unrestricted. In 2021: £1,565,535 was unrestricted and £1,144 was restricted.

6 Analysis of governance costs

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are all allocated against the one charitable activity. Some support costs, finance and human resources, are managed and funded directly by The Langdon Foundation.

	2022	2021
	£	£
Other governance costs comprise:		
Auditor's remuneration	**5,600**	6,420
Other costs	**1,230**	1,210
	6,830	7,630

7 Net expenditure for the year

This is stated after charging:

	2022	2021
	£	£
Depreciation	**7,597**	5,570
Auditor's remuneration	**5,600**	6,420
Operating lease rentals	**1,101,074**	1,058,260

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2022	2021
	£	£
Wages and salaries	**128,658**	124,680
Social security costs	**12,405**	11,449
Pension	**2,860**	2,605
	143,894	138,734

No employees had employee benefits in excess of £60,000.

The key management personnel of the Charity comprise the senior management team as detailed on page 1 of the trustees' report.

As explained in the Trustee's Report, the remuneration of some management personnel is through Langdon Foundation.

During the year no termination payments were paid (2021: £9,800).

None of the Trustees (or any persons connected with them) received any remuneration during the year and none of them were reimbursed for expenses during the year.

9 Staff Numbers

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

	2022 Number	2021 Number
Provision of housing and living arrangements	**5**	4
Total	**5**	4

10 Pension and other post-retirement benefit commitments

The Charity contributes towards the Langdon Group Scheme run by Nest which is a defined contribution scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund.

	2022 £	2021 £
Contributions payable by the company for the year	**2,860**	2,605

The expense has been allocated to unrestricted expenditure on the same basis as wages and salaries.

11 Related party transactions

The Charity is connected to The Langdon Foundation (registered charity number: 1142742, registered company number: 7621714), Langdon Community (registered charity number: 1086393, registered company number: 4055338) and Langdon College (registered charity number: 1088936, registered company number: 4104466), all of which are incorporated charitable companies registered in England and Wales that do not have share capital and are limited by guarantee.

At the year end, the charitable company had a creditor of £56,835 (2021: £99,005) due to The Langdon Foundation. During the year, Langdon Housing was charged building lease rentals of £339,686 (2021: £325,296) from The Langdon Foundation and the balance at 31st December 2022 relates to these rentals.

At the year end, the charitable company had debtors of £31,107 (2021: £nil) due from Langdon Community and £150 (2021:£Nil) due from Langdon College.

The ultimate controlling party of Langdon Housing is The Langdon Foundation, a charitable company (charity number 1142742, company number 7621714) in whose accounts the results have been consolidated. The Langdon Foundation is the sole member of Langdon Housing. The Langdon Foundation owns properties, raises funds and gives donations to Langdon College, Langdon Community and Langdon Housing. Consolidated accounts for the Langdon Foundation can be obtained from the same registered office as the charity.

12 Corporation tax

As a charity, Langdon Housing is exempt from UK tax on income and gains to the extent that these are applied to its charitable objects. No UK tax charges have arisen in the Charity, during the year or the previous year.

16 Analysis of charitable funds

Analysis of movements in restricted funds – prior year

	Balance as at 1 January 2021	Incoming resources	Resources expended	Transfers between funds	Funds as at 31 December 2021
	£	£	£	£	£
Property maintenance fund	-	464	(1,144)	**680**	-

17 Analysis of net assets between funds

	Unrestricted funds	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2022 are represented by:			
Tangible Fixed Assets	19,850	-	**19,850**
Current assets	359,275	-	**359,275**
Creditors of less than one year	(132,741)	-	**(132,741)**
	246,384	-	**246,384**

Analysis of net assets between funds – prior year	**Unrestricted funds**	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2021 are represented by:			
Tangible Fixed Assets	21,137	-	21,137
Current assets	373,960	-	373,960
Creditors of less than one year	(163,274)	-	(163,274)
	231,823	-	231,823

13 Tangible fixed assets

	Fixtures, fittings & equipment	Motor vehicles	Total
	£	£	£
Cost:			
As at 1 January 2022	18,707	25,024	43,731
Additions	6,310	-	6,310
As at 31 December 2022	**25,017**	**25,024**	**50,041**
Depreciation:			
As at 1 January 2022	13,044	9,550	22,594
Charge for year	2,836	4,761	7,597
As at 31 December 2022	**15,880**	**14,311**	**30,191**
Net book value			
As 31 December 2022	**9,137**	**10,713**	**19,850**
As 31 December 2021	5,663	15,474	21,137

14 Debtors

	2022	2021
	£	£
Trade debtors	**147,559**	178,167
Other debtors	**34,669**	23,966
Prepayments and accrued income	**50,339**	15,999
Amounts owed by group undertakings	**31,317**	-
	263,884	222,939

15 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	**56,570**	43,216
Amounts owed to group undertakings	**56,835**	99,005
Taxation and social security costs	**2,758**	2,433
Other creditors	**12,833**	16,308
Accruals and deferred income	**3,745**	2,312
	132,741	163,274

18 Commitments under operating leases

	Land and Buildings	
The future minimum payments under non-cancellable operating leases are:	**2022**	**2021**
	£	**£**
Expiry date:		
No later than one year	**304,237**	293,686
Later than one year and no later than five years	**121,430**	123,523
	425,667	417,209

19 Reconciliation of net movement in funds to net cash flow from operating activities

	2022	2021
	£	**£**
Net movement in funds	**14,561**	73,914
Add back depreciation charge	**7,597**	5,570
(Increase) in debtors	**(40,945)**	(75,322)
(Decrease) in creditors	**(30,533)**	(139,734)
Net cash (used in) operating activities	**(49,320)**	(135,572)

20 Post Balance Sheet Event

In 2022, Langdon announced that Langdon and Kisharon (a charity offering similar services to Langdon) were considering a proposed merger. Consultations and Due Diligence have taken place and the Langdon Foundation Board resolved in July 2023 that the merger should be effective in 2023.

Accounts

Charity Registration No. 1142743

Company Registration No. 07623246 (England and Wales)

LANGDON HOUSING

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr Paul Joseph Mr S Levington Mr G Cohen Mr S B Fruhman (appointed 14 October 2021) Mr J Tobin (appointed 14 October 2021) Mr G Silver (resigned 18 August 2021) Mr W Rosenberg(resigned 31 March 2021)
Chief Executive	Neil Taylor
Company Secretary	Mr B Shine
Charity number:	1142743 (England and Wales)
Company number	07623246 (England and Wales)
Principal address	Unit 506, Centennial Park, Centennial Avenue, Elstree, Borehamwood WD6 3FG
Registered Office	Unit 506, Centennial Park, Centennial Avenue, Elstree, Borehamwood WD6 3FG
Auditor	Crowe U.K. LLP 55 Ludgate Hill London EC4M 7JW
Bankers	Lloyds TSB 7th Floor 40 Spring Gardens Manchester M2 1EN

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
CONTENTS

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

Charity information

The Trustees present their annual report and the financial statements for the period ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Langdon Housing's Memorandum and Articles of Association, the Charities Act 2011, Companies Act 2006 and the Charities SORP (FRS102).

Reference and administrative details

Langdon Housing is a registered charity (No. 1142743) and a company limited by guarantee and not having share capital (No. 7623246). The registered office is as shown on the legal and administrative information page.

The Trustees on the date of this report, are as follows:

Mr S Levington
Mr G Cohen
Mr Paul Joseph
Mr B Fruhman
Mr J Tobin

Mr W P Rosenberg was a Trustee for part of the period under review however he stood down on 31st March 2021.
Mr G Silver was a Trustee for part of the period under review however he stood down on 18th August 2021

The current Trustees have the power to remove and appoint Trustees. There are a maximum number of 5 Trustees and not less than 3 who may be appointed to the Board.

The organisational oversight within Langdon Housing rests with Mr D Johnson-Clarke (Head of Housing and Facility Management– Langdon Housing), to whom day to day operational management and compliance is delegated.

The Management Team of the Charity is:

Mr N Taylor	Chief Executive
Mr B Shine	Finance Director/Company Secretary
Mr D Johnson-Clarke	Langdon Housing – Head of Housing and Facilities Management

The Trustees of Langdon Foundation, the parent Charity, review management remuneration annually. Mr Taylor and Mr Shine are remunerated through Langdon Foundation and not Langdon Housing.

Structure, governance and management

Langdon Housing was incorporated and established Memorandum and Articles of Association on 5th May 2011. The Articles were replaced by new Articles on 16 June 2015.

The Board of Trustees is responsible for the overall governance of Langdon Housing as a charity. Trustees are co-opted by the existing Board of Trustees or nominated by the Trustees of The Langdon Foundation. Individual Trustees are appointed for a renewable period of three years and may remain as Trustees for up to nine years unless removed in accordance with the provisions set out in the Articles. There are no individual subscriptions or other sums payable by Members.

The management of the charity and regulatory compliance is delegated to the Chief Executive and an effective partnership exists with the Chairperson of the Board. The Chief Executive reports to Trustees at Board Meetings.

The Langdon Foundation ensures its salaries remain competitive in the labour market, through conducting an annual pay review, paying individuals in line with normal industry practice and standards, and benchmarking salaries against other employers. Langdon determines the pay range for a vacancy prior to advertising it, following the creation and/or amendment of a job description and specification. On appointment the starting salary is determined within that range to be offered to the successful candidate, based on relevant qualifications, experience and any recruitment and retention needs. Senior Leadership salaries are based on the same economic factors specified above, such as, qualifications, experience and other factors like supply and demand, but a spot salary is used on appointment and thereafter the cost of living increase, as appropriate.

Structure, governance and management (continued)

The Langdon Foundation has introduced a more organised induction programme which includes a dedicated portal containing information about the history of Langdon, guides on Trustee responsibilities, current strategy, governance documents and Board reports. The Board as a group receive presentations on compliance and latest practice at least annually.

The external advisors of Langdon Housing are as set out on the legal and administrative page.

Corporate governance

Processes are in place to ensure that performance is monitored and that appropriate management information is prepared and reviewed regularly by both the Chairperson and the Board.

Induction and training for new Trustees is facilitated by the Chief Executive and the Finance Director.

Systems of internal control are designed to provide reasonable assurance against material misstatement or loss and include:

- an annual budget approved by the Trustees;
- regular consideration by the Trustees of general budget performance;
- delegation of day-to-day management and regulatory compliance authority; and
- identification and management of risks.

Objectives, activities, achievements and performance

Langdon Housing's declared objectives are:

"The objectives of the Charity are the relief of individuals with special educational needs or mental illness and other associated difficulties by the provision of accommodation and related services and (save for purposes incidental and ancillary to those objects), no other purposes. The Charity shall be established in accordance with the tenets of the Jewish religion".

The Langdon Housing mission statement is:

"Our mission is to provide and develop quality affordable housing opportunities for individuals, groups and families, promoting self-reliance and working in partnership within the Langdon Group of Charities to support the wider organisational mission to flourish".

This period's principal activities, objectives and achievements were:

- Successfully working with Langdon Community to meet the need for additional properties in all operational areas. All properties sourced in the correct location and set up for tenants to move into.
- Successfully built relations with the Housing Benefit officers in all boroughs to ensure Housing Benefit applications are expedited and the correct and appropriate Housing Benefit award is obtained.
- Preparing plans for improvements of certain properties thanks to funds secured from Trusts by the Langdon Foundation (the Covd19 pandemic has however delayed the implementation of these improvements)
- Additional properties were provided for individuals either through the Langdon Group or third party rentals.

Financial review, management policies and results for the period

The Statement of Financial Activities (SoFA), set out on page 8, shows that Langdon Housing had income of £1,640,593 (2020: £1,510,711) of which £1,566,679 (2020: £1,473,730) was paid out on expenses, leaving a surplus of £73,914 (2020: £36,981).

Langdon operates its housing service to high standards and regards the quality of the provision to be comparable with the top tier of any of the competition. Langdon houses its' Members in a mix of owned properties (1/3) and rented properties (2/3) but continues on its strategy of trying to accumulate as many owned properties as is feasible. However, Langdon does operate in a challenging environment of rising property prices, a lack of supply of quality properties to purchase and an increasing burden of raising deposits for purchases. The properties sit within Langdon Foundation and are rented to Langdon Housing at market value.

Principal sources of funding

Social Security receipts in the form of Housing Benefit constitute the majority of the Charity's income. Other funds are raised by the Langdon Foundation who organise fundraising events and co-ordinate the activities of our supporters in the wider community on behalf of the Langdon charities. Langdon does not use professional fundraisers or involve commercial participators. There have been no complaints about fundraising activity this year.

Reserves

The view of the Board of Trustees is that Langdon Housing should retain sufficient reserves to cover 3 months' loss of Housing Benefit income and the policy was reviewed during the period. This consideration also factors in current external threats to funding so as to maximise service continuity. Based on the budget for the year ending 31 December 2022 this would amount to c£420,000 and the Board will endeavour to accumulate the appropriate level of reserves. At 31 December 2021, Langdon Housing had unrestricted balance sheet assets of £395,097 (2020: £460,917) with liabilities due of £163,274 (2020: £303,008), leaving the total unrestricted financial reserves at £231,823 (2020: £157,909). Future years surpluses are expected to bring the reserves to the desired level.

Staff training and career development

Langdon Housing is committed to the training, career development and welfare of its employees. An individual's career development is assessed through annual appraisal and supervision. Training programmes are provided to meet ongoing needs, with the aim of developing employees for both their current and their future roles. The training strategy and annual plan being based on the Langdon Housing's organisational objectives and the requirements of the wider Langdon Group.

Future plans

Langdon Housing will continue to build upon the sound financial base established for the service and accumulate an appropriate level of reserves and to continue to manage the growth in homes and districts, as determined by the Strategic Plan.

We continue to monitor staffing levels to ensure an effective service for members.

Connected charities

Langdon Housing is connected to three charities these being The Langdon Foundation, Langdon Community and Langdon College, which are all registered with the Charity Commission.

The Langdon Foundation raises funds and provides finance to Langdon College, Langdon Community and Langdon Housing. Langdon Housing manages its operational services from rented premises owned and let to them by The Langdon Foundation and external third parties. The Langdon Foundation has the right to appoint and remove trustees of Langdon College, Langdon Housing and Langdon Community.

Risk management

Risks are identified and assessed at an operational, project and corporate level, against the agreed aims and objectives of the Charity. We have identified 2 significant risks that face the Charity. The maintenance of financial stability is at risk as the Charity's income is entirely in the form of housing benefit which is being squeezed by current government policy. We regularly review our cash position and forecast. We have a robust budgeting process and a regular re-forecasting cycle. There is a risk that our governance and strategy is incorrect and may not improve the lives of people with learning disabilities. We will be regularly reviewing our governance structures and performance. We have processes in place to lead strategic change and we are developing our ability to measure the impact we make.

The Covid19 pandemic has added an additional risk in 2020 and 2021 and we prepared specific action plans in response to the situation. Additional PPE was purchased as needed and we adapted our way of working with those we support and in our offices. Most of the income relates to Housing Benefit from statutory sources and this has remained secure. Costs have been reduced where possible.

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

Public benefit

The Trustees have complied with their duty in Section 17 of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission. The benefit to the public is manifestly demonstrated by the achievements contained in this report, all of which seeks to extend and improve the care of young people whose life chances, aspirations and contributions to society will be enhanced as a result.

Disclosure of information to auditors

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 each further confirmed that they have each taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Trustees' responsibilities in relation to the financial statements

The Charity's Trustees (who are also the directors of Langdon Housing for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the Charity trustees to prepare financial statements for each 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 the 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 (Statement of Recommended Practice);
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

~~This report has been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.~~

On behalf of the board of Trustees

....

Mr P Joseph
Trustee

14 December 2022

LANGDON HOUSING

(A COMPANY LIMITED BY GUARANTEE)

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF LANGDON HOUSING

Independent Auditor's Report to the Members of Langdon Housing

Opinion

We have audited the financial statements of Langdon Housing ('the charitable company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of the its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

- adequate and proper 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 we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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. 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were General Data Protection Regulation (GDPR), employment legislation, tax legislation, and health and safety legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within income recognition, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Tim Redwood
Senior Statutory Auditor
For and on behalf of
Crowe U.K. LLP
Statutory Auditor

London

14 December 2022

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted funds	Restricted funds	Total funds 2021	Total funds 2020
		£	£	£	£
Income from:					
Donations	3	-	464	464	500
Charitable activities	4	1,640,129	-	1,640,129	1,510,211
Total income		1,640,129	464	1,640,593	1,510,711
Expenditure on:					
Charitable activities: Provision of housing and living arrangements	5	1,565,535	1,144	1,566,679	1,473,730
Total expenditure		1,565,535	1,144	1,566,679	1,473,730
Net income/(expenditure)		74,594	(680)	73,914	36,981
Transfers between funds		(680)	680	-	-
Net movement in funds		73,914	-	73,914	36,981
Reconciliation of funds:					
Total funds brought forward		157,909	-	157,909	120,928
Total funds carried forward		231,823	-	231,823	157,909

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

~~The statement of financial activities also complies with the requirements for an income and expenditure account under~~ the Companies Act 2006.

LANGDON HOUSING
Company registration number: 07623246 (England and Wales)

(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed Assets	13	21,137	7,662
Current assets:			
Debtors	14	222,939	147,617
Cash at bank and in hand		151,021	305,638
Total Current assets		373,960	453,255
Liabilities:			
Creditors: Amounts falling due within one year	15	(163,274)	(303,008)
Net current assets		210,686	150,247
Total net assets		231,823	157,909
The funds of the Charity:			
Restricted funds	16	-	-
Unrestricted funds		231,823	157,909
Total funds	17	231,823	157,909

The financial statements have been prepared in accordance with the special provisions of the Companies Act relating to small companies.

The notes at pages 11 to 18 form part of these accounts.

Mr P Joseph
Trustee

Approved by the trustees and authorised for issue on: 14 December 2022

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	2021 £	2020 £
Cash flows from operating activities:			
Net cash (used in)/provided by operating activities	**19**	**(135,572)**	248,304
Cash flows from investing activities:			
Purchase of tangible fixed assets		**(19,045)**	(7,995)
Net cash used in investing activities		**(19,045)**	(7,995)
Change in cash and cash equivalents in the reporting period		**(154,617)**	240,309
Cash and cash equivalents at the beginning of the reporting period		**305,638**	65,329
Cash and cash equivalents at the end of the reporting period		**151,021**	305,638

1 Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation

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.

The Charity 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.

1.2 Preparation of the accounts on a going concern basis

The accounts have been prepared on a going concern basis and the trustees believe there to be no material uncertainties about the Charity's ability to continue as a going concern. If necessary, Langdon Foundation will provide support and a letter of support covering the period to 31st December 2022 is provided by The Langdon Foundation. More information in respect of factors affecting income and expenditure are set out in the Financial Review on page 2 and 3.

1.3 Income

Income is recognised when the Charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government or other grants, whether "capital" grants or "revenue" grants is recognised when the Charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental and other income connected to the provision of accommodation to beneficiaries is recognised in the year in which accommodation is provided.

1.4 Expenditure

Expenditure is recognised on an accruals basis once the Charity has a legal or constructive obligation to make payment. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include the audit fees and costs linked to the strategic management of the charity.

All costs are allocated to the one charitable activity.

Accounting Policies (Continued)

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Motor vehicles	25% straight line

The policy with respect to impairment reviews of fixed assets is that these assets are inspected regularly for any impairment and any defect remedied so as to maintain the current value.

1.6 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and provision for bad and doubtful debts. Prepayments are valued at the amount prepaid net of any trade discounts due.

1.7 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.8 Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.9 Financial instruments

The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.10 Pensions

For defined-contribution schemes, the amount charged to the SoFA in respect of pension costs and other post-retirement benefits is the contributions payable in the period. Any difference between the charge to the SoFA and the contributions payable to the scheme is shown as an asset or a liability in the balance sheet.

1.11 Operating leases

Rentals payable under operating leases are charged against income on a straight line basis over the period of the lease.

1.12 Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The aim and use of each restricted funds is set out in the notes to the financial statements.

2 Legal status of the Charity

The Charity does not have share capital and is limited by guarantee. In the event of the Charitable Company being wound up, the maximum amount which each member is liable to contribute is £10.

3 Income from donations

	2021	2020
	£	£
Property Maintenance Fund	**464**	500
	464	500

4 Income from charitable activities

	2021	2020
	£	£
Provision of housing and living arrangements		
Housing benefit	**1,518,401**	1,404,388
Recharged expenses to residents	**121,728**	105,823
	1,640,129	1,510,211

Income from charitable activities of £1,640,129 (2020: £1,510,211) were all unrestricted funds.

5 Analysis of expenditure

	2021	2020
Provision of housing and living arrangements	£	£
Staff costs	**138,734**	107,195
Rent	**1,058,259**	966,716
Repairs and maintenance	**147,525**	204,860
Expenses recharged to residents	**133,381**	123,687
Consultancy	-	17,682
Other direct costs	**75,580**	46,563
Depreciation	**5,570**	333
Governance costs (see note 6)	**7,630**	6,694
	1,566,679	1,473,730

Expenditure on charitable activities was £1,566,679 (2020: £1,473,730) of which £1,565,535 was unrestricted (2020: £1,473,081) and £1,144 was restricted (2020: £649).

6 Analysis of governance costs

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are all allocated against the one charitable activity. Some support costs, finance and human resources, are managed and funded directly by The Langdon Foundation.

	2021	2020
	£	£
Other governance costs comprise:		
Auditor's remuneration	**6,420**	6,000
Other costs	**1,210**	694
	7,630	6,694

7 Net expenditure for the year

This is stated after charging:

	2021	2020
	£	£
Depreciation	**5,570**	333
Auditor's remuneration	**6,420**	6,000
Operating lease rentals	**1,058,260**	966,716

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2021	2020
	£	£
Wages and salaries	**124,680**	97,442
Social security costs	**11,449**	7,939
Pension	**2,605**	1,814
	138,734	**107,195**

No employees had employee benefits in excess of £60,000.

The key management personnel of the Charity comprise the senior management team as detailed on page 1 of the trustees' report.

As explained in the Trustee's Report, the remuneration of some management personnel is through Langdon Foundation.

During the year ex gratia termination payments of £9,800 (2020 £18,570) were paid.

None of the Trustees (or any persons connected with them) received any remuneration during the year and none of them were reimbursed for expenses during the year.

9 Staff Numbers

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

	2021 Number	2020 Number
Provision of housing and living arrangements	**4**	3
Total	**4**	3

10 Pension and other post-retirement benefit commitments

The Charity contributes towards the Langdon Group Scheme run by Nest which is a defined contribution scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund.

	2021 £	2020 £
Contributions payable by the company for the year	**2,605**	1,814

The expense has been allocated to unrestricted expenditure on the same basis as wages and salaries.

11 Related party transactions

The Charity is connected to The Langdon Foundation (registered charity number: 1142742, registered company number: 7621714), Langdon Community (registered charity number: 1086393, registered company number: 4055338) and Langdon College (registered charity number: 1088936, registered company number: 4104466), all of which are incorporated charitable companies registered in England and Wales that do not have share capital and are limited by guarantee.

At the year end, the charitable company had a creditor of £99,005 (2020: £238,449) due to The Langdon Foundation. During the year, Langdon Housing was charged building lease rentals of £325,296 (2020: £326,970) from The Langdon Foundation and the balance at 31st December 2021 relates to these rentals.

The ultimate controlling party of Langdon Housing is The Langdon Foundation, a charitable company (charity number 1142742, company number 7621714) in whose accounts the results have been consolidated. The Langdon Foundation is the sole member of Langdon Housing. The Langdon Foundation owns properties, raises funds and gives donations to Langdon College, Langdon Community and Langdon Housing. Consolidated accounts for the Langdon Foundation can be obtained from the same registered office as the charity.

12 Corporation tax

As a charity, Langdon Housing is exempt from UK tax on income and gains to the extent that these are applied to its charitable objects. No UK tax charges have arisen in the Charity, during the year or the previous year.

13 Tangible fixed assets

	Fixtures, fittings & equipment	Motor vehicles	Total
	£	£	£
Cost:			
As at 1 January 2021	18,707	5,979	24,686
Additions	-	19,045	19,045
As at 31 December 2021	**18,707**	**25,024**	**43,731**
Depreciation:			
As at 1 January 2021	11,045	5,979	17,024
Charge for year	1,999	3,571	5,570
As at 31 December 2021	**13,044**	**9,550**	**22,594**
Net book value			
As 31 December 2021	**5,663**	**15,474**	**21,137**
As 31 December 2020	7,662	-	7,662

14 Debtors

	2021	2020
	£	£
Trade debtors	**178,167**	105,290
Other debtors	**28,773**	23,966
Prepayments and accrued income	**15,999**	18,361
	222,939	147,617

15 Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	**43,216**	50,657
Amounts owed to group undertakings	**99,005**	238,449
Taxation and social security costs	**2,433**	895
Other creditors	**16,308**	2,580
Accruals and deferred income	**2,312**	10,427
	163,274	303,008

16 Analysis of charitable funds

Analysis of movements in restricted funds

	Balance as at 1 January 2021	**Incoming resources**	**Resources expended**	**Transfers between funds**	**Funds as at 31 December 2021**
	£	**£**	**£**	**£**	**£**
Property maintenance fund	-	464	(1,144)	**680**	-

Analysis of movements in restricted funds – prior year

	Balance as at 1 January 2020	Incoming resources	Resources expended	Transfers between funds	Funds as at 31 December 2020
	£	£	£	£	£
Property maintenance fund	-	500	(649)	149	-

17 Analysis of net assets between funds

	Unrestricted funds	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2021 are represented by:			
Tangible Fixed Assets	21,137	-	**21,137**
Current assets	373,960	-	**373,960**
Creditors of less than one year	(163,274)	-	**(163,274)**
	231.823	-	**231,823**

Analysis of net assets between funds – prior year	**Unrestricted funds**	**Restricted funds**	**Total**
	£	**£**	**£**
Fund balances at 31 December 2020 are represented by:			
Tangible Fixed Assets	7,662	-	7,662
Current assets	453,255	-	453,255
Creditors of less than one year	(303,008)	-	(303,008)
	157,909	-	157,909

18 Commitments under operating leases

	Land and Buildings	
The future minimum payments under non-cancellable operating leases are:	**2021**	**2020**
	£	**£**
Expiry date:		
No later than one year	**293,686**	164,104
Later than one year and no later than five years	**123,523**	119,911
	417,209	284,015

19 Reconciliation of net movement in funds to net cash flow from operating activities

	2021	**2020**
	£	**£**
Net movement in funds	**73,914**	36,981
Add back depreciation charge	**5,570**	333
(Increase) in debtors	**(75,322)**	(9,924)
(Decrease)/increase in creditors	**(139,734)**	220,914
Net cash (used in)/provided by operating activities	**(135,572)**	248,304

Accounts

Charity Registration No. 1142743

Company Registration No. 07623246 (England and Wales)

LANGDON HOUSING

(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2020

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr G Silver Mr S Levington Mr G Cohen (appointed 7 September 2020) Mr W Rosenberg(resigned 31 March 2021) Mr Paul Joseph
Chief Executive	Neil Taylor
Company Secretary	Mr B Shine
Charity number:	1142743 (England and Wales)
Company number	07623246 (England and Wales)
Principal address	Unit 506, Centennial Park, Centennial Avenue, Elstree, Borehamwood WD6 3FG
Registered Office	Unit 506, Centennial Park, Centennial Avenue, Elstree, Borehamwood WD6 3FG
Auditor	Crowe U.K. LLP 55 Ludgate Hill London EC4M 7JW
Bankers	Lloyds TSB 7th Floor 40 Spring Gardens Manchester M2 1EN

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
CONTENTS

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

Charity information

The Trustees present their annual report and the financial statements for the period ended 31 December 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with Langdon Housing's Memorandum and Articles of Association, the Charities Act 2011, Companies Act 2006 and the Charities SORP (FRS102).

Reference and administrative details

Langdon Housing is a registered charity (No. 1142743) and a company limited by guarantee and not having share capital (No. 7623246). The registered office is as shown on the legal and administrative information page.

The Trustees on the date of this report, are as follows:

Mr S Levington
Mr G Silver
Mr G Cohen (appointed 7th September 2020)
Mr Paul Joseph

Mr W P Rosenberg was a Trustee throughout the period under review however he stood down on 31st March 2021

The current Trustees have the power to remove and appoint trustees. There are a maximum number of 5 trustees and not less than 3 who may be appointed to the Board.

The organisational oversight within Langdon Housing rests with Mrs S McIndoe (Interim Housing Manager– Langdon Housing), to whom day to day operational management and compliance is delegated.

The Management Team of the Charity is:

Mr N Taylor	Chief Executive
Mr B Shine	Finance Director/Company Secretary
Mrs S McIndoe	Langdon Housing – Interim Manager

The trustees of Langdon Foundation, the parent Charity, review management remuneration annually. Mr Taylor and Mr Shine are remunerated through Langdon Foundation and not Langdon Housing.

Structure, governance and management

Langdon Housing was incorporated and established Memorandum and Articles of Association on 5th May 2011. The Articles were replaced by new Articles on 16 June 2015.

The Board of Trustees is responsible for the overall governance of Langdon Housing as a charity. Trustees are co-opted by the existing Board of Trustees or nominated by the Trustees of The Langdon Foundation. Individual Trustees are appointed for a renewable period of three years and may remain as Trustees for up to nine years unless removed in accordance with the provisions set out in the Articles. There are no individual subscriptions or other sums payable by Members.

The management of the charity and regulatory compliance is delegated to the Chief Executive and an effective partnership exists with the Chairperson of the Board. The Chief Executive reports to trustees at Board Meetings.

The Langdon Foundation ensures its salaries remain competitive in the labour market, through conducting an annual pay review, paying individuals in line with normal industry practice and standards, and benchmarking salaries against other employers. Langdon determines the pay range for a vacancy prior to advertising it, following the creation and/or amendment of a job description and specification. On appointment the starting salary is determined within that range to be offered to the successful candidate, based on relevant qualifications, experience and any recruitment and retention needs. Senior Leadership salaries are based on the same economic factors specified above, such as, qualifications, experience and other factors like supply and demand, but a spot salary is used on appointment and thereafter the cost of living increase, as appropriate.

Structure, governance and management (continued)

The Langdon Foundation has introduced a more organised induction programme which includes a dedicated portal containing information about the history of Langdon, guides on Trustee responsibilities, current strategy, governance documents and Board reports. The Board as a group receive presentations on compliance and latest practice at least annually.

The external advisors of Langdon Housing are as set out on the legal and administrative page.

Corporate governance

Processes are in place to ensure that performance is monitored and that appropriate management information is prepared and reviewed regularly by both the Chairperson and the Board.

Induction and training for new Trustees is facilitated by the Chief Executive and the Finance Director.

Systems of internal control are designed to provide reasonable assurance against material misstatement or loss and include:

- an annual budget approved by the Trustees;
- regular consideration by the Trustees of general budget performance;
- delegation of day-to-day management and regulatory compliance authority; and
- identification and management of risks.

Objectives, activities, achievements and performance

Langdon Housing's declared objectives are:

"The objectives of the charity are the relief of individuals with special educational needs or mental illness and other associated difficulties by the provision of accommodation and related services and (save for purposes incidental and ancillary to those objects), no other purposes. The Charity shall be established in accordance with the tenets of the Jewish religion".

The Langdon Housing mission statement is:

"Our mission is to provide and develop quality affordable housing opportunities for individuals, groups and families, promoting self-reliance and working in partnership within the Langdon Group of Charities to support the wider organisational mission to flourish".

This period's principal activities, objectives and achievements were:

- Successfully working with Langdon Community to meet the need for additional properties in all operational areas. All properties sourced in the correct location and set up for tenants to move in to.
- Successfully built relations with the Housing Benefit officers in all boroughs to ensure Housing Benefit applications are expedited and the correct and appropriate Housing Benefit award is obtained.
- Preparing plans for improvements of certain properties thanks to funds secured from Trusts by the Langdon Foundation (the Covd19 pandemic has however delayed the implementation of these improvements)
- Additional properties were provided for individuals either through the Langdon group or third party rentals.

Financial review, management policies and results for the period

The Statement of Financial Activities (SoFA), set out on page 7, shows that Langdon Housing had income of £1,510,711 (2019: £1,456,380) of which £1,473,730 (2019: £1,387,126) was paid out on expenses, leaving a surplus of £36,981 (2019: £69,254).

Langdon operates its housing service to high standards and regards the quality of the provision to be comparable with the top tier of any of the competition. Langdon houses its' Members in a mix of owned properties (1/3) and rented properties (2/3) but continues on its strategy of trying to accumulate as many owned properties as is feasible. However, Langdon does operate in a challenging environment of rising property prices, a lack of supply of quality properties to purchase and an increasing burden of raising deposits for purchases. The properties sit within Langdon Foundation and are rented to Langdon Housing at market value

Principal sources of funding

Social Security receipts in the form of Housing Benefit constitute the majority of the charity's income. Other funds are raised by the Langdon Foundation who organise fundraising events and co-ordinate the activities of our supporters in the wider community on behalf of the Langdon charities. Langdon does not use professional fundraisers or involve commercial participators. There have been no complaints about fundraising activity this year.

Reserves

The view of the Board of Trustees is that Langdon Housing should retain sufficient reserves to cover 3 months' loss of Housing Benefit income and the policy was reviewed during the period. This consideration also factors in current external threats to funding so as to maximise service continuity. Based on the budget for the year ending 31 December 2020 this would amount to c£350,000 and the Board will endeavour to accumulate the appropriate level of reserves. At 31 December 2020, Langdon Housing had unrestricted balance sheet assets of £460,917 (2019: £203,022) with liabilities due of £303,008 (2019: £82,094), leaving the total unrestricted financial reserves at £157,909 (2019: £120,928). Future years surpluses are expected to bring the reserves to the desired level.

Staff training and career development

Langdon Housing is committed to the training, career development and welfare of its employees. An individual's career development is assessed through annual appraisal and supervision. Training programmes are provided to meet ongoing needs, with the aim of developing employees for both their current and their future roles. The training strategy and annual plan being based on the Langdon Housing's organisational objectives and the requirements of the wider Langdon Group.

Future plans

Langdon Housing will continue to build upon the sound financial base established for the service and accumulate an appropriate level of reserves and to continue to manage the growth in homes and districts, as determined by the Strategic Plan.

We continue to monitor staffing levels to ensure an effective service for members.

Connected charities

Langdon Housing is connected to three charities these being The Langdon Foundation, Langdon Community and Langdon College, which are all registered with the Charity Commission.

The Langdon Foundation raises funds and provides finance to Langdon College, Langdon Community and Langdon Housing. Langdon Housing manages its operational services from rented premises owned and let to them by The Langdon Foundation and external third parties. The Langdon Foundation has the right to appoint and remove trustees of Langdon College, Langdon Housing and Langdon Community.

Risk management

Risks are identified and assessed at an operational, project and corporate level, against the agreed aims and objectives of the charity. We have identified 2 significant risks that face the charity. The maintenance of financial stability is at risk as the charity's income is entirely in the form of housing benefit which is being squeezed by current government policy. We regularly review our cash position and forecast. We have a robust budgeting process and a regular re-forecasting cycle. There is a risk that our governance and strategy is incorrect and may not improve the lives of people with learning disabilities. We will be regularly reviewing our governance structures and performance. We have processes in place to lead strategic change and we are developing our ability to measure the impact we make.

The Covid19 pandemic has added an additional risk in 2020 and 2021 and we prepared specific action plans in response to the situation. Additional PPE has been purchased as needed and we have adapted our way of working with those we support and in our offices. Most of the income relates to Housing Benefit from statutory sources and this has remained secure. Costs have been reduced where possible.

Public benefit

The trustees have complied with their duty in Section 17 of the Charities Act 2011 to have due regard to the guidance published by the Charity Commission. The benefit to the public is manifestly demonstrated by the achievements contained in this report, all of which seeks to extend and improve the care of young people whose life chances, aspirations and contributions to society will be enhanced as a result.

Disclosure of information to auditors

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 each further confirmed that they have each taken appropriate steps to identify such relevant information and to establish that the auditors are aware of such information.

Trustees' responsibilities in relation to the financial statements

The Charity's trustees (who are also the directors of Langdon Housing for the purposes of company law) are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the Charity trustees to prepare financial statements for each 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 the 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 (Statement of Recommended Practice);
- 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

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

This report has been prepared in accordance with the special provisions of the Companies Act 2006 relating to small companies.

On behalf of the board of Trustees

....

Mr P Joseph
Trustee

21
~~16~~ June 2021

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF LANGDON HOUSING

Independent Auditor's Report to the Members of Langdon Housing

Opinion

We have audited the financial statements of Langdon Housing ('the charitable company') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020 and of the its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

The trustees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the trustees' report, which includes the directors' report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report included within the trustees' report.

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

- adequate and proper 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 we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 4, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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. 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006, the Charities Act 2011 together with the Charities SORP (FRS 102). We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the charitable company for fraud. The laws and regulations we considered in this context for the UK operations were General Data Protection Regulation (GDPR), employment legislation, tax legislation, and health and safety legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within income recognition, and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission, and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Tim Redwood
Senior Statutory Auditor
For and on behalf of
Crowe U.K. LLP
Statutory Auditor

London

22 September 2021

LANGDON HOUSING

Company registration number: 07623246 (England and Wales)

(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 DECEMBER 2020

	Note	2020	2019
		£	£
Fixed Assets	13	**7,662**	-
Current assets:			
Debtors	14	**147,617**	137,693
Cash at bank and in hand		**305,638**	65,329
Total Current assets		**453,255**	203,022
Liabilities:			
Creditors: Amounts falling due within one year	15	**(303,008)**	(82,094)
Net current assets		**150,247**	120,928
Total net assets		**157,909**	120,928
The funds of the Charity:			
Restricted funds	16	-	-
Unrestricted funds		**157,909**	120,928
Total funds	17	**157,909**	120,928

The financial statements have been prepared in accordance with the special provisions of the Companies Act relating to small companies.

The notes at pages 11 to 17 form part of these accounts.

Mr P Joseph
Trustee

Approved by the trustees and authorised for issue on: 21 June 2021

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	Unrestricted funds	Restricted funds	Total funds 2020	Total funds 2019
		£	£	£	£
Income from:					
Donations	3	-	500	500	1,040
Charitable activities	4	1,510,211	-	1,510,211	1,455,340
Total income		1,510,211	500	1,510,711	1,456,380
Expenditure on:					
Charitable activities: Provision of housing and living arrangements	5	1,473,081	649	1,473,730	1,387,126
Total expenditure		1,473,081	649	1,473,730	1,387,126
Net income/(expenditure)		37,130	(149)	36,981	69,254
Transfers between funds		(149)	149	-	-
Net movement in funds		36,981	-	36,981	69,254
Reconciliation of funds:					
Total funds brought forward		120,928	-	120,928	51,674
Total funds carried forward		157,909	-	157,909	120,928

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

The statement of financial activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	2020 £	2019 £
Cash flows from operating activities:			
Net cash provided by/(used in) operating activities	19	**248,304**	**(70,032)**
Cash flows from investing activities:			
Purchase of tangible fixed assets		**(7,995)**	-
Net cash used in investing activities		**(7,995)**	-
Change in cash and cash equivalents in the reporting period		**240,309**	**(70,032)**
Cash and cash equivalents at the beginning of the reporting period		**65,329**	**135,361**
Cash and cash equivalents at the end of the reporting period		**305,638**	**65,329**

1 Accounting Policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

1.1 Basis of preparation

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.

The Charity 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.

1.2 Preparation of the accounts on a going concern basis

The accounts have been prepared on a going concern basis and the trustees believe there to be no material uncertainties about the Charity's ability to continue as a going concern. If necessary, Langdon Foundation will provide support and a letter of support covering the period to 31st December 2022 is provided by The Langdon Foundation. More information in respect of factors affecting income and expenditure are set out in the Financial Review on page 2 and 3.

1.3 Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Income from government or other grants, whether "capital" grants or "revenue" grants is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Rental and other income connected to the provision of accommodation to beneficiaries is recognised in the year in which accommodation is provided.

1.4 Expenditure

Expenditure is recognised on an accruals basis once the Charity has a legal or constructive obligation to make payment. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

All costs are allocated to the one charitable activity.

1.5 Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered and provision for bad and doubtful debts. Prepayments are valued at the amount prepaid net of any trade discounts due.

1 Accounting Policies (Continued)

1.6 Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.7 Creditors and provisions

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

1.8 Financial instruments

The Charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

1.9 Pensions

For defined-contribution schemes, the amount charged to the SoFA in respect of pension costs and other post-retirement benefits is the contributions payable in the period. Any difference between the charge to the SoFA and the contributions payable to the scheme is shown as an asset or a liability in the balance sheet.

1.10 Operating leases

Rentals payable under operating leases are charged against income on a straight line basis over the period of the lease.

1.11 Fund accounting

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity. Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The aim and use of each restricted funds is set out in the notes to the financial statements.

2 Legal status of the Charity

The Charity does not have share capital and is limited by guarantee. In the event of the company being wound up, the maximum amount which each member is liable to contribute is £10.

3 Income from donations

	2020	2019
	£	£
Property Maintenance Fund	**500**	1,040
	500	1,040

4 Income from charitable activities

	2020	2019
	£	£
Provision of housing and living arrangements		
Housing benefit	**1,404,388**	1,334,482
Recharged expenses to residents	**105,823**	120,858
	1,510,211	1,455,340

Income from charitable activities of £1,510,211 (2019: £1,455,340) were all unrestricted funds.

5 Analysis of expenditure

	2020	2019
Provision of housing and living arrangements	**£**	£
Staff costs	**107,195**	66,977
Rent	**966,716**	889,422
Repairs and maintenance	**204,860**	233,358
Expenses recharged to residents	**123,687**	123,236
Consultancy	**17,682**	42,783
Other direct costs	**46,563**	24,529
Depreciation	**333**	-
Governance costs (see note 6)	**6,694**	6,821
	1,473,730	1,387,126

Expenditure on charitable activities was £1,473,730 (2019: £1,387,126) of which £1,473,081 was unrestricted (2019: £1,385,978) and £649 was restricted (2019: £1,148).

6 Analysis of governance costs

The Charity initially identifies the costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are all allocated against the one charitable activity. Some support costs, finance and human resources, are managed and funded directly by The Langdon Foundation.

	2020	2019
	£	£
Other governance costs comprise:		
Auditor's remuneration	**6,000**	5,750
Other costs	**694**	1,071
	6,694	6,821

7 Net expenditure for the year

This is stated after charging:

	2020	2019
	£	£
Depreciation	**333**	-
Auditor's remuneration	**6,000**	5,750
Operating lease rentals	**966,716**	889,422

8 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

	2020	2019
	£	£
Wages and salaries	**97,442**	63,119
Social security costs	**7,939**	2,564
Pension	**1,814**	1,296
	107,195	66,977

No employees had employee benefits in excess of £60,000.

The key management personnel of the Charity comprise the senior management team as detailed on page 1 of the trustees' report.

As explained in the Trustee's Report, the remuneration of some management personnel is through Langdon Foundation.
During the year ex gratia termination payments of £18,570 (2019 nil) were paid.

None of the Trustees (or any persons connected with them) received any remuneration during the year and none of them were reimbursed for expenses during the year.

9 Staff Numbers

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

	2020	2019
	Number	Number
Provision of housing and living arrangements	**3**	3
Total	**3**	3

10 Pension and other post-retirement benefit commitments

The Charity contributes towards the Langdon Group Scheme run by Nest which is a defined contribution scheme. The assets of the scheme are held separately from those of the Charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund.

	2020	2019
	£	£
Contributions payable by the company for the year	**1,814**	1,296

The expense has been allocated to unrestricted expenditure on the same basis as wages and salaries.

11 Related party transactions

The charity is connected to The Langdon Foundation (registered charity number: 1142742, registered company number: 7621714), Langdon Community (registered charity number: 1086393, registered company number: 4055338) and Langdon College (registered charity number: 1088936, registered company number: 4104466), all of which are incorporated charitable companies registered in England and Wales that do not have share capital and are limited by guarantee.

At the year end, the charitable company had a creditor of £238,449 (2019: £21,389) due to The Langdon Foundation. During the year, Langdon Housing was charged building lease rentals of £326,970 (2019: £290,410) from The Langdon Foundation and the balance at 31st December 2020 relates to these rentals.

At the year end, the charitable company owed £nil (2019: £6,370) to Langdon College for property repairs.

The ultimate controlling party of Langdon Housing is The Langdon Foundation, a charitable company (company number 7621714, charity number 1142742) in whose accounts the results have been consolidated. The Langdon Foundation is the sole member of Langdon Housing. The Langdon Foundation owns properties, raises funds and gives donations to Langdon College, Langdon Community and Langdon Housing. Consolidated accounts for the Langdon Foundation can be obtained from the same registered office as the charity.

12 Corporation tax

As a charity, Langdon Housing is exempt from UK tax on income and gains to the extent that these are applied to its charitable objects. No UK tax charges have arisen in the Charity, during the year or the previous year.

13 Tangible fixed assets

	Fixtures, fittings & equipment	**Motor vehicles**	**Total**
	£	**£**	**£**
Cost:			
As at 1 January 2020	10,712	5,979	16,691
Additions	7,995	-	7,995
As at 31 December 2020	**18,707**	**5,979**	**24,686**
Depreciation:			
As at 1 January 2020	10,712	5,979	16,691
Charge for year	333	-	333
As at 31 December 2020	**11,045**	**5,979**	**17,024**
Net book value			
As 31 December 2020	**7,662**	**-**	**7,662**
As 31 December 2019	-	-	-

14 Debtors

	2020	2019
	£	£
Trade debtors	**105,290**	72,103
Other debtors	**23,966**	19,542
Prepayments and accrued income	**18,361**	46,048
	147,617	137,693

15 Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	**50,657**	45,291
Amounts owed to group undertakings	**238,449**	27,758
Taxation and social security costs	**895**	1,406
Other creditors	**2,580**	1,493
Accruals and deferred income	**10,427**	6,147
	303,008	82,095

16 Analysis of charitable funds

Analysis of movements in restricted funds

	Balance as at 1 January 2020	Incoming resources	Resources expended	Transfers between funds	Funds as at 31 December 2020
	£	£	£	£	£
Property maintenance fund	-	500	(649)	**149**	-

Analysis of movements in restricted funds – prior year

	Balance as at 1 January 2019	Incoming resources	Resources expended	Transfers between funds	Funds as at 31 December 2019
	£	£	£	£	£
Property maintenance fund	-	1,040	(1,148)	(108)	-

LANGDON HOUSING
(A COMPANY LIMITED BY GUARANTEE)
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

17 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fund balances at 31 December 2020 are represented by:			
Tangible Fixed Assets	7,662	-	**7,662**
Current assets	453,255	-	**453,255**
Creditors of less than one year	(303,008)	-	**(303,008)**
	157,909	-	**157,909**

Analysis of net assets between funds – prior year	Unrestricted funds	Restricted funds	Total
	£	£	£
Fund balances at 31 December 2019 are represented by:			
Current assets	203,022	-	203,022
Creditors of less than one year	(82,095)	-	(82,095)
	120,927	-	120,927

18 Commitments under operating leases

The future minimum payments under non-cancellable operating leases are:

	Land and Buildings	
	2020	2019
	£	£
Expiry date:		
No later than one year	**164,104**	172,975
Later than one year and no later than five years	**119,911**	45,988
	284,015	218,963

19 Reconciliation of net movement in funds to net cash flow from operating activities

	2020	2019
	£	£
Net movement in funds	**36,981**	69,254
Add back depreciation charge	**333**	-
(Decrease)/increase in debtors	**(9,924)**	388,031
Increase/(decrease) in creditors	**220,914**	(527,317)
Net cash provided by /(used in) operating activities	**248,304**	(70,032)